



LA MIRADA  
COURT

FOR LEASE > 1068 LA MIRADA COURT  
**3,908 SF INDUSTRIAL SPACE**  
Vista, CA 92081

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**HIGHLIGHTS**

- Approx 3,908 SF corner industrial space
- 2 private offices, reception, restrooms, coffee bar, warehouse
- 2 grade level doors
- 2.4/1,000 parking ratio
- Fire sprinklered
- No CFDs or Mello-Roos
- Excellent access to retail amenities
- Clearly visible from Sycamore Avenue
- Convenient, desirable location
- A master planned 7-acre business park
- Convenient access to Highway 78, I-5 and I-15

**LEASE RATE**

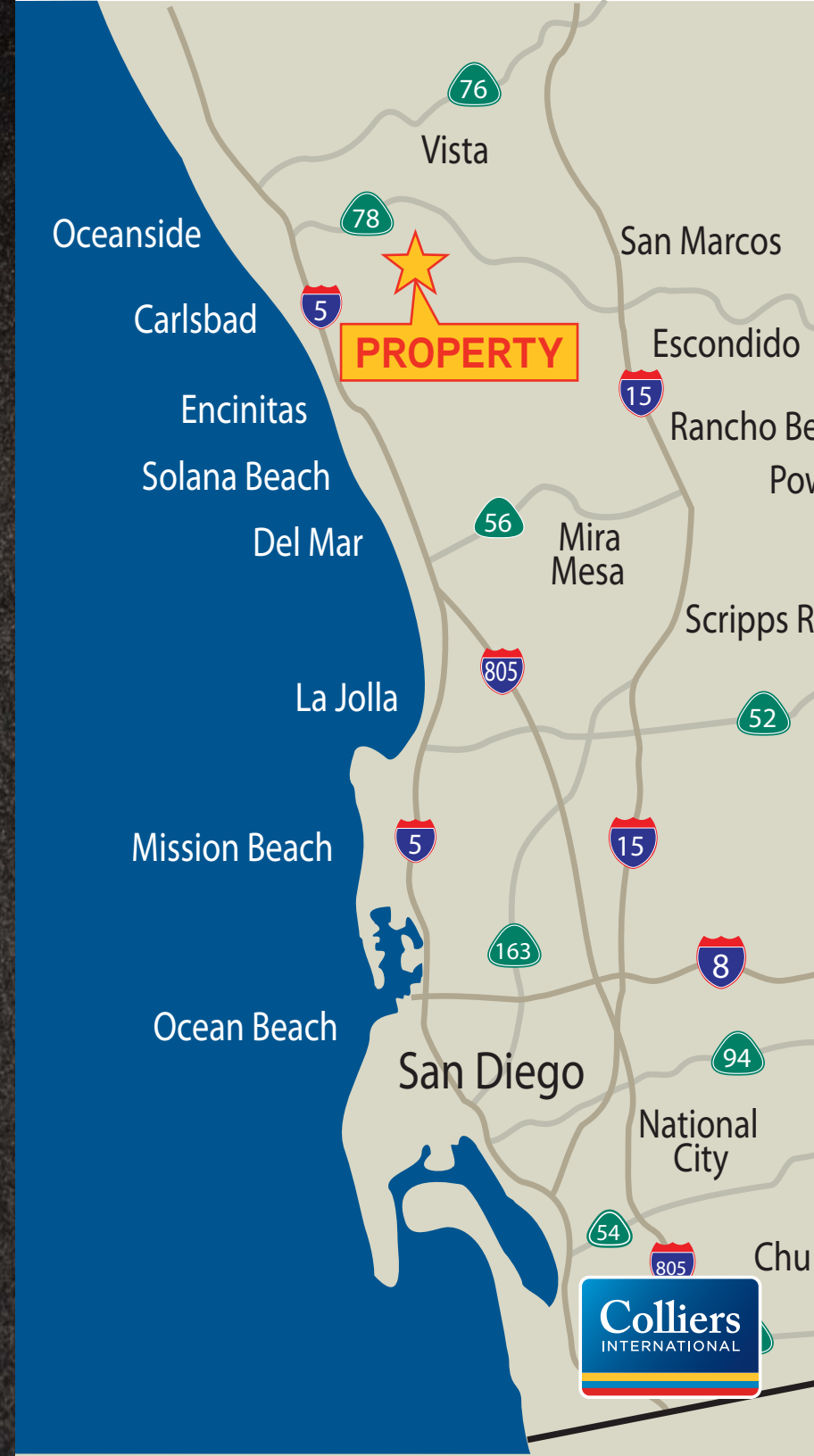
\$0.89/SF MG  
CAM estimated to be \$0.10/SF



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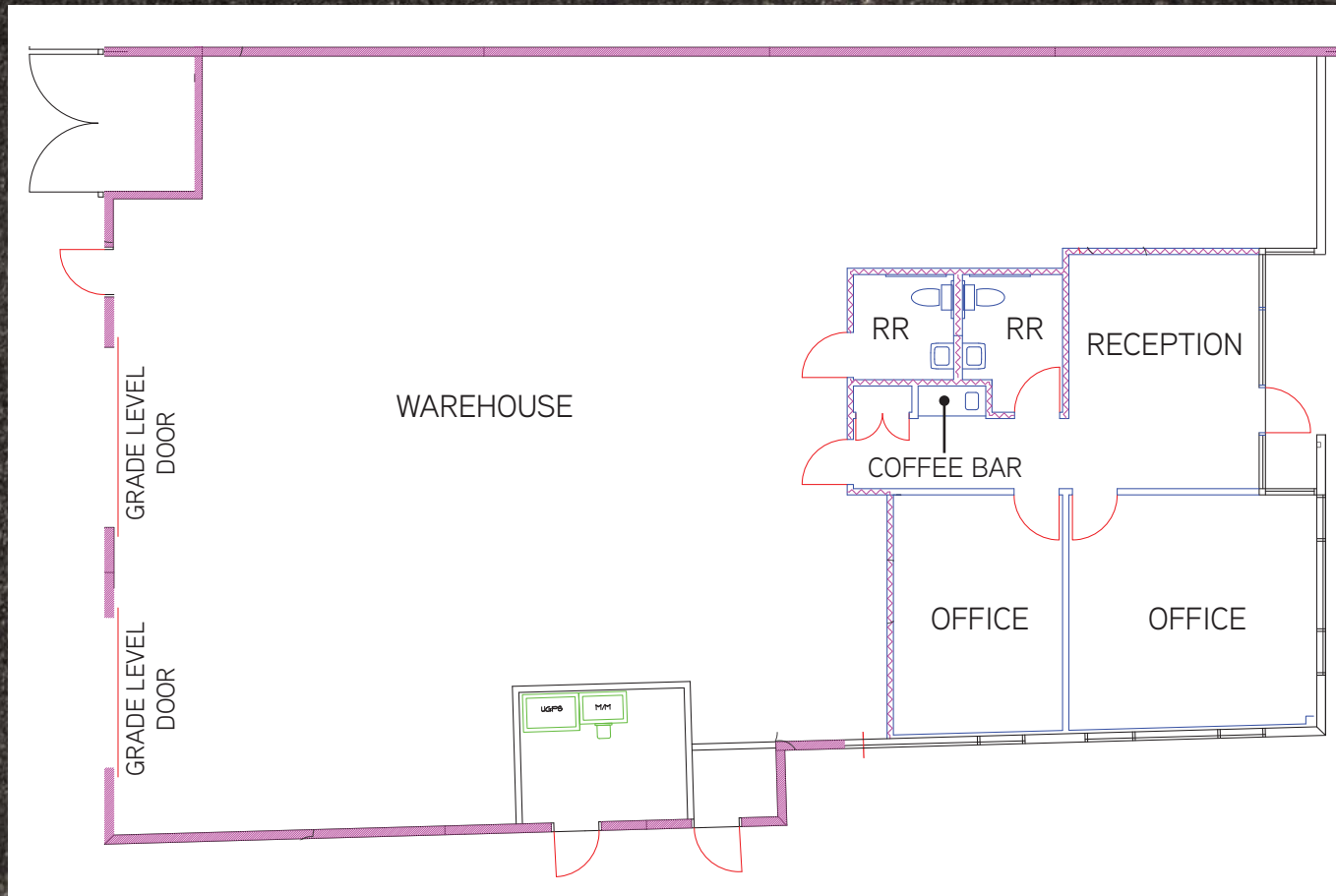
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FLOORPLAN



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