



# NORTH COUNTY DISTRIBUTION CENTER

1320 & 1330 Distribution Way  
Vista, California

## INDUSTRIAL SUITES FOR LEASE

## 3,449 - 6,544 SQUARE FEET

**~ DOCK-HIGH ~**  
**~ HEAVY POWER ~**



### PROJECT HIGHLIGHTS

- 1330 Distribution Way, Suite A  
~ Approximately 3,449 Square Feet  
~ Two Dock-High Loading Doors and  
~ One Grade Level Loading Door (12' x 14')  
~ ± 10% Office with One Restroom
- 1320 Distribution Way, Suite D\*  
~ Approximately 6,544 Square Feet  
~ Two Dock-High Loading Doors and  
~ One Grade Level Loading Door (12' x 14')  
~ ± 10% Office with One Restroom  
\*Available January 1, 2013
- Concrete Loading Area
- 174' Truck Turning Radius
- 22' Minimum Clear Height
- 400 Amps, 277/480 V, 3-Phase, 4-Wire Per Unit
- Zoning: M-1

**Lease Rate: \$0.79 PSF NNN**  
**(NNN = \$0.15)**



**~ Call Brokers to Show ~**

### FOR MORE INFORMATION, PLEASE CONTACT:

#### JOE MCDERMOTT

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#### CUSHMAN & WAKEFIELD OF SAN DIEGO, INC

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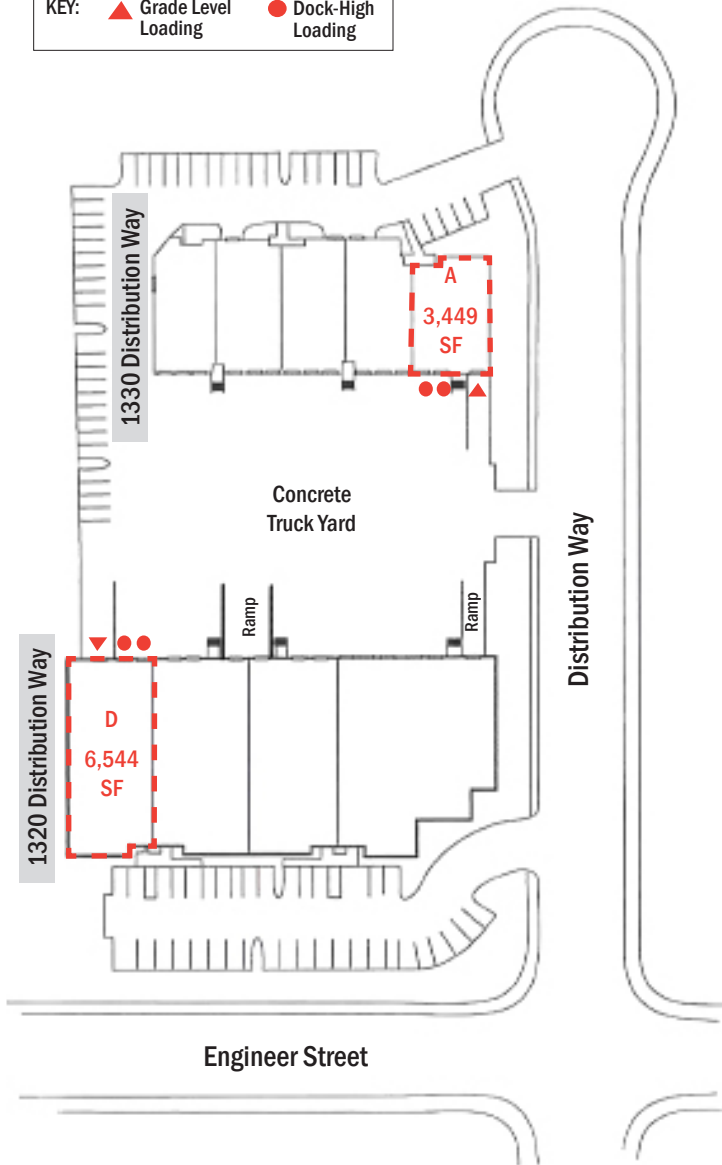
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KEY: ▲ Grade Level Loading ● Dock-High Loading



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