2575 PIONEER AVE - VISTA, CA 92081

FOR LEASE: 6,622 SF INDUSTRIAL SUITE WITH GRADE LEVEL BUILDING



BRAND NEW EXTENSIVE SUITE IMPROVEMENTS UNDERWAY!

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project highlights

IDENTITY & IMAGE

- Project has Impressive Corporate Image with excellent curb appeal
- Approximate 68,935 square feet multitenant industrial project
- The property benefits from institutional ownership and management.

PREMIUM LOCATION

- Located within the heart of the Vista Business Park
- Centrally located along the 78 corridor with quick access to interstate 5 & 15.
- Strong Nearby Demographics and Employment Base
- Nearby retail and restaurant amenities

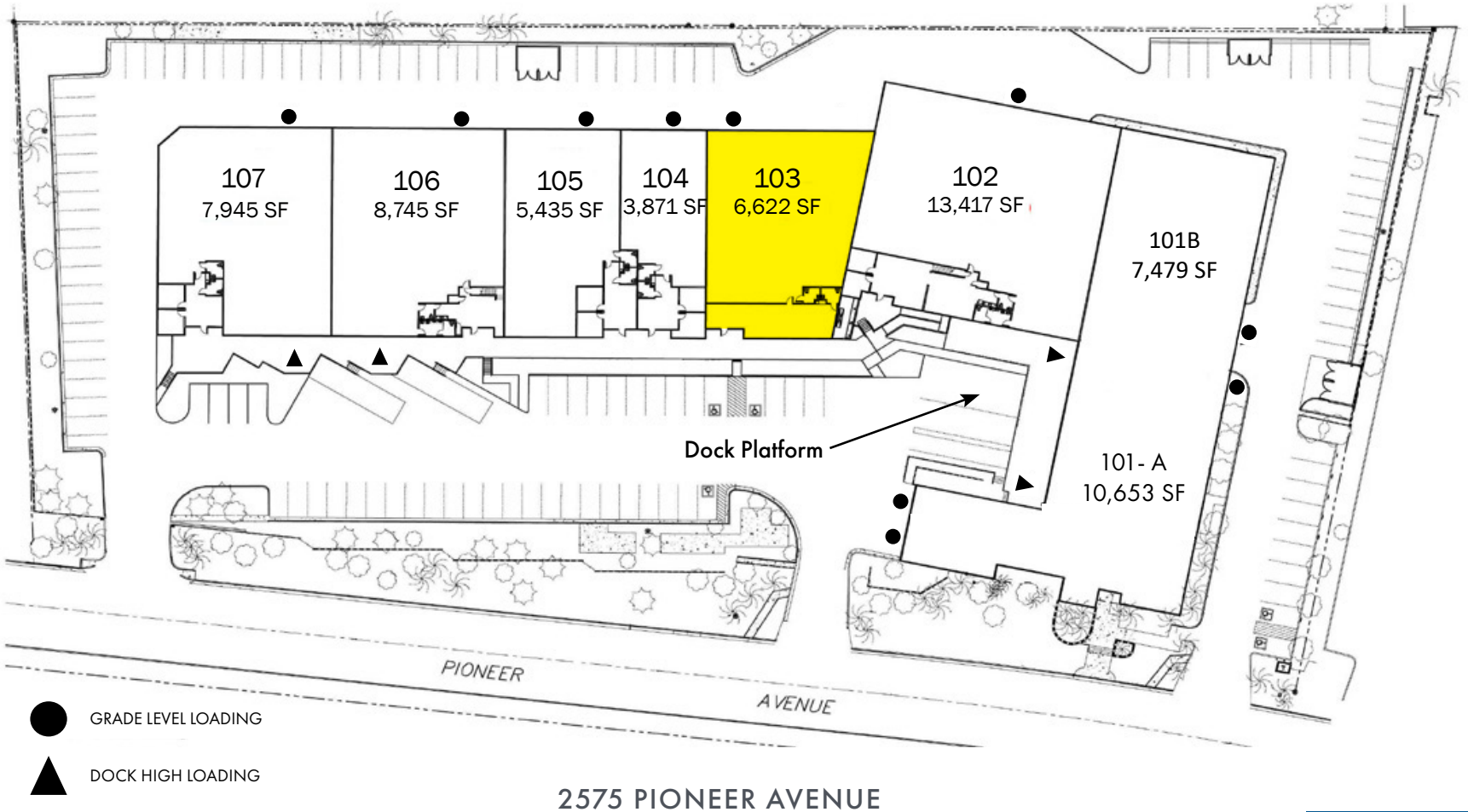
UNIQUE AMENITIES

- Dock & Grade Level Loading
- Three separate entrances with drive around access
- Excellent curb appeal with lush tropical landscaping
- Outdoor patio and grass areas for tenant's enjoyment



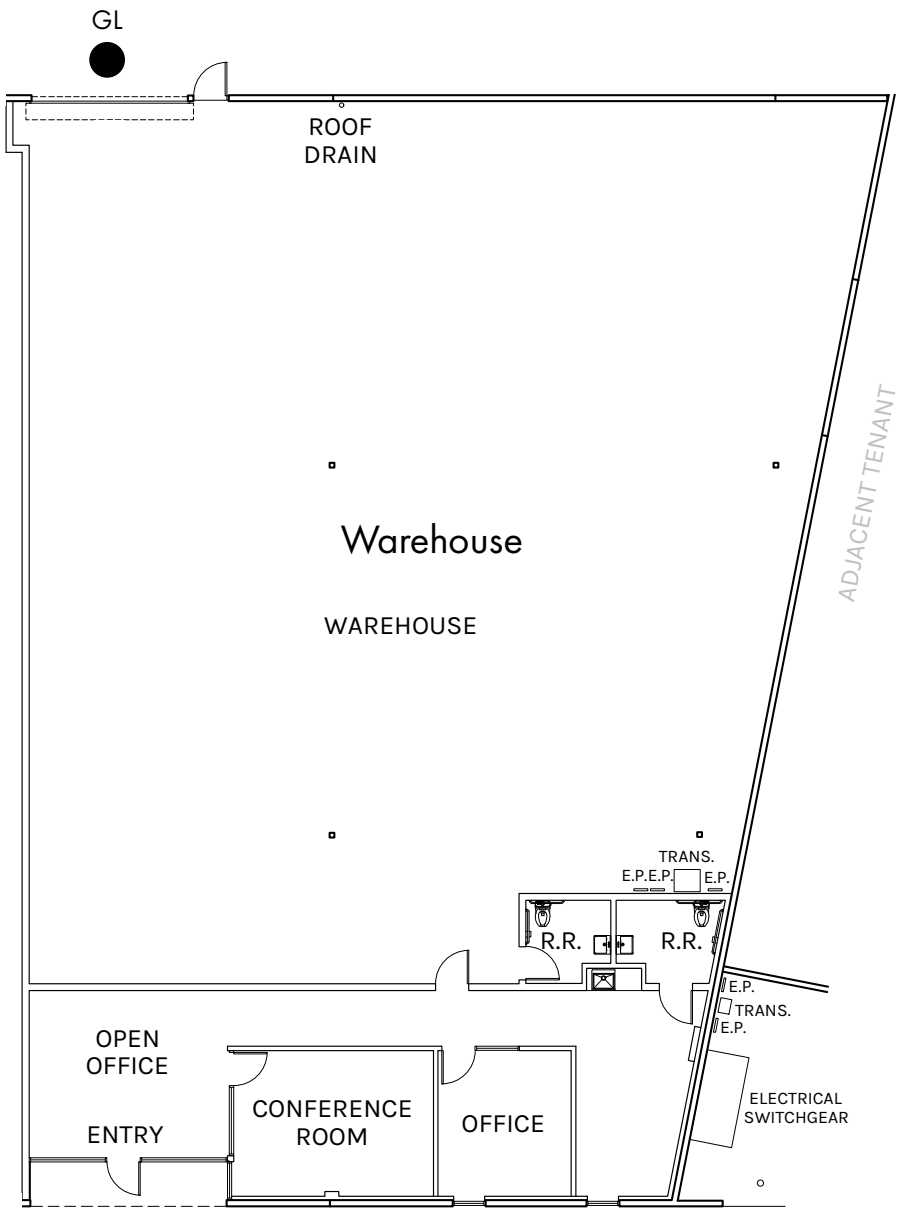
availability overview

Address	Suite	Size	Office	Loading	Availability	Base Rent	CAM
2575 Pioneer Ave	103	6,622 SF	1,213 SF	1 Grade Level	Immediately	$1.45/SF + CAM	$0.18/SF

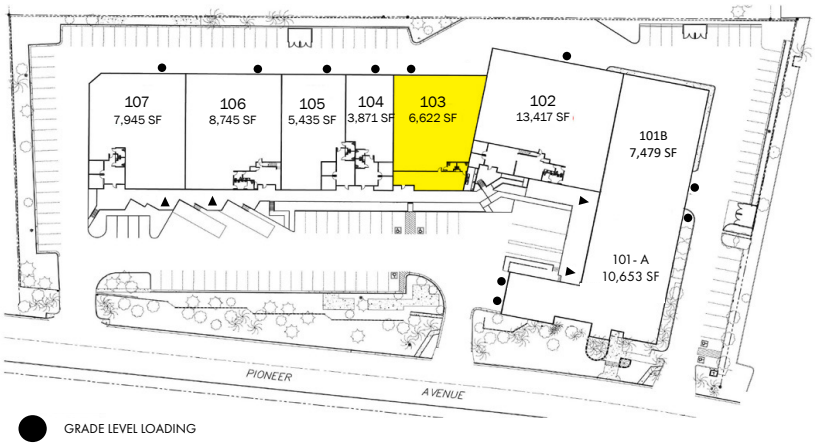


2575 PIONEER AVENUE

premises overview



2575 Pioneer Ave – Suite 103	
Suite Size:	6,622 SF
Office SF:	1,213 SF
Clear Height:	20′
Loading:	1 Grade Level Doors
Power:	Tenant to Verify
Base Rent:	$1.45/SF + CAM
CAM/SF:	$0.18/SF
Availability:	Immediately
Comments:	New office improvements underway consisting of reception, conference room, private office, upgraded restrooms & coffee bar.



property photos



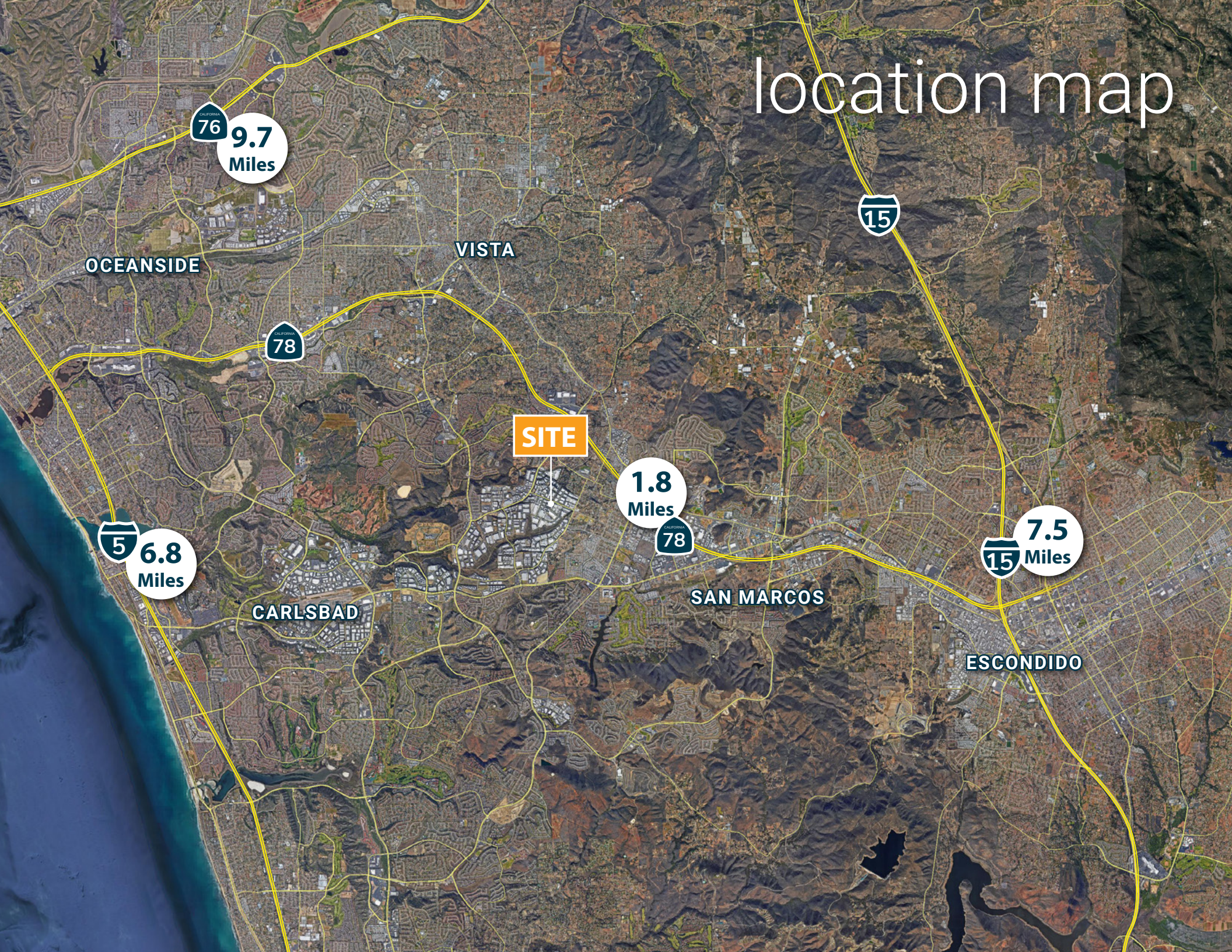




corporate neighbors

1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JELD-WEN	12	DIG water matters	17	ACCUTEK Packaging Equipment Companies, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRx
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	PDQ PICKUP	9	CAPTEK Softgel International ENCAPSULATING QUALITY	14	BIOFILM, INC.	19	WatkinsWellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	AMI APPLIED MEMBRANES INC	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SALON SYSTEM	30	CISCO		

location map



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