

INDUSTRIAL / FLEX / MANUFACTURING
BUSINESS CENTER
AVAILABLE | **FOR LEASE**

Vista Pointe —
PLAZA

2420 Grand Avenue, Vista, California 92081



Project Highlights

- Conveniently located on signalized intersection of Sycamore Avenue and Grand Avenue
- 1 mile from Highway 78
- Single level construction (no mezzanine)
- Updated exterior with extensive glass line
- Prominent suite entrance with private restroom
- HUB Zoning Certified

Property Specifications

Land Area:	4.76 Acres
Suite Size Range:	2,001 SF
Construction Type:	Concrete Tilt-up
Year Built:	1988
Clear Height:	14'-16'
Power:	120/208 volts; 3-phase
Natural Gas:	Yes
Sprinklers:	Yes
Zoning:	City of Vista "RLI" (Research/Light Industrial)

PROJECT SIZE



36,802 SF

LOADING



Grade Level

PARKING



3.0/1,000

SBA

HUBZone
C E R T I F I E D

CERTIFICATION



Availability

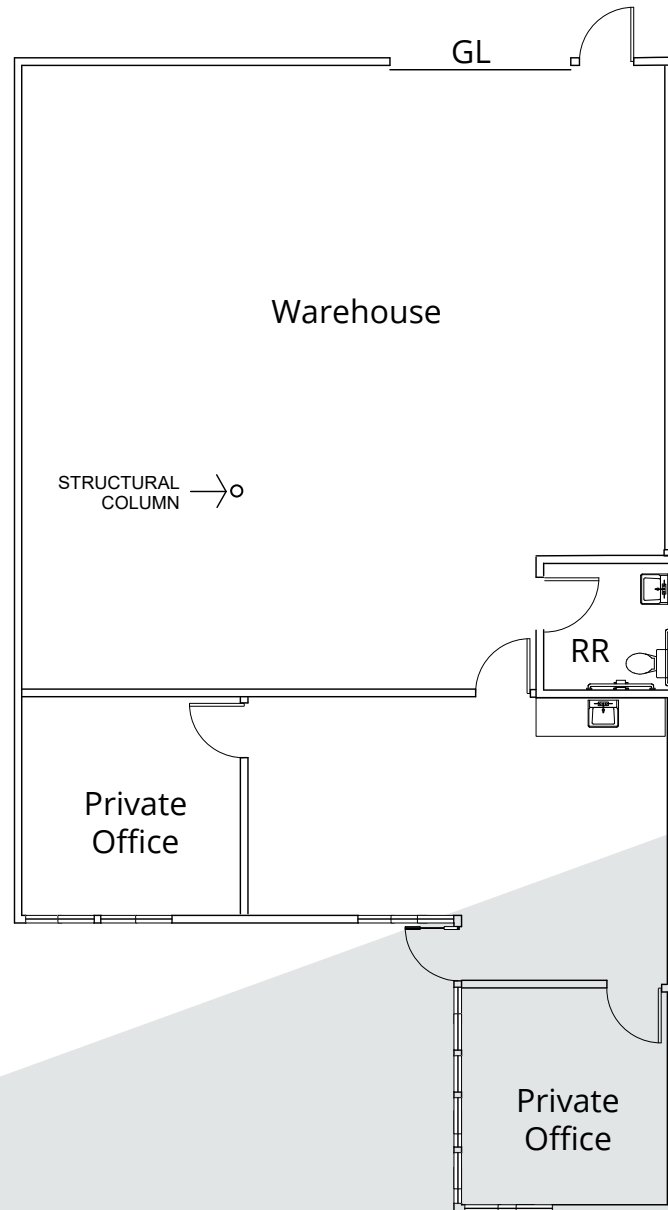
Available Suites				
Suite	SF	Features	Asking Rate	Availability
H-1	±2,001	Private entrance with 2 private offices, warehouse and grade level loading	\$1.55/SF NNN	Now

Estimated NNN: \$0.53

Floor Plan

Suite H-1

Size: ±2,001 SF



KEY

GL: Grade Level Door

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Sycamore Ave.

78



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