



2460 ASH STREET

VISTA, CALIFORNIA 92083

Corporate HQ | R&D | MFG | FOR LEASE





Features

2460 Ash Street is a 36,264 square foot corporate headquarters manufacturing facility located in the heart of the Vista submarket in the Oak Ridge Business Center and is being offered for sale and lease. Oak Ridge Business Center is a highly desirable geographical location in Vista due to the accessibility to the I-5, Hwy-78 and Palomar Airport Road. This is an outstanding manufacturing facility with electrical distribution throughout the warehouse. High-tech skylights and ventilation system are another feature in the warehouse.

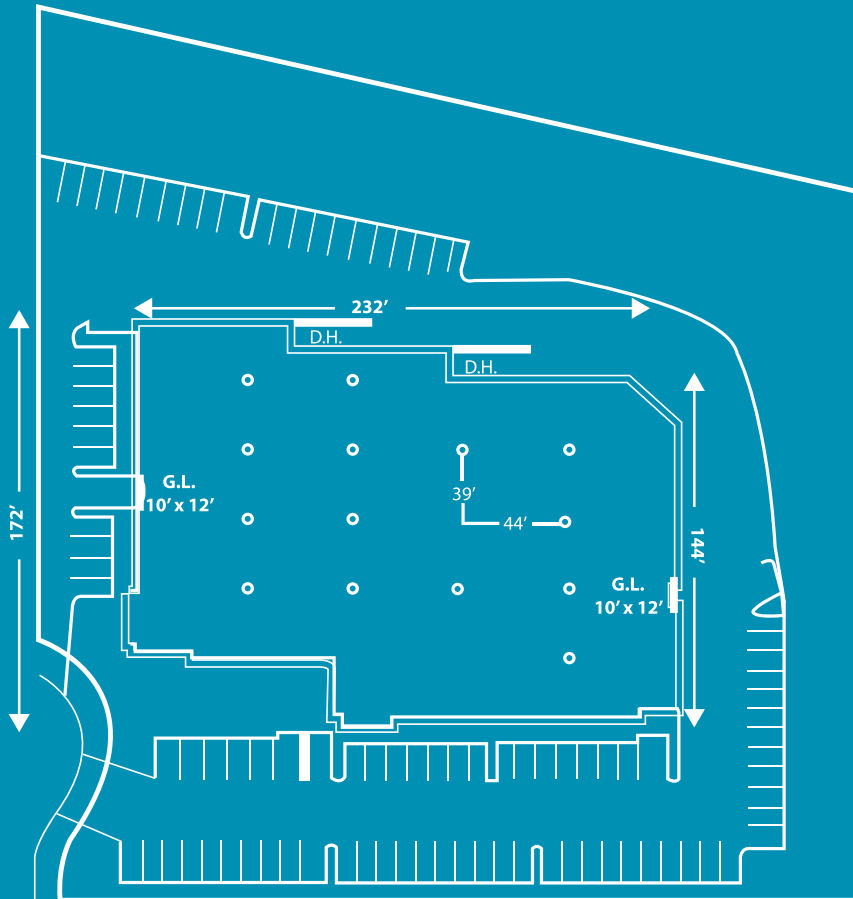
2460ASHSTREET
VISTA,CALIFORNIA92083

Specifications

Address	2460 Ash Street Vista, CA 92083
Building	±36,284 SF Total ±7,000 SF HVAC Improved two story office area ±29,264 SF Warehouse (expandable)
Clear Height	Minimum 24' with 44' column spacing
Power	2400 amps, 277/480 volts, 3-phase, 4 wire distributed throughout production area
Lighting	Flourescent and recessed
Loading	(2) 12'x14' grade-level loading doors, (2) 10'x12' dock high doors



Site Plan



Specifications

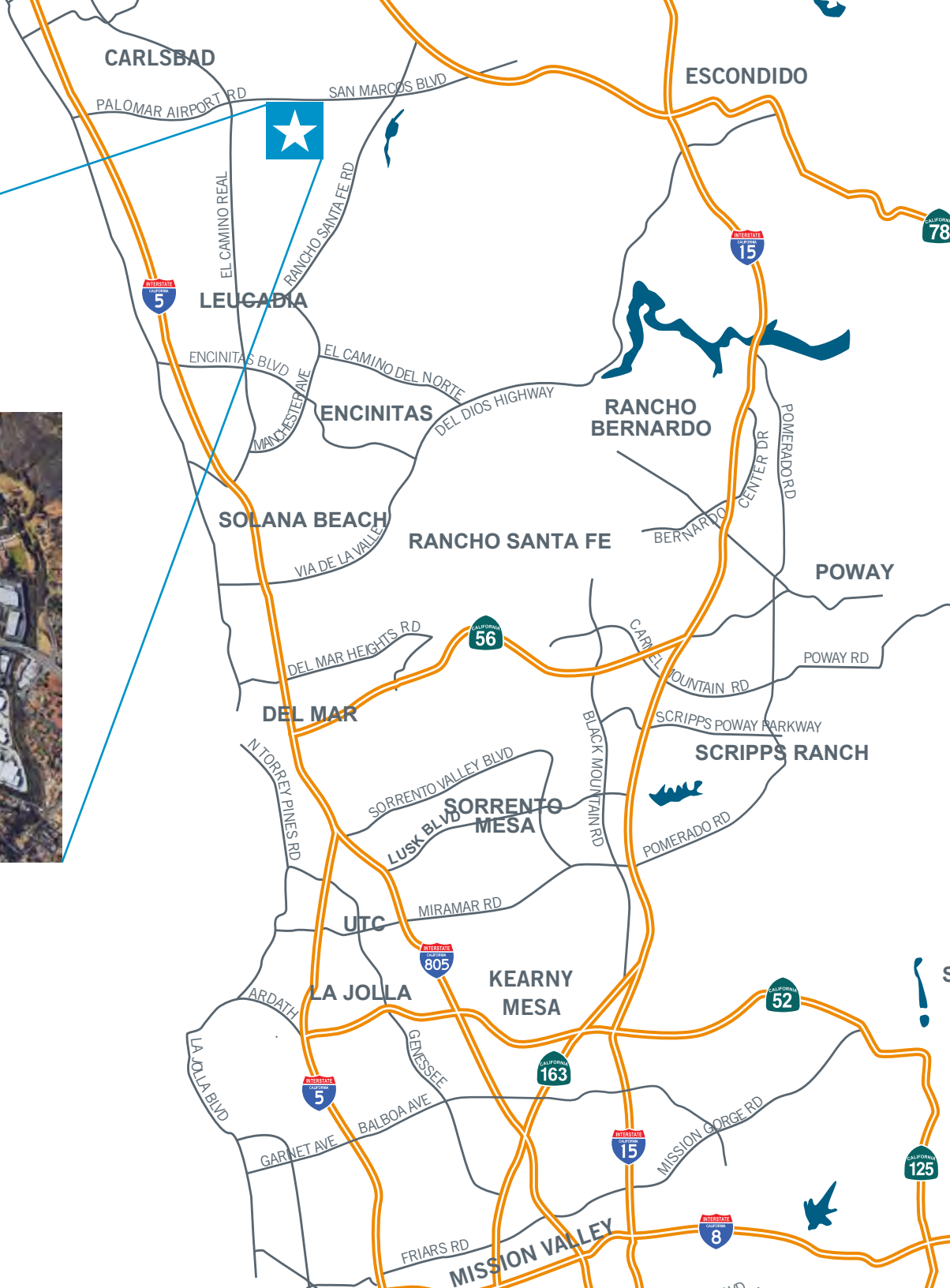
Construction	100% reinforced concrete frame
Property Type	Freestanding industrial manufacturing building with fenced rear yard available
Land Area	2.62 Acres
Parking	(2.62/1,000) SF
Sprinklers	.45 GPM / 3,000 SF
Year Built	1990
Zoning	M
Lease Rate	\$0.85/SF NNN
Sale Price	Submit

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