



FOR LEASE

2515-2525 PIONEER AVE
VISTA, CA 92081



±2,664 SF
INDUSTRIAL SUITE AVAILABLE

PROPERTY HIGHLIGHTS



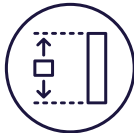
Two multi-tenant industrial buildings totaling $\pm 21,234$ SF



10'x12' grade-level loading doors



Full drive around access



Clear Height: Approximately 16'



Zoned SP-VBP



Excellent access to Highway 78

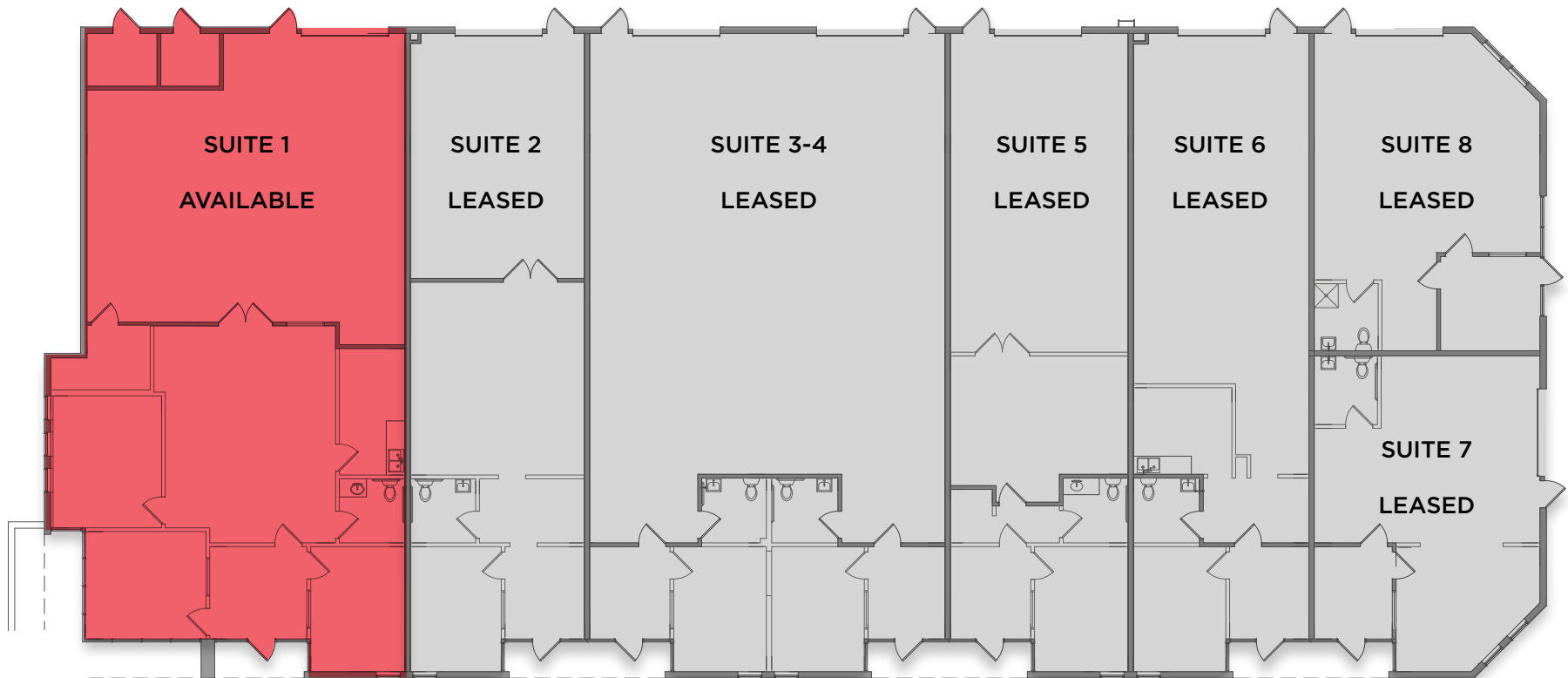


2515-2525 PIONEER AVENUE, VISTA, CA

AVAILABILITIES

UNIT	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
2525 Pioneer Ave / Suite 1	2,664 SF	Reception, Private Offices, Open Office, Break Room, Restroom, Warehouse, and One (1) Grade Level Roll-Up Door	Negotiable + *Est. NNN	Now

*Est. NNN: \$0.40/SF



FLOOR PLAN

1

SUITE AVAILABLE

2,664

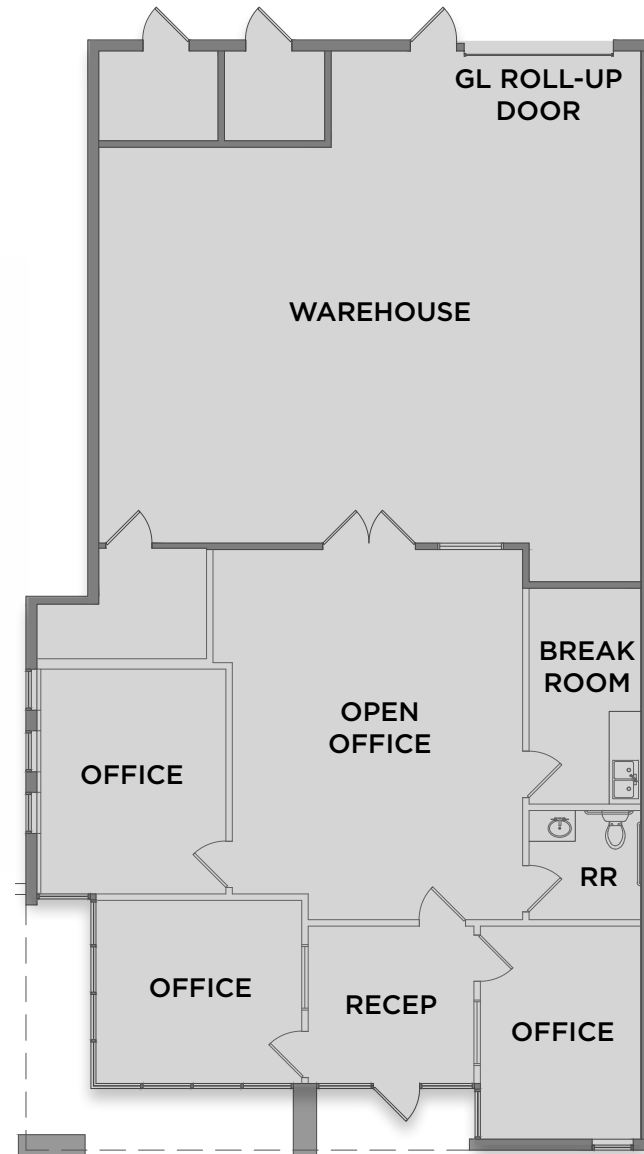
TOTAL SQUARE FEET

Negotiable

LEASE RATE + \$0.40 NNN

Now

DATE AVAILABLE



PROPERTY PHOTOS



2515-2525 PIONEER AVENUE, VISTA, CA

DRIVE TIMES



5
MINUTES



10
MINUTES



12
MINUTES



15
MINUTES



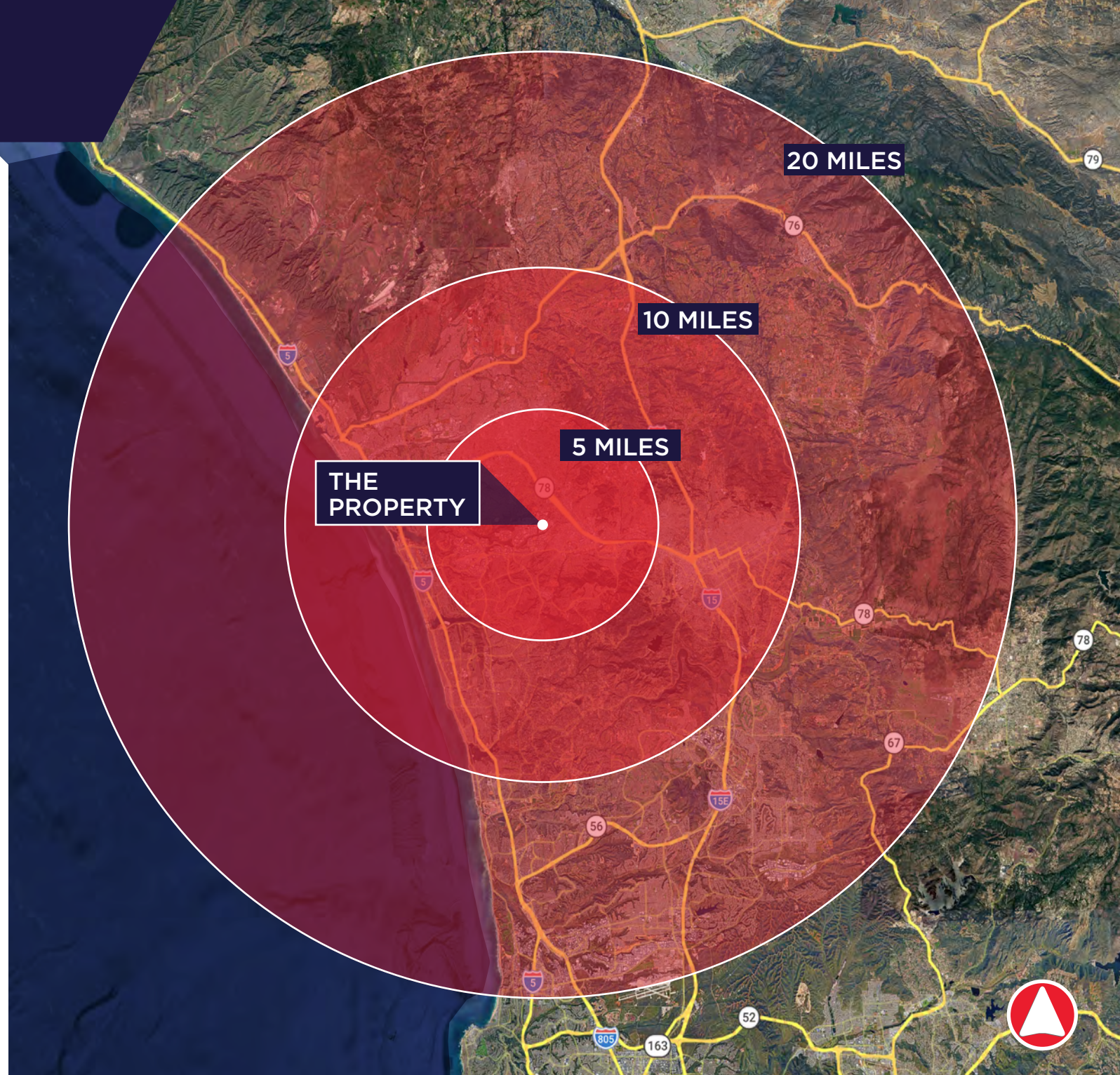
15
MINUTES



20
MINUTES



50
MINUTES



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