

Industrial Building For Lease

**2525 Birch Street
Vista, CA 92081**



**32,512sf Industrial Building on 1.42ac Lot
4 Dock High, 1 Drive-In, Office, Mezzanine
and 27 Parking Spaces**

Exclusively Offered By

Don Butts

(310) 977-0190

Don@scottanastasierealty.com

Lic #01368932



Lic # 01375056

Excellent Opportunity

Property Details

Property Address:	2525 Birch Street, Vista, CA 92081
Year Built:	1989
Leasable SF:	32,512sf Industrial Warehouse with Offices
Office Area:	Approximately 2,500sf
Lot Size:	1.42 Acres
Parking:	27 on-site spaces
Clearance:	20' - 27' Clear Height
Access:	4 Dock High Doors, 1 Grade Level Doors
Power:	3000 amps, 277/480v
Zoning:	RL1 Zone, Heavy Industrial
Use:	Ideal for Manufacturing and Distribution
Terms:	Negotiable. Move-In Incentives. Call to discuss options.

Shown by appointment only. Please contact Don Butts at (310) 977-0190.



* The information contained herein has been obtained from various sources deemed reliable, however, we make no guarantee, warranty or representation as to its accuracy. You and your advisors should conduct a careful and independent investigation of the property prior to any transaction. All offerings are subject to change, prior sale, lease or withdrawal from the market without notice. Prospective Tenants are hereby advised that changes beyond the control of the Owner or Broker may have occurred in the physical and/or financial condition of the property.

Don Butts (310) 977-0190

Vibrant Business and Industrial Area of Vista



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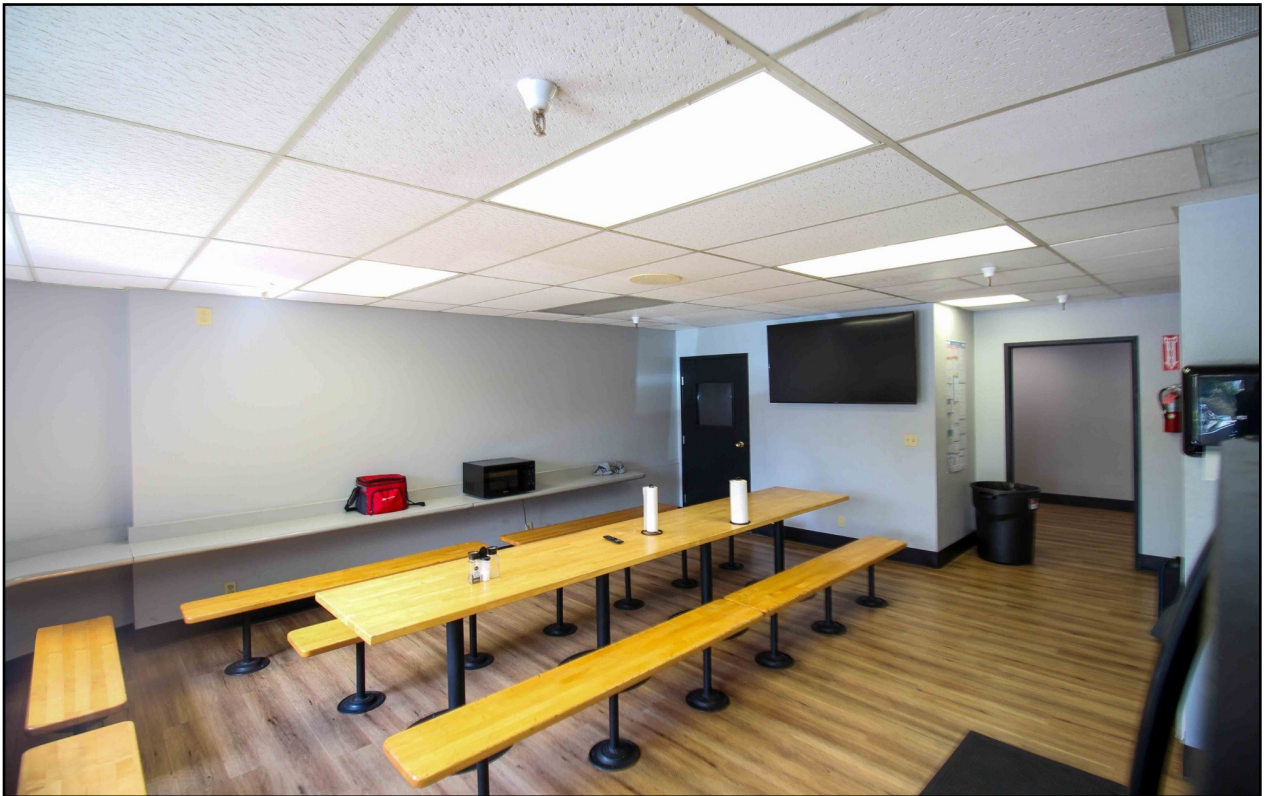
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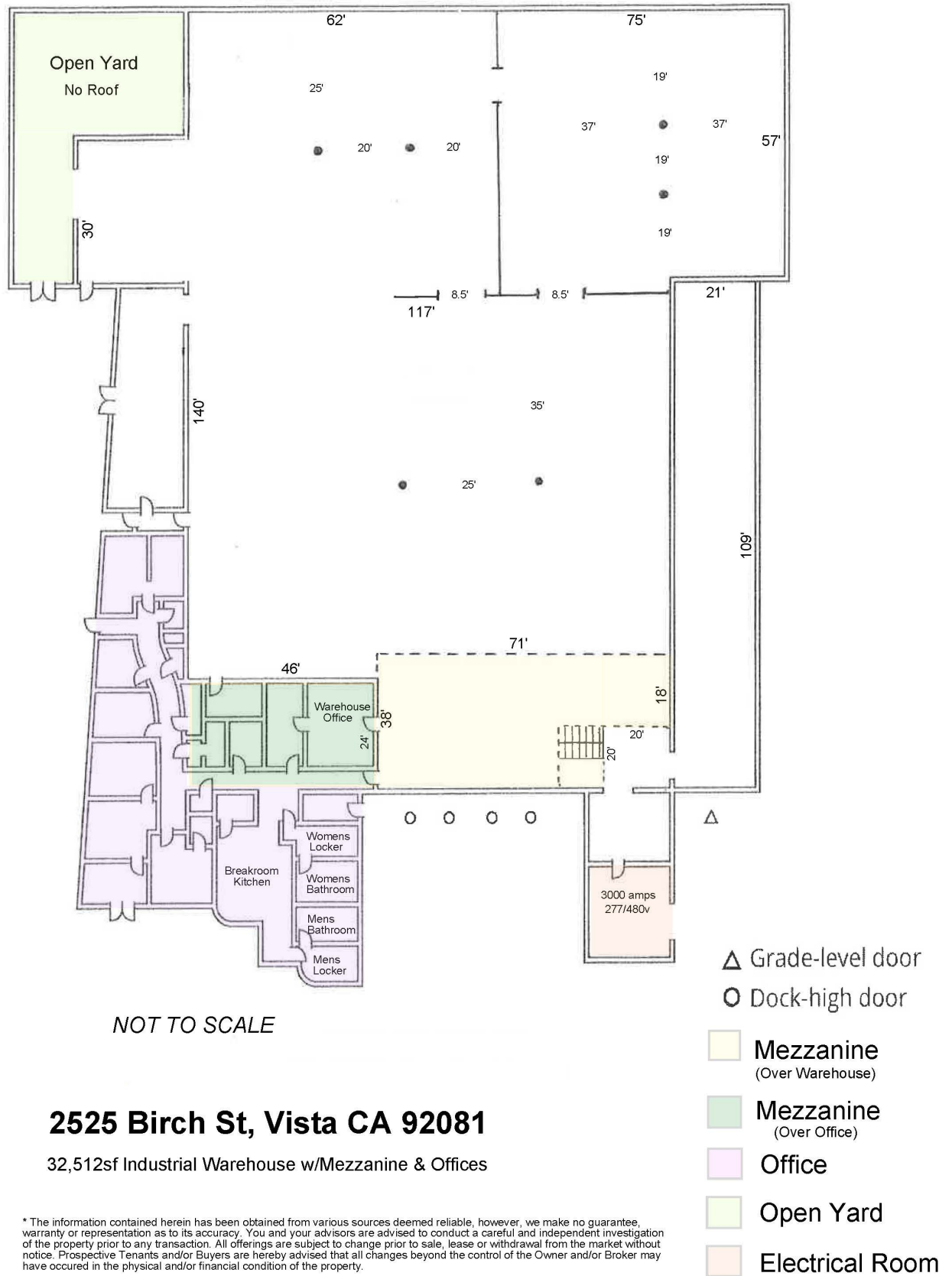


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