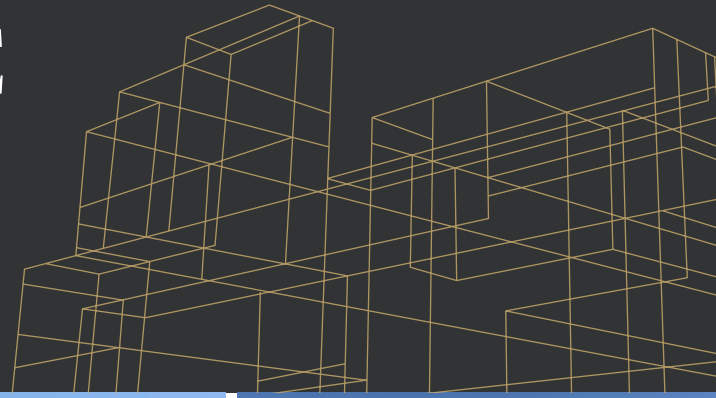


INDUSTRIAL SUITE FOR LEASE

1304-1338 N. MELROSE DRIVE, VISTA, CA 92083



±1,615 SF Industrial Suite with Fenced Yard For Lease

1338 N Melrose Dr, Suite M: ±1,615 SF

Available now

IC Zoning Industrial Commercial

Minimum 16' clear height in warehouse

Key Location on major thoroughfare

Close to Fwy 78 & Fwy 76

Adjacent to the N Melrose Dr & Oceanside Blvd intersection

Walking distance to COASTER commuter station at Melrose Drive

Call to show

**FOR MORE
INFORMATION
CONTACT**

BOB WILLINGHAM
858.369.3013
bob.willingham@kidder.com
LIC N° 01469841

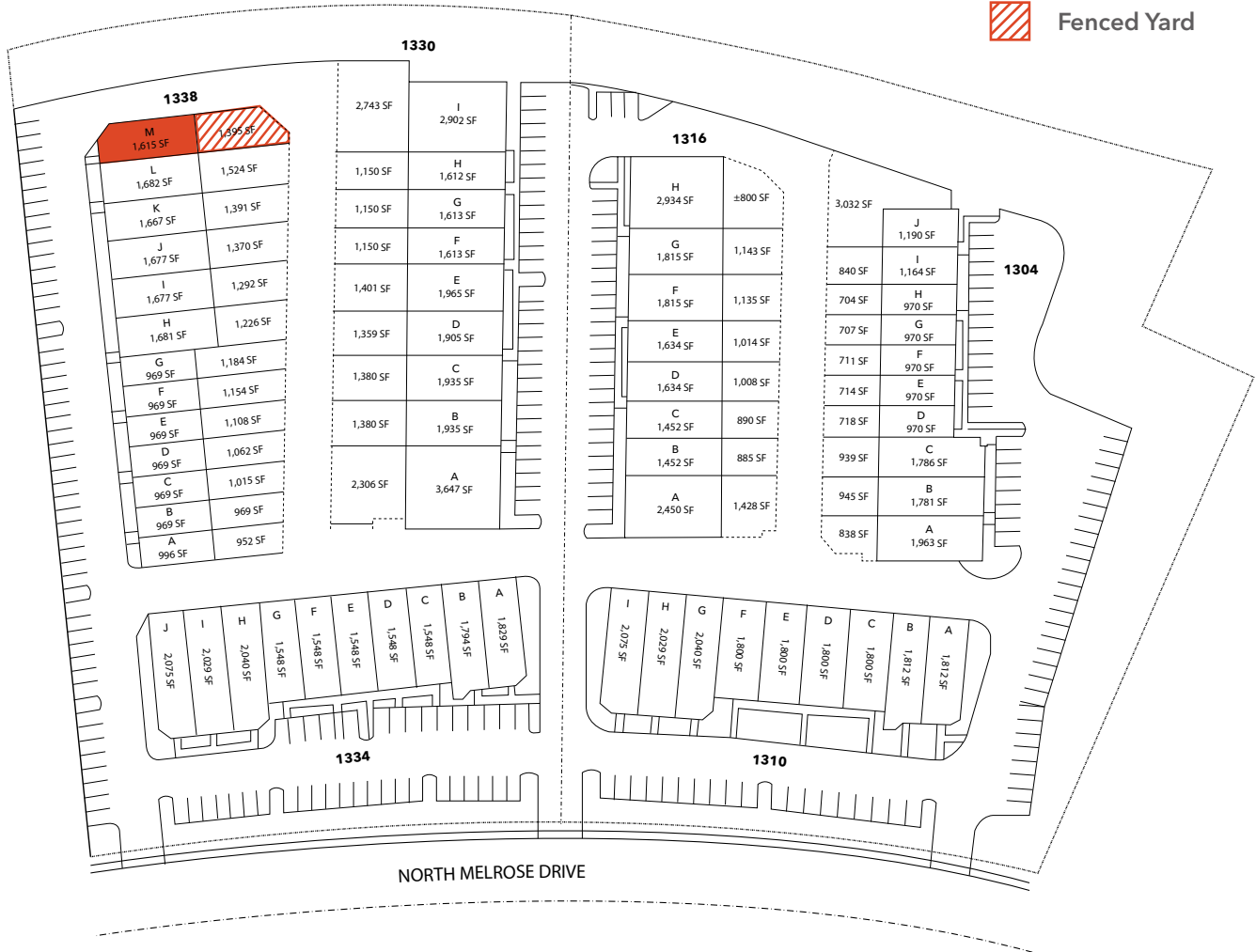
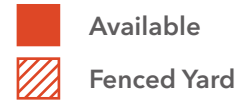
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**km Kidder
Mathews**

MELROSE BUSINESS CENTER



SUITE AVAILABILITY

Address	Suite	Suite Size	Lease Rate	CAM Rate	Features	Date Available
1338 N MELROSE DR	M	±1,615 SF	\$1.69	\$0.094 PSF/mo	20% office (all open) and 1 restroom with 1,395 SF of yard	Now

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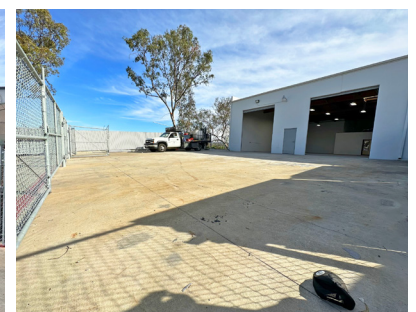
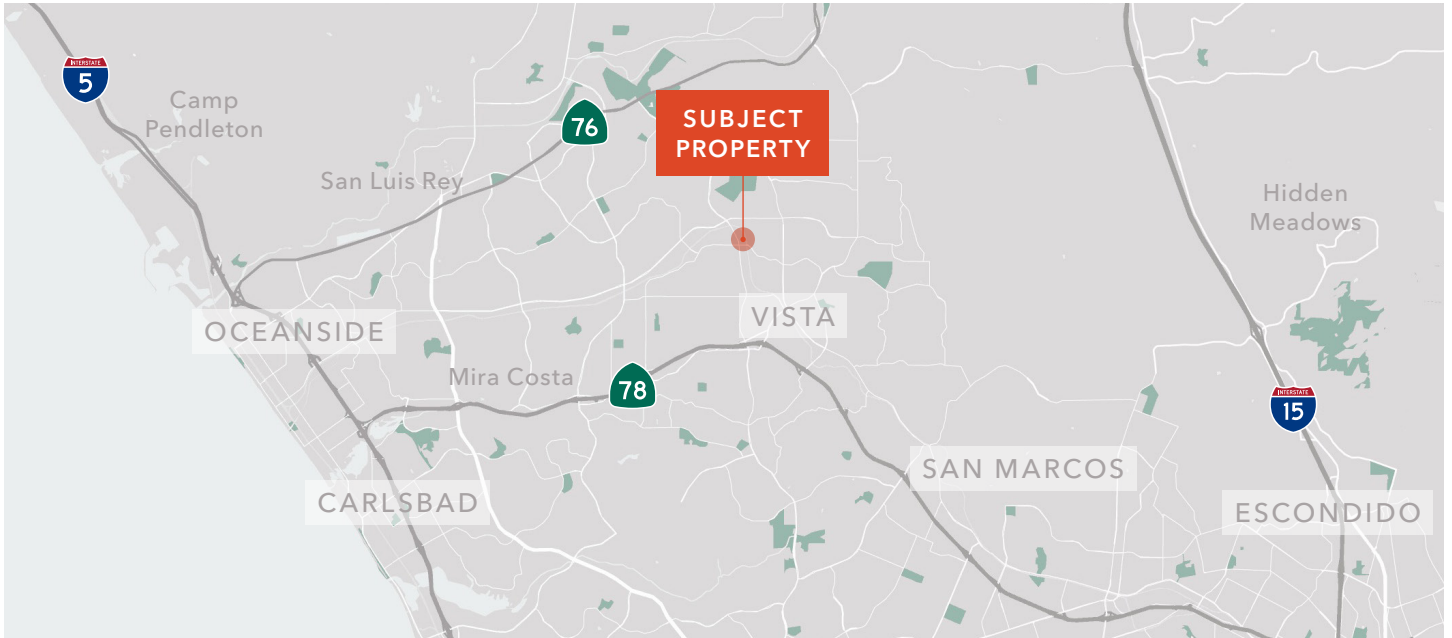
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