

2588 PROGRESS ST. - VISTA, CA 92081

FOR LEASE: 927 - 2,280 SF INDUSTRIAL SUITES

CREEKVIEW INDUSTRIAL CENTER



TENANT INCENTIVE:
ONE (1) MONTH OF FREE RENT
PER YEAR OF TERM

**MINIMUM 3-YEAR LEASE TERM REQUIRED*
ONLY APPLICABLE TO SUITE 8/20

Business Park Highlights

Property Address:	2588 Progress St, Vista, CA
# of Units:	28 units
Size Range:	927 - 2,280 square feet
Construction Type:	Concrete block
Average (%) Improved:	10%
Loading:	10' x 10' grade level loading doors
Mechanical Systems:	Wall mounted AC units
Warehouse Clear Height:	14' - 16' minimum clear height
Zoning:	SPI
Excellent Parking:	2.7/1,000 square feet
Lot Size:	2.71 acres (118,048 square feet)
Distance to Highway 78 Access:	1 Mile
Distance to Interstate 15/5 Access:	8/10 Miles
Private Restrooms:	Each unit has a private restroom
3 Phase Power:	100 amps, 120/208 volt panel per unit
Electricity:	Each unit is separately metered
Landscaping:	Tropical lush landscaping



Availability Overview

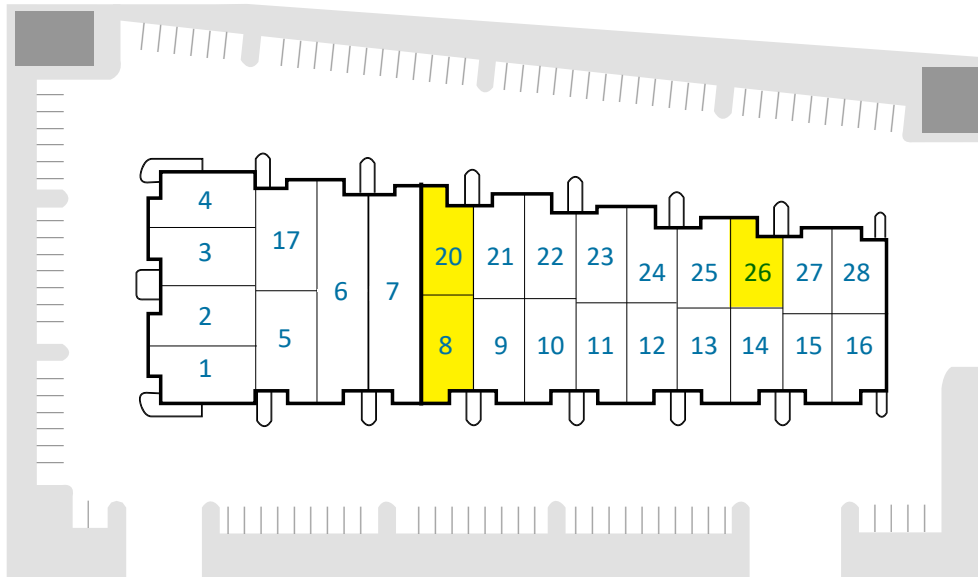
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Suite	Size	Improved	Suite Description	Loading	Base Rent	CAMs	Availability
8/20	2,280 SF	10%	Space consists of a reception, one restroom, and remainder warehouse.	Two (2) Grade Level Doors	\$1.90/SF	\$0.20/SF	Immediately
8	1,164 SF	15%	Space consists of a reception/office, one restroom, and remainder warehouse.	One(1) Grade Level Door	\$1.98/SF	\$0.20/SF	Immediately
20	1,116 SF	0%	Space consists of only warehouse.	One(1) Grade Level Door	Call for Pricing	\$0.20/SF	Immediately
26	927 SF	15%	Space consists of only warehouse.	One(1) Grade Level Door	\$1.70/SF	\$0.20/SF	Immediately

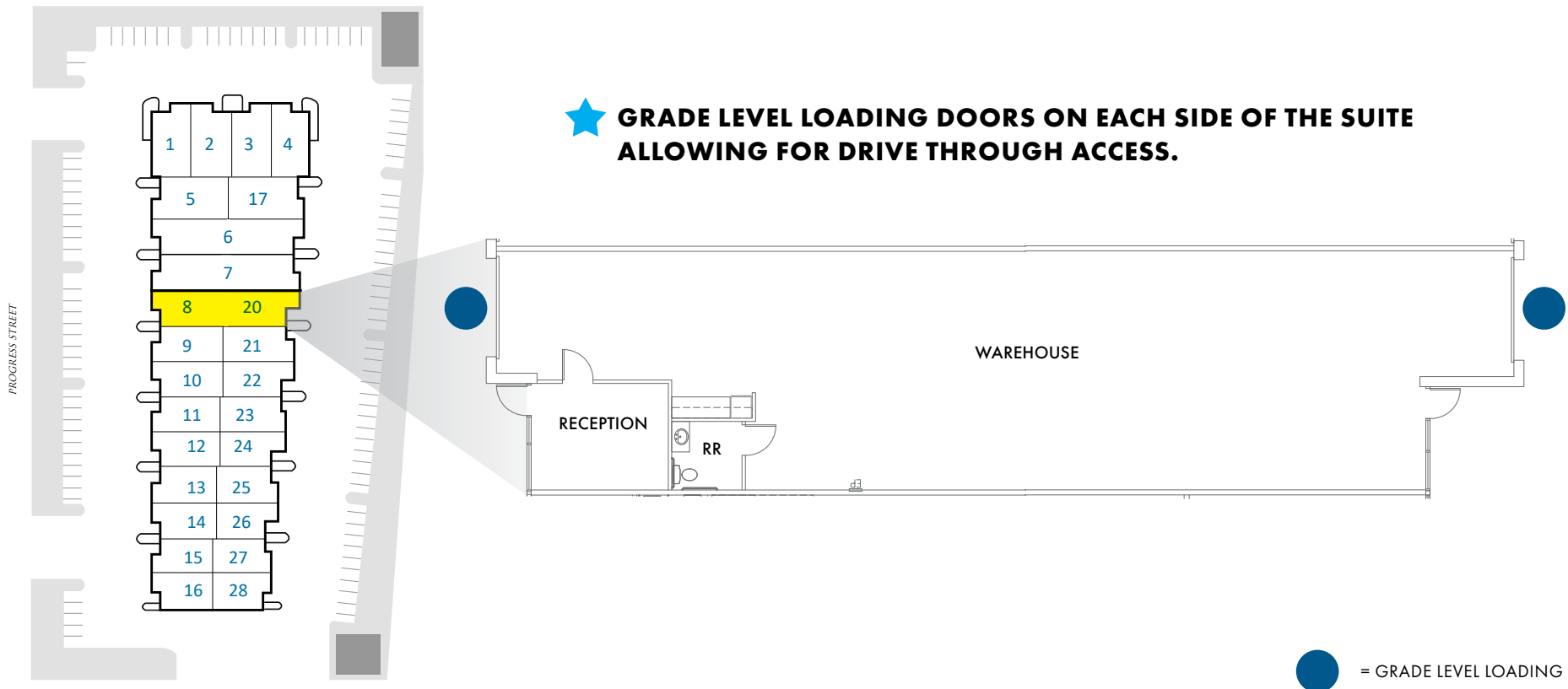


INDUSTRIAL AVAILABILITY

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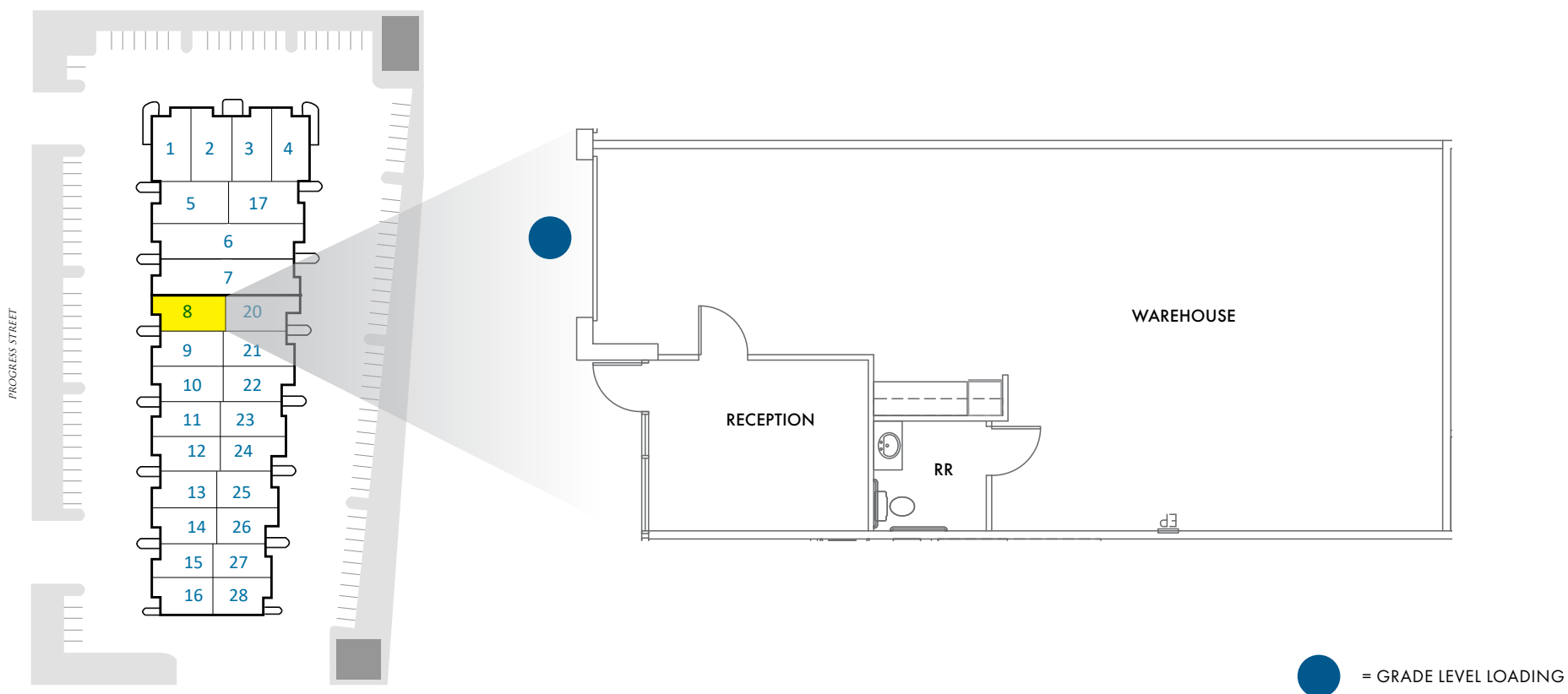
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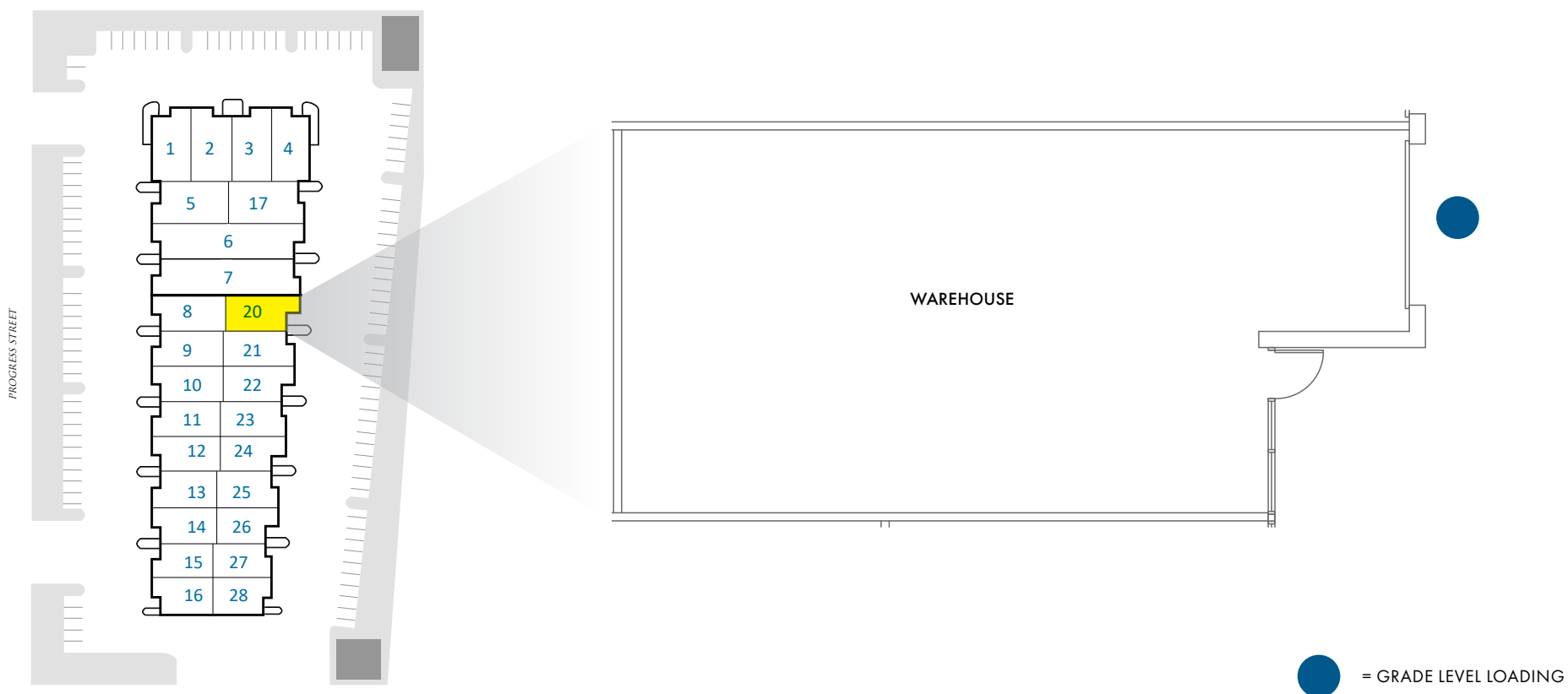
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Property Photos



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