

# 1201 ACTIVITY DRIVE

VISTA, CA 92081



**FOR SALE 14,876 SF FREESTANDING INDUSTRIAL BUILDING**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES CRE SERVICES - NSDC, INC.

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## PROPERTY HIGHLIGHTS



**BUILDING SIZE**  
APPROX. 14,876 SF



**OFFICE BUILDOUT**  
APPROX. 4,277 SF/(29%)



**BUILT IN 2004**



**CLOSE TO**  
I-5 & FWY 78



**PARKING**  
37 SPACES



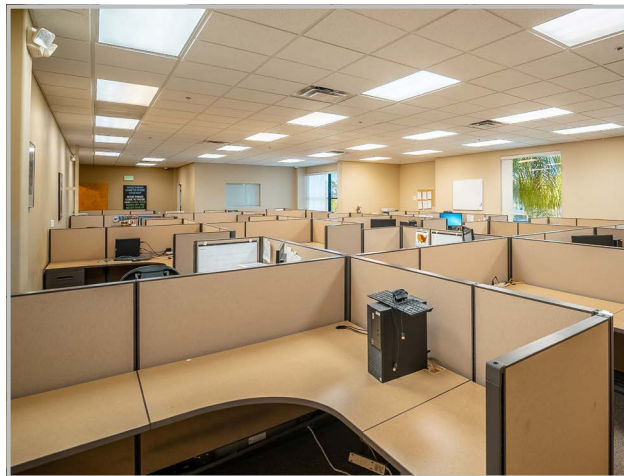
**1 DOCK HIGH &**  
**1 GRADE LEVEL DOOR**



**POWER 400 AMPS**  
270/480 V

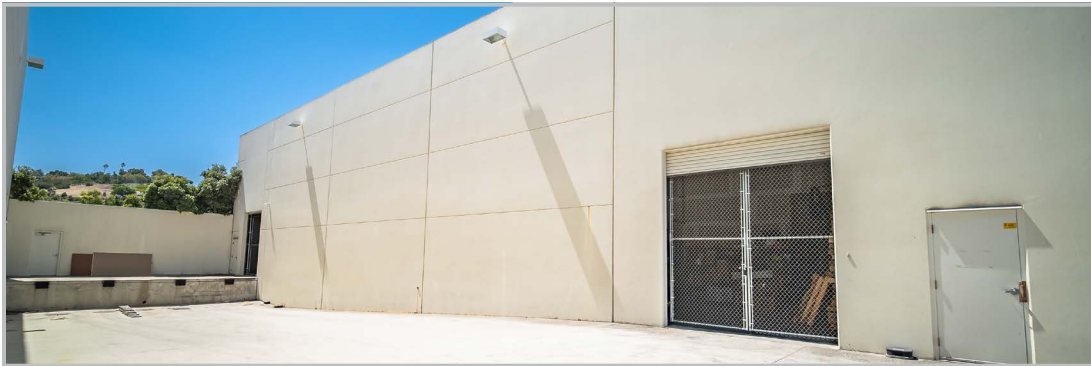
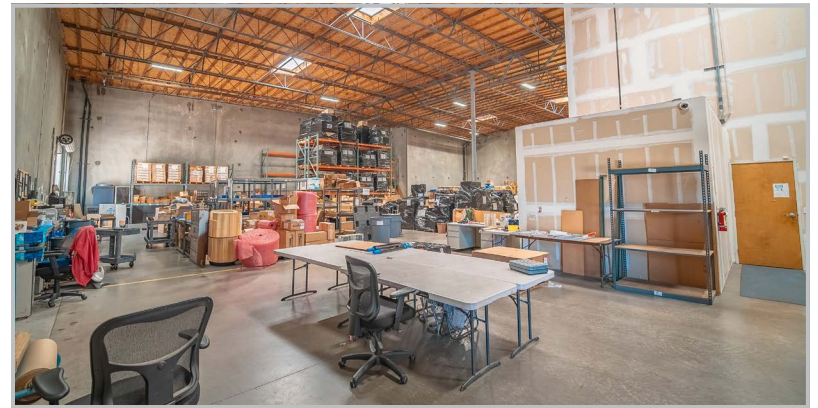
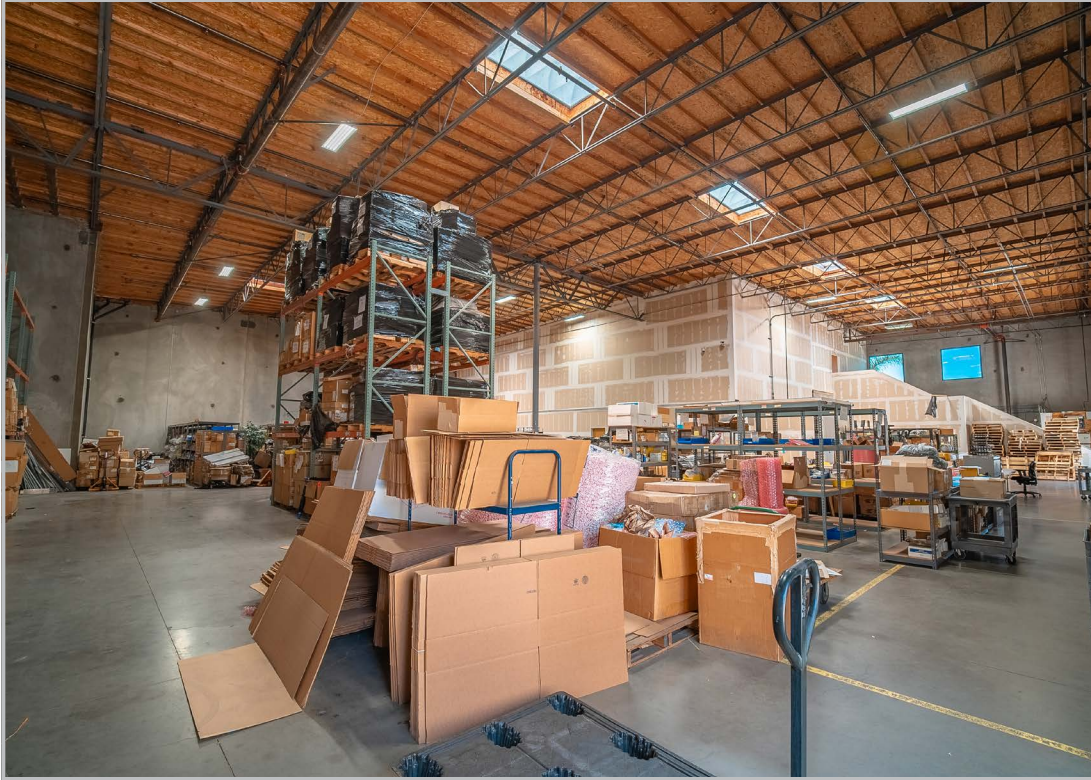


**CLEAR HEIGHT**  
22'



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# PHOTO GALLERY



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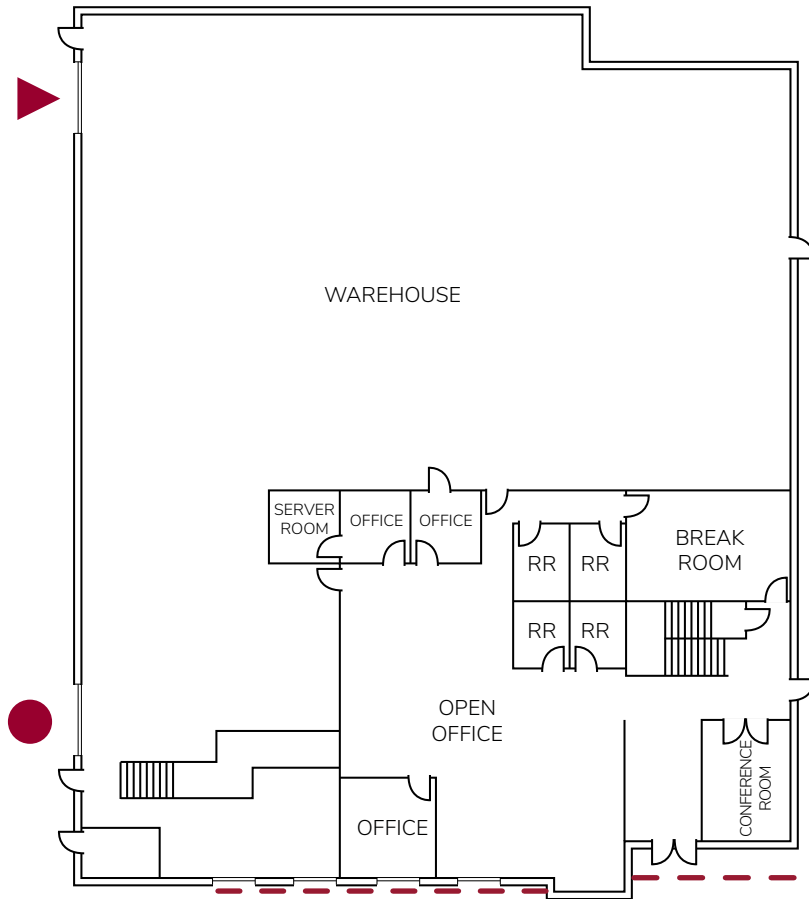
## BUILDING OVERVIEW

Address	1201 Activity Drive, Vista, CA 92081
Building Size:	Approx. 14,876 SF
Built	2004
Buildout	Approx. 4,277 SF Office (29%) / 10,599 SF Warehouse
Lot Size	0.32 acres
Parking	37 spaces
Loading	One (1) Dock High and One (1) Grade Level Door
Clear Height	22' Minimum
Zoning	SPI
Fire Sprinklers	Yes
Sale Price	\$4,685,625.00 (\$315/SF)

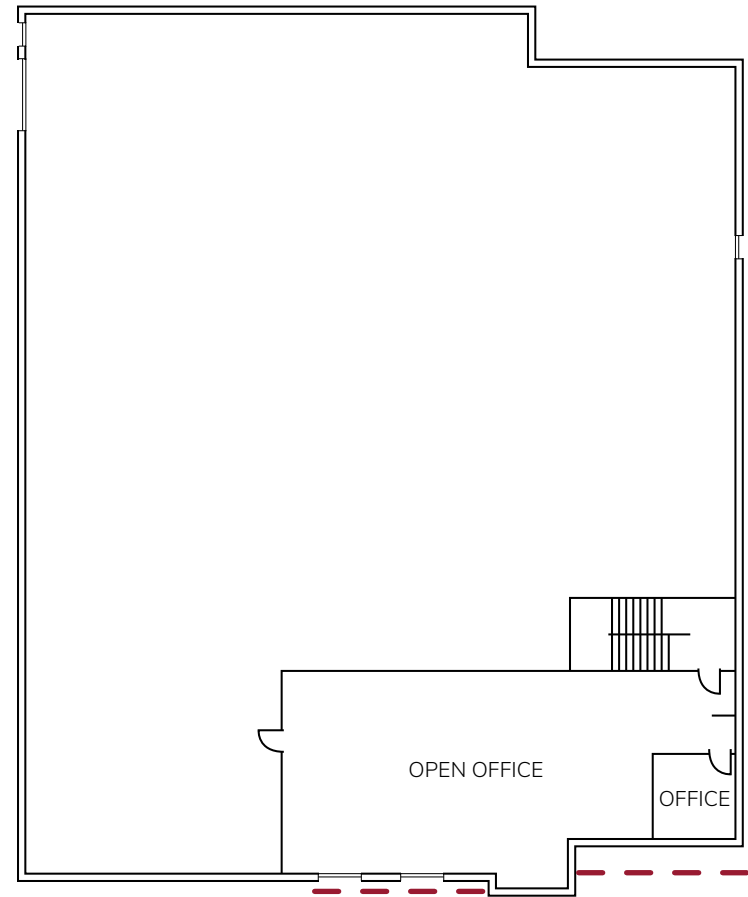


# FLOOR PLAN

— First Floor Plan —



— Second Floor Plan —



▲ Dock High Door      ● Grade Level Door      - - - Window Line



PALOMAR AIRPORT RD

ACTIVITY DR

LINDA VISTA DR

POINSETTIA AVE

  
**SUBJECT SITE**

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TRADER JOE'S Walmart Carls Jr. BANK OF AMERICA  
Jersey Mike's STARBUCKS COFFEE ALDI Planet Fitness Target Panda Express LA FITNESS T-Mobile



JUNMAI SUSHI BAR & GRILL HUNGRY HEART ALOHANA  
MR. TACO Jersey Mike's Leucadia Chevron STARBUCKS COFFEE



FATER BOARD & BREW Peets Coffee & Tea RED LION  
TRADER JOE'S HOOKED ON POKE  
LUNA GRILL rubio's néktar

The Flame Broiler Perfectable! re:form UGA FITNESS  
Jack in the box WELLS FARGO TACO BELL STARBUCKS COFFEE 7 ELEVEN Palomar

Cane's Curry & More LOVE BOAT néktar  
SUSHI FARMERS MARKET FIVE GUYS MISSION TACO BAR  
STARBUCKS COFFEE L&L ZAMBA'S WOODFIRE PIZZA BOUDIN SF

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