

FOR SALE

±67,417 SF INDUSTRIAL BUILDING | 3.36 ACRE LOT

IDEAL FOR OWNER USERS

(DO NOT DISTURB TENANT)



3235 EXECUTIVE RIDGE
VISTA, CA 92081

ALEX JIZE, SIOR
Vice President | Partner
Lic.#01947389
858.458.3361
ajize@voitco.com

GLENN ARNOLD
Senior Vice President | Partner
Lic.#00953038
858.458.3319
garnold@voitco.com

Voit
REAL ESTATE SERVICES

CHRISTOPHER PARRINO, ESQ.
CRE Investment Advisor
Lic.#01938322
619.308.6860
christopher.parrino@kwcommercial.com



◆ PROPERTY DESCRIPTION ◆



VIEW MATTERPORT
VIDEO

±67,417 SF* (Total Building SF includes approx.
3,160 SF of Equipment Mezzanine Area)

BUILDING SIZE

3.36 AC (146,361 SF)

LOT SIZE

Upon Close of Escrow

OCCUPANCY

0.46

FAR

8 Grade Level Loading Doors

2 Dock High Loading Doors

LOADING

Two 2,000 Amp Meters Totaling 4,000 Amps,
3 phase, 480v* (To Be Verified by Buyer)

POWER

20' - 24'

CLEAR HEIGHT

Approx. 126 Parking Spaces

PARKING RATIO

221-660-33-00

ASSESSOR'S PARCEL NUMBER

2000

YEAR BUILT

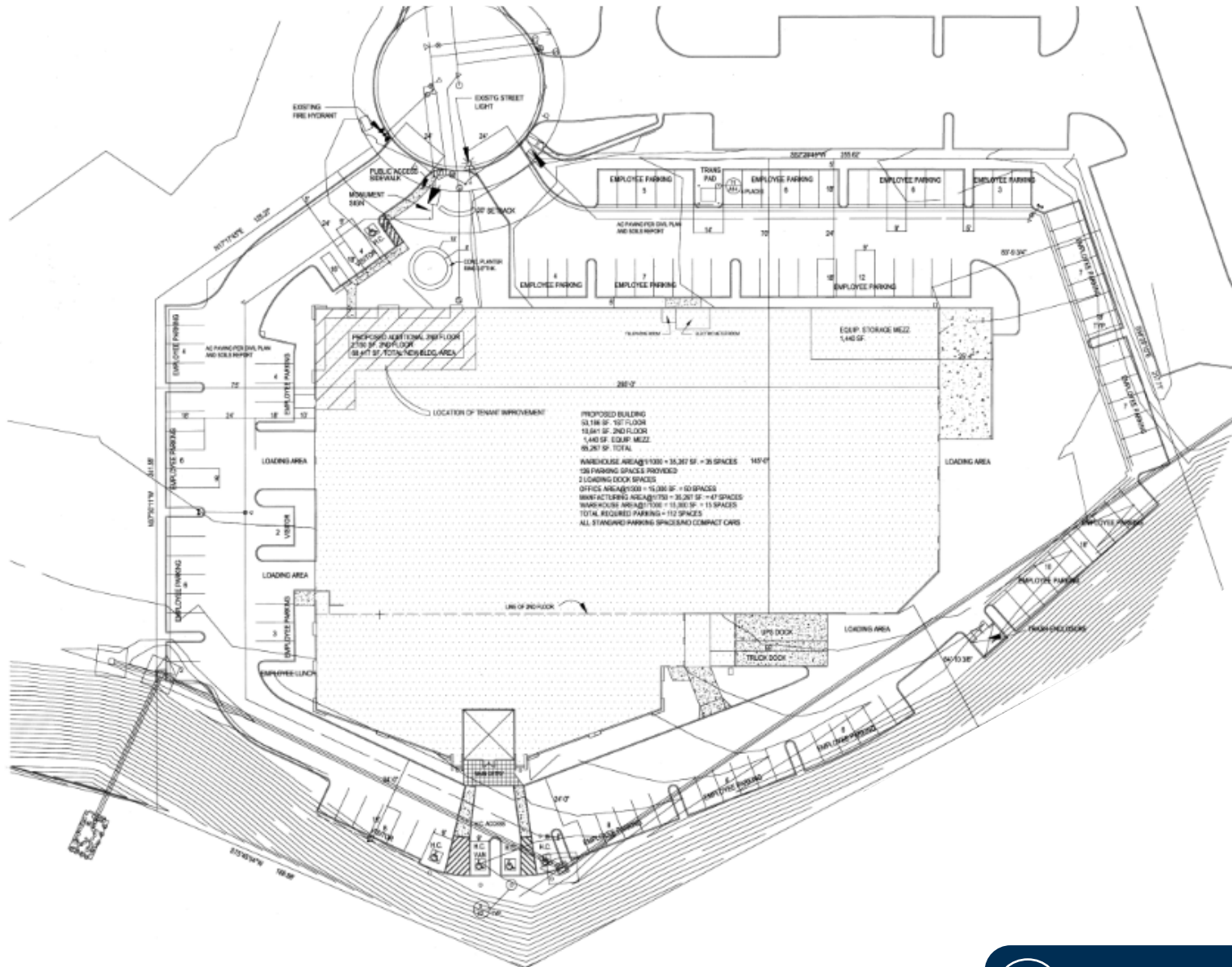
Heavy power, Drive-Around Access, Two Entry Points
off Cul-du-Sac

SPECIAL FEATURES

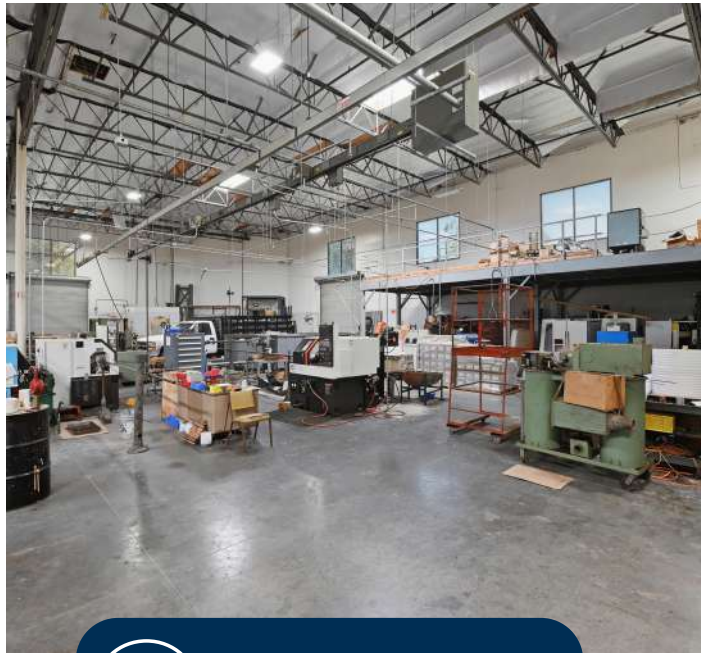
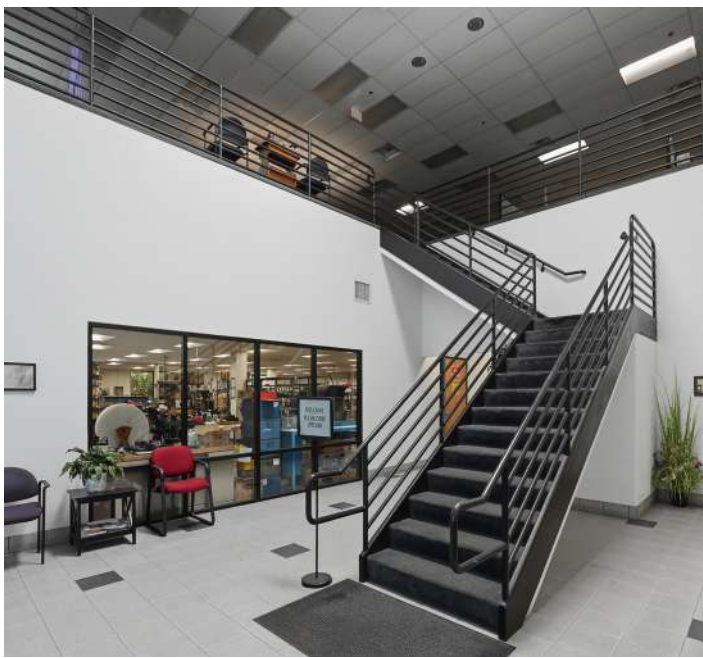
\$15,500,000

SALE PRICE

◆ SITE PLAN ◆



◆ BUILDING PHOTOS ◆



 **VIEW MATTERPORT VIDEO**



◆ AERIAL MAP ◆



◆ AMENITIES MAP ◆





FOR MORE INFORMATION, PLEASE CONTACT:

ALEX JIZE, SIOR
VICE PRESIDENT | PARTNER
Lic.#01947389
858.458.3361
ajize@voitco.com

GLENN ARNOLD
SENIOR VICE PRESIDENT | PARTNER
Lic.#00953038
858.458.3319
garnold@voitco.com

Voit
REAL ESTATE SERVICES

CHRISTOPHER PARRINO, ESQ.
CRE INVESTMENT ADVISOR
Lic.#01938322
619.308.6860
christopher.parrino@kwcommercial.com



4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 • 858.453.0505 • 858.408.3976 Fax • Lic.#01991785 • www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc.