

FOR LEASE

103,000 SF SINGLE TENANT INDUSTRIAL FACILITY

2633 PROGRESS STREET - VISTA, CA 92081



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INTERIOR WAREHOUSE

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EXECUTIVE SUMMARY

THE OPPORTUNITY

Located in the prestigious Vista Business Park, 2633 Progress Street is a modern, freestanding industrial facility built in 2010. For over a decade, it has accommodated McCain Manufacturing's precision sheet metal fabrication operations, and has also served as a storage, warehousing, and distribution hub for Jeld-Wen Windows & Doors.

Designed for both manufacturing and distribution, the facility offers expansive industrial warehouse space (94%) paired with an efficient two-story office component (6%). Key features include a 26' minimum warehouse clear height, six (6) grade-level doors, eight (8) dock-high doors, and 2,500 amps of 277/480-volt power. Additionally, the building is LEED-certified and features a high-efficiency foam roof, reducing energy costs for industrial users.



AT A GLANCE

PROPERTY HIGHLIGHTS



103,000 Square Feet
Single Tenant Building



Low Finish Property
5,992 SF (6%) Office



Ample Clear Height
26' Minimum



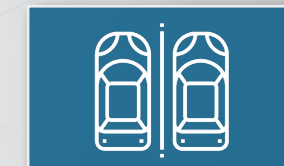
Heavy Power
2,500 Amps 277/480V



Dock High Loading
Eight (8) Dock Doors



Grade Level Loading
Six (6) Grade Level Doors



Excellent Parking
230 Stalls (2.23/1,000 SF)



LEED Certified
Lower Energy Costs

PREMISES OVERVIEW

ADDRESS:	2633 Progress Street, Vista, CA 92083
PROJECT NAME:	Vista Commerce Center
RENTABLE SF:	103,000 Square Feet
% OFFICE:	5,992 Square Feet (6%)
LOT SIZE:	6.74 Acres (293,596 SF)
YEAR BUILT:	2010 Construction
CLEAR HEIGHT:	26' Minimum
LOADING:	Five - 12' x 14' Grade Level Doors One - 16' x 20' Grade Level Door Six - 9' x 10' Dock High Doors (48'') Two - 9' x 10' Dock High Doors (24'')
POWER:	2,500 Amps, 277/480V
FIRE SPRINKLERS	ESFR Fire Sprinklers
COLUMN SPACING:	60' x 48' to 68'
ROOF:	Foam Roof
PARKING:	230 Stalls (2.23/1,000 SF)
ZONING:	Research Light Industrial (Specific Plan)
NATURAL GAS:	Yes, Meter Set
CERTIFICATION:	LEED Certified
LEASE RATE:	\$1.25/SF NNN
LOW NNN'S:	\$0.16/SF
AVAILABILITY:	September 1, 2026



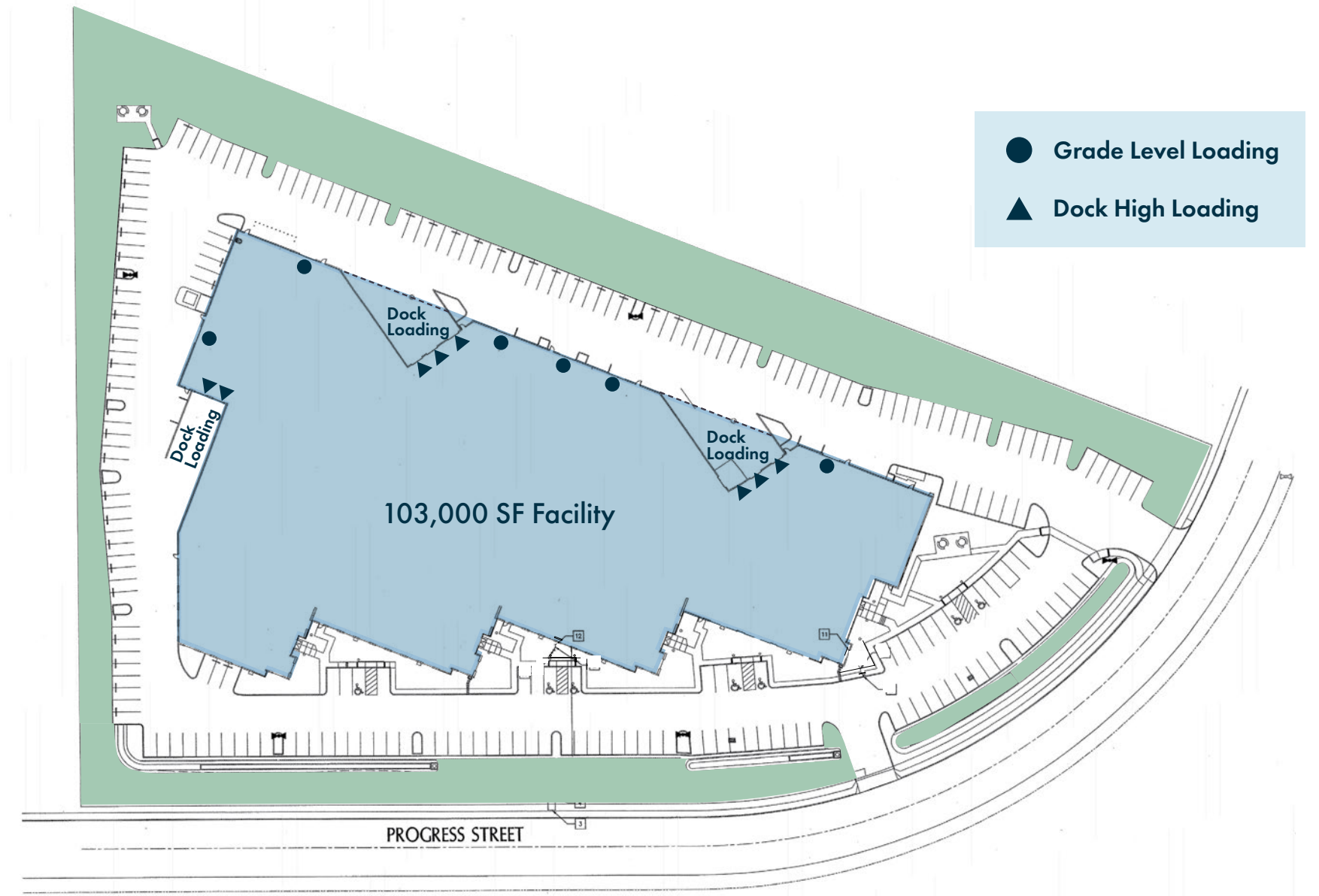
INTERIOR WAREHOUSE

**Call brokers to schedule tour*



SUBJECT PROPERTY
2633 Progress St.

SITE PLAN



- Grade Level Loading
- ▲ Dock High Loading

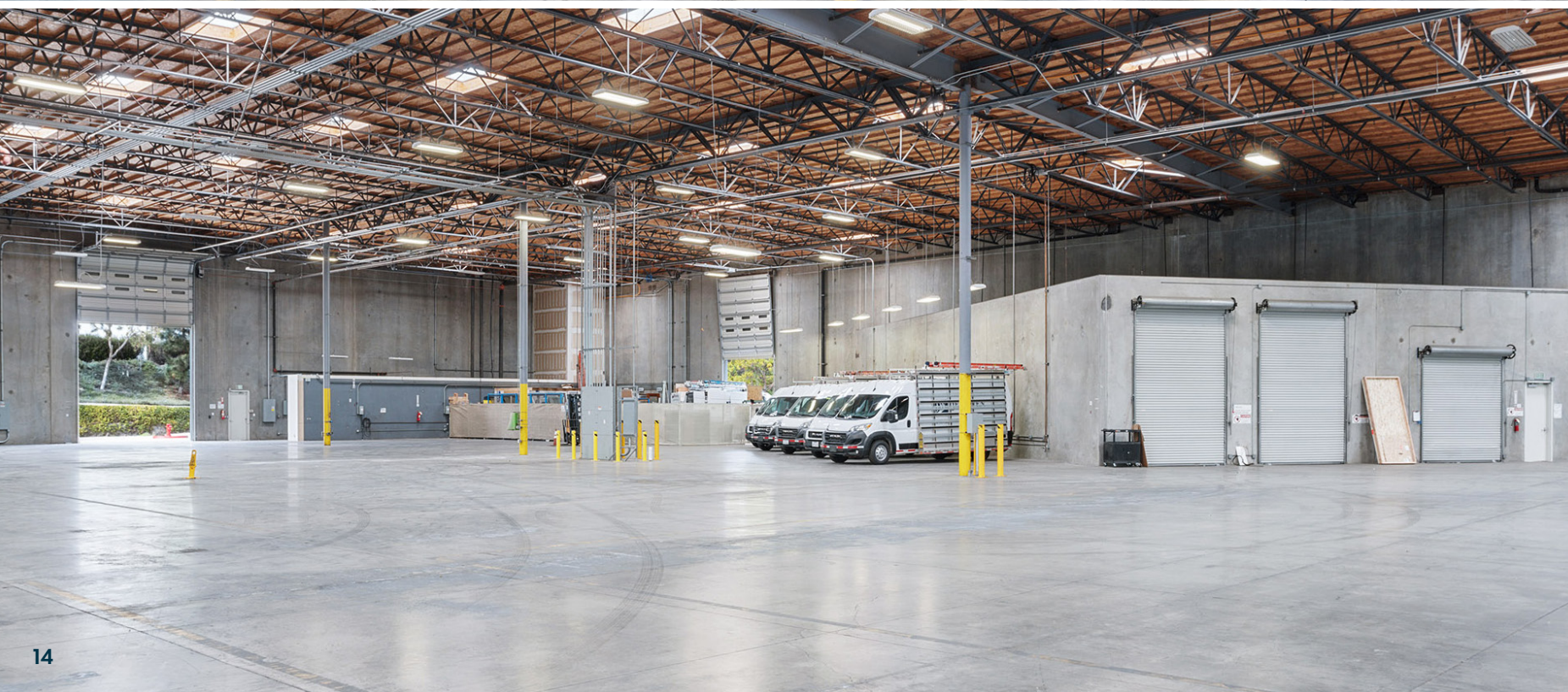
PROGRESS STREET

103,000 SF Facility

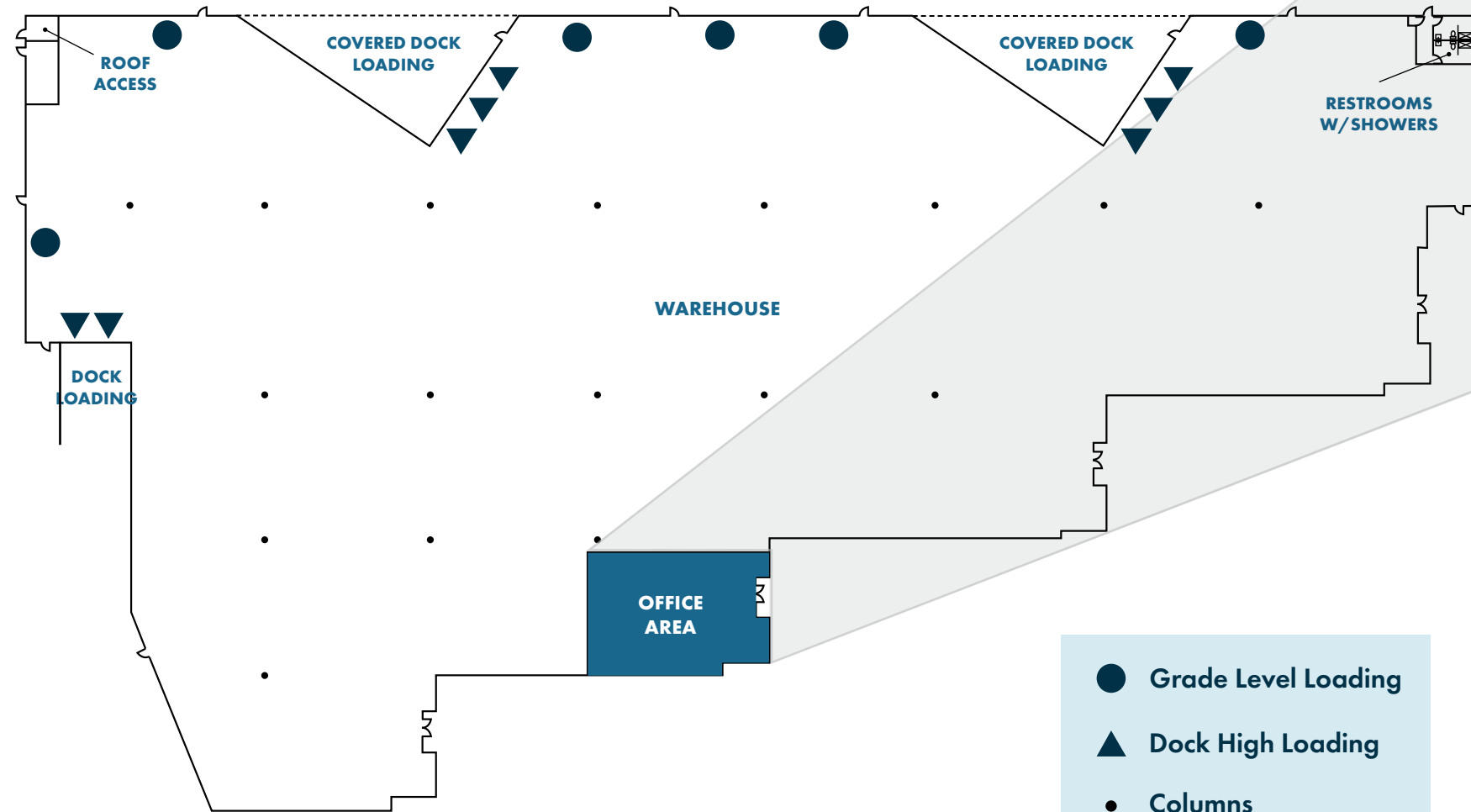
Dock Loading

Dock Loading

Dock Loading

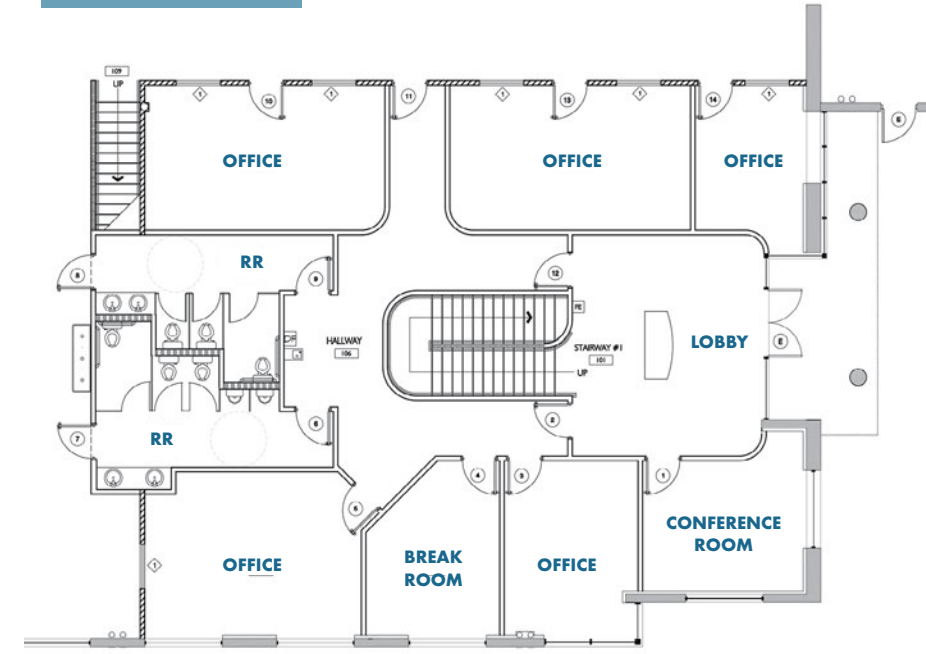


FLOOR PLAN

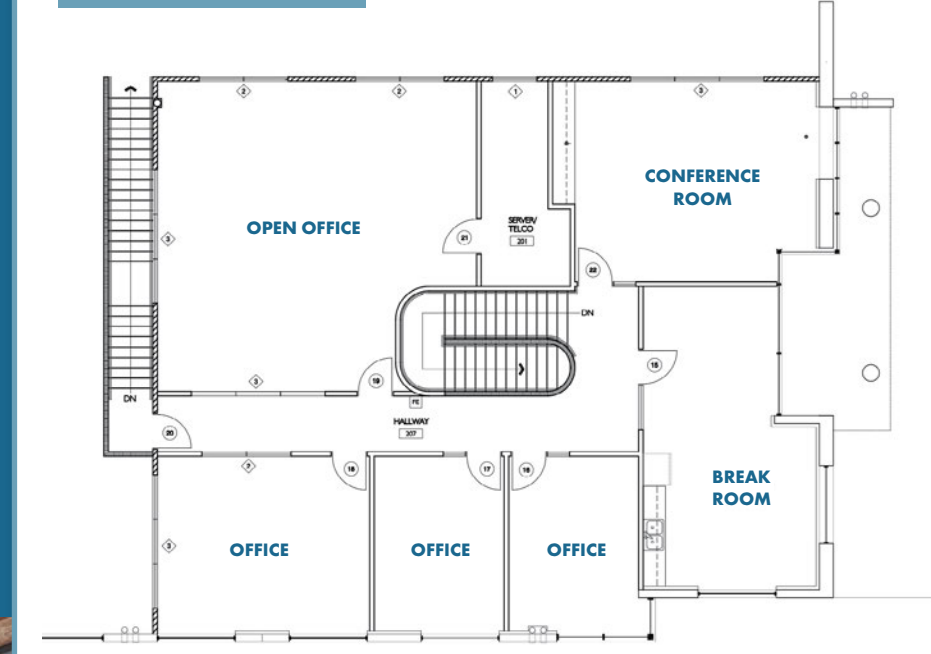


- Grade Level Loading
- ▲ Dock High Loading
- Columns

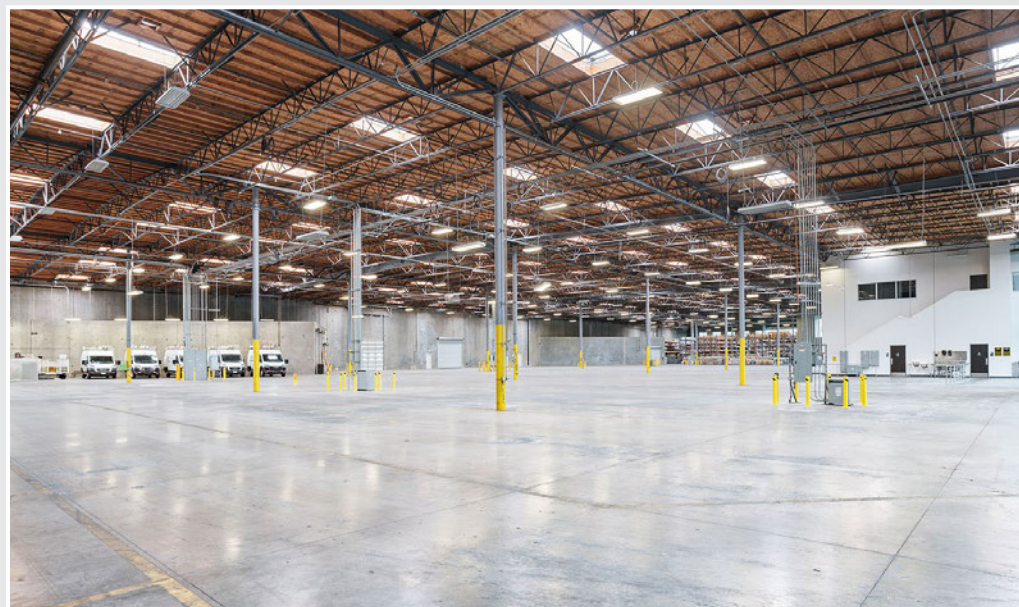
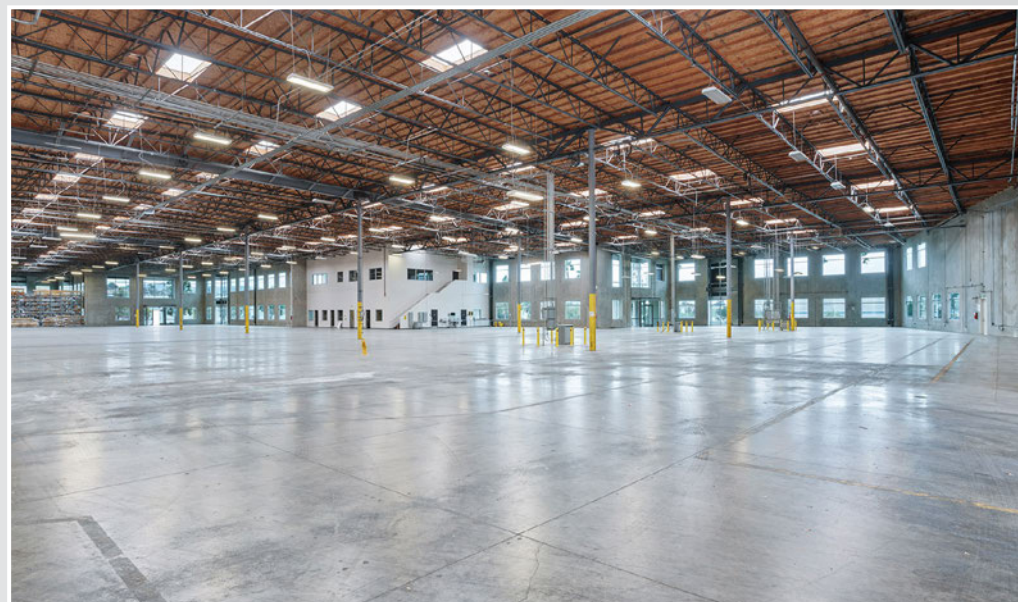
FIRST FLOOR



SECOND FLOOR



PROPERTY PHOTOS



CORPORATE NEIGHBORS AERIAL



1 Ernest	6	11 BROWN SAFE	16	21 WINNERS ONLY	26 HME	31
2 CYMER	7 WESCO	12 DIG water meters	17 ACCUTEK	22 SOLATUBE	27 PODS	32 ABZENA
3 DTD Diversified Tool & Die	8 San Diego Food Bank	13 KILLION	18 NORDIC NATURALS	23	28 CAMSTON	33 lmi aerospace
4 PAPA	9 CAPTEK	14 BIOFILM, INC.	19 Watkins	24 FLUIDRA	29 IONIS	34 glanbia
5 CAMI	10 leidos	15 amazon	20 ALL-ONE!	25 UNITE	30 CISCO	

LOCATION MAP - NORTH SAN DIEGO COUNTY



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Vista, CA 92081

for more information contact:

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