

Dock Loading with Drive Around Truck Access

\$1.00/SF | \$10,000

MO/GROSS YEAR 1 LEASE RATE
(MIN 3 YEAR LEASE TERM)

BROKER BONUS FOR A NEW SIGNED
LEASE (MIN. 3 YEAR LEASE TERM)



VISTA PROGRESS CENTER INDUSTRIAL SPACE AVAILABLE FOR LEASE

2834 LA MIRADA DRIVE, SUITE A | VISTA, CA 92081



VISTA PROGRESS CENTER

2834 LA MIRADA DR SUITE A | VISTA, CA

BUILDING HIGHLIGHTS

±17,394 SF of newly remodeled and ready for occupancy industrial space

Available space can be increased to 19,894 SF with an additional 2,500 SF upstairs office space

Two private offices, large open office area, breakroom and three restrooms

Two (2) grade level doors; two (2) dock high doors

Clear height minimum 22'

Drive around truck access

Easy access to Highway 78 via Sycamore Avenue

On-site deli (Hello Deli)

Floor drains in warehouse

Common dock loading available

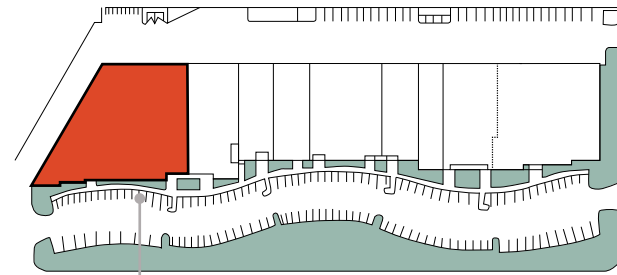
Tenant pays for water, trash and separately metered utilities. No CAM fee.

200 amps with 120/208 volt 3 phase (Potential for another 200 amps to be added for a total of 400 amps.)

Call to show

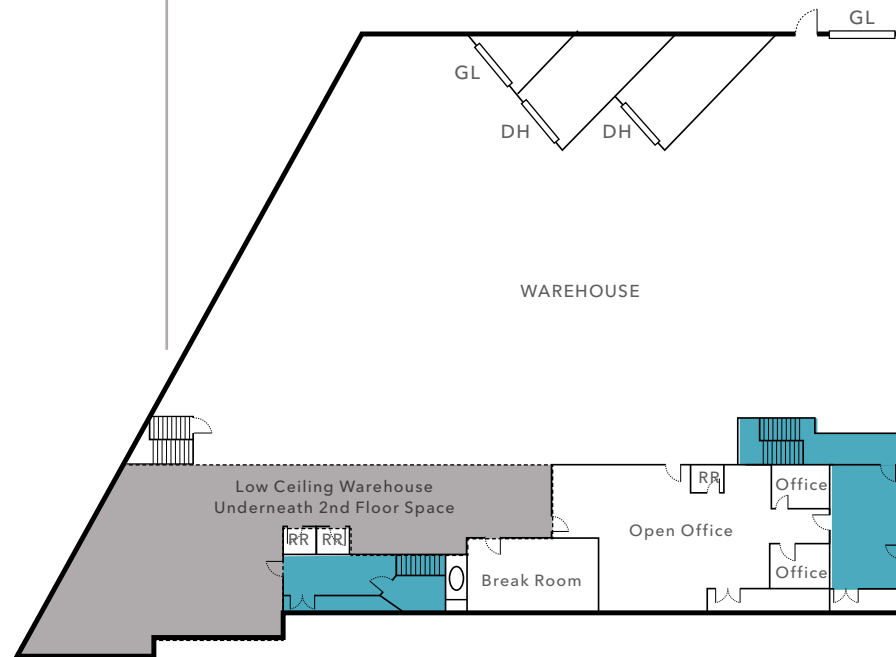
Lease rate: \$1.00/SF/MO/Gross
(First Year Promotional Rate)

AVAILABLE FOR LEASE



LEGEND

- Not a part
- GL Grade level door
- DH Dock high door
- - - Divisibility option



*Not to scale

KIDDER MATHEWS

ADDITIONAL OFFICE SPACE AVAILABLE

BUILDING HIGHLIGHTS

2834 La Mirada Dr, Suite H, Vista CA

±2,500 SF office space

Office space can be added to downstairs industrial space for a total of 19,894 SF

Reception, four private offices, open office bullpen, conference room, kitchen and one restroom

Easy access to Highway 78 via Sycamore Avenue

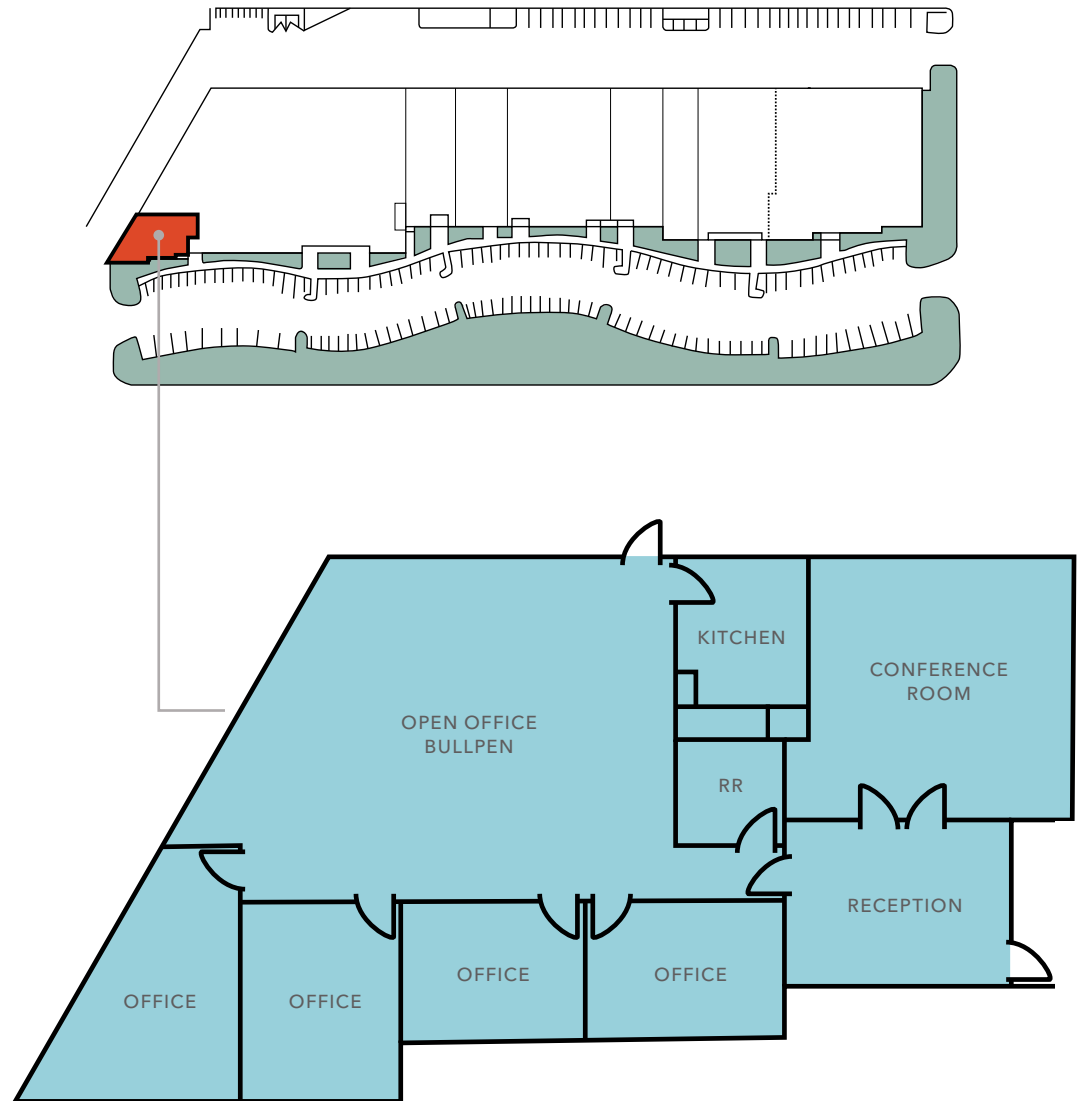
On-site deli (Hello Deli)

Flexible Size (options available)

Fire sprinklers available

Available Now

Call to show



*Floor plan and site plan not to scale.

VISTA PROGRESS CENTER



AVAILABLE FOR LEASE



KIDDER MATHEWS





AVAILABLE FOR LEASE

KIDDER MATHEWS

VISTA PROGRESS CENTER

LA MIRADA DR

2834 LA MIRADA DR
SUITE A

DRIVE THRU TRUCK ACCESS

PROGRESS ST

AVAILABLE FOR LEASE

KIDDER MATHEWS

HIGHLY- ACCESSIBLE LOCATION

Located in the master planned Vista
Business Park near Carlsbad, CA

Conveniently located near major
confluences Interstate 5, State Route 78,
and Interstate 15

Easy for visitors to locate

Near Carlsbad, Oceanside, and San Marcos

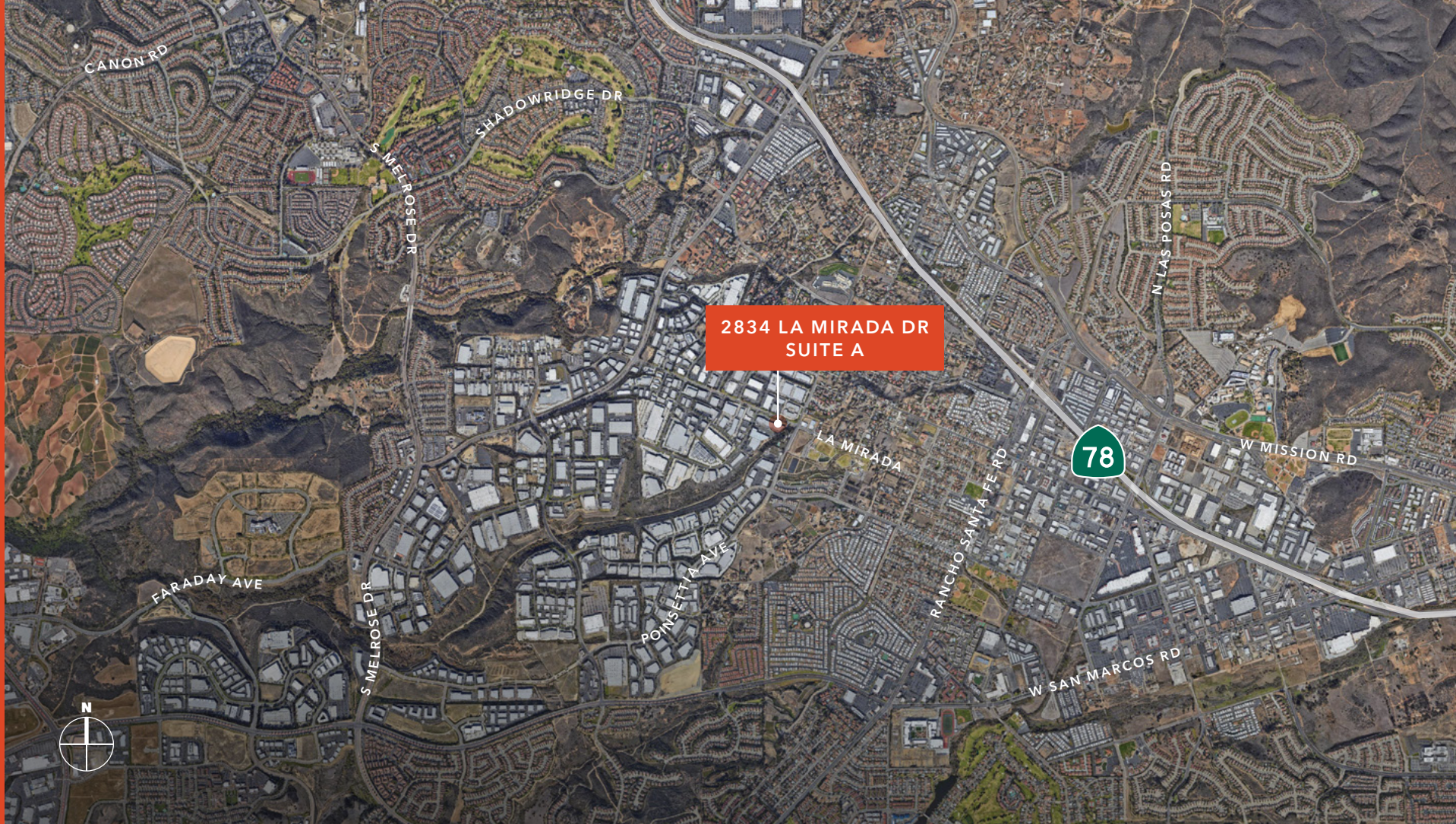
Large North County labor pool

Nearby restaurants and services

5 MIN
TIME TO SR-78 FWY

16 MIN
TIME TO I-5 FWY





VISTA PROGRESS CENTER

*For more information on this
property, please contact*

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KIDDER.COM

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