

FOR LEASE - 3,948 SF INDUSTRIAL CONDOMINIUM

AVAILABLE OCTOBER 1ST

2320 LA MIRADA DRIVE, VISTA, CA 92081





3,948 Square Feet
Industrial Condominium



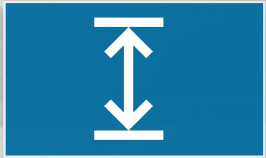
Improved Area
Approx. 1,342 SF (34%)



Building Footprint
*Warehouse: 2,605 SF (66%)
Office: 1,342 SF (34%)*



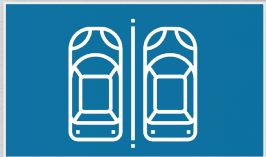
Power
Tenant to Verify



Clear Height
16' Minimum



Grade Level Loading
Two (2) Grade Level Doors



Parking
2.52/1,000 SF (10 Stalls)



Parcel Size
0.28 Acres



AT A GLANCE

PROPERTY HIGHLIGHTS

PREMISES OVERVIEW

STREET ADDRESS: 2320 La Mirada Dr, Vista, CA 9208

TOTAL SF AVAILABLE: 3,948 Square Feet

OFFICE AREA: Approx. 1,342 SF (34%)

WAREHOUSE AREA: Approx. 2,605 SF (66%)

LOT SIZE: 0.28 Acres

LOADING: Two (2) Grade Level Doors

POWER: Tenant to verify

YEAR BUILT: Constructed in 2004

CLEAR HEIGHT: 16' Minimum

PARKING RATIO: 2.52/1,000 SF (10 Stalls)

BUSINESS CENTER: Burke Sycamore Business Center

AVAILABLE: October 1, 2026

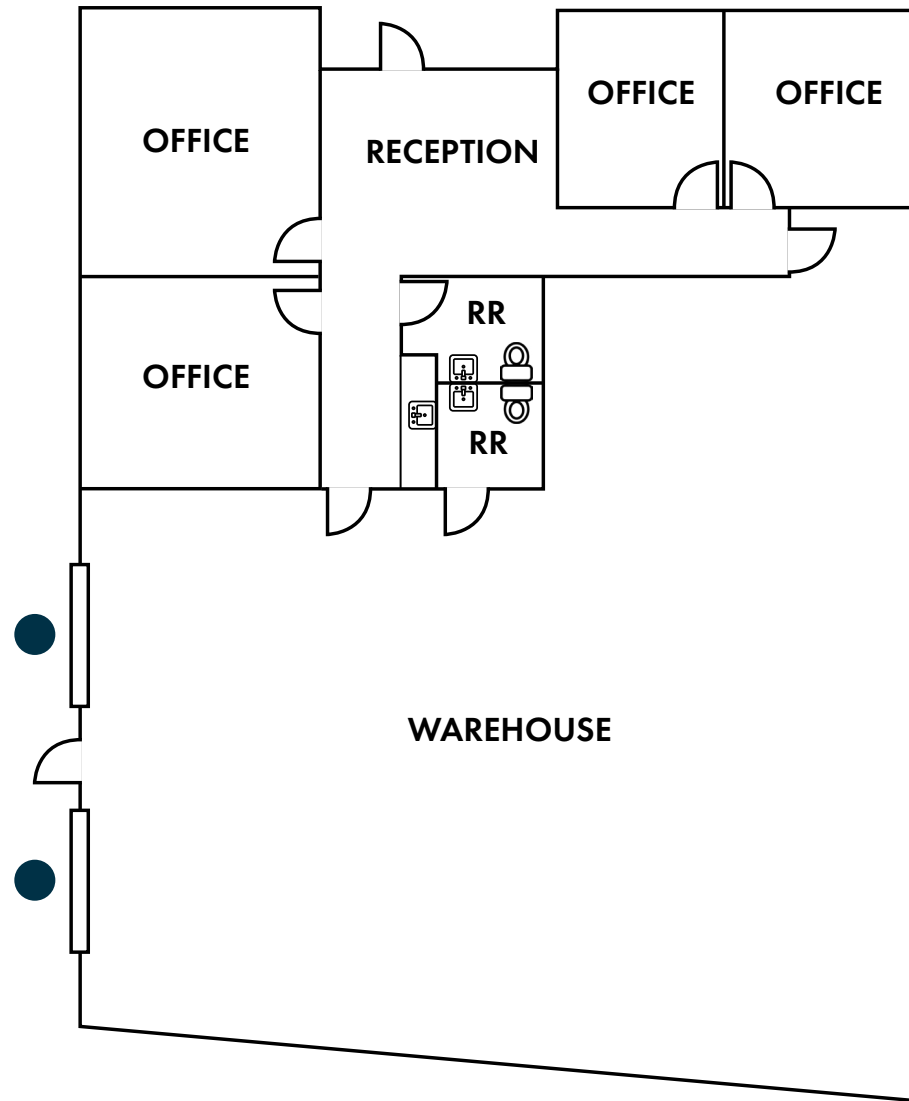
LEASE RATE: \$1.75/SF Gross

Call Brokers to Schedule Showing



FLOOR PLAN

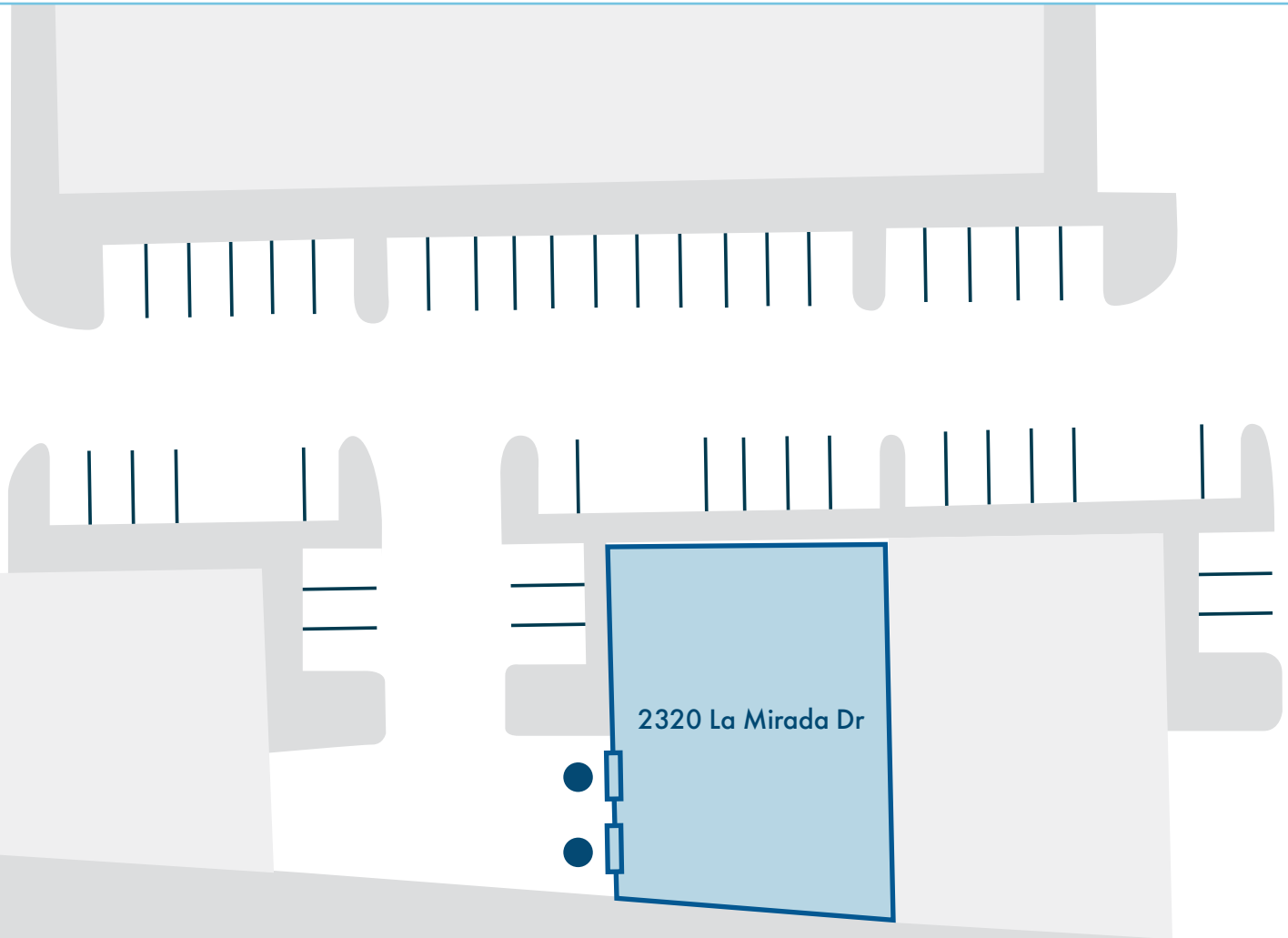
● = Grade Level Loading



SITE PLAN

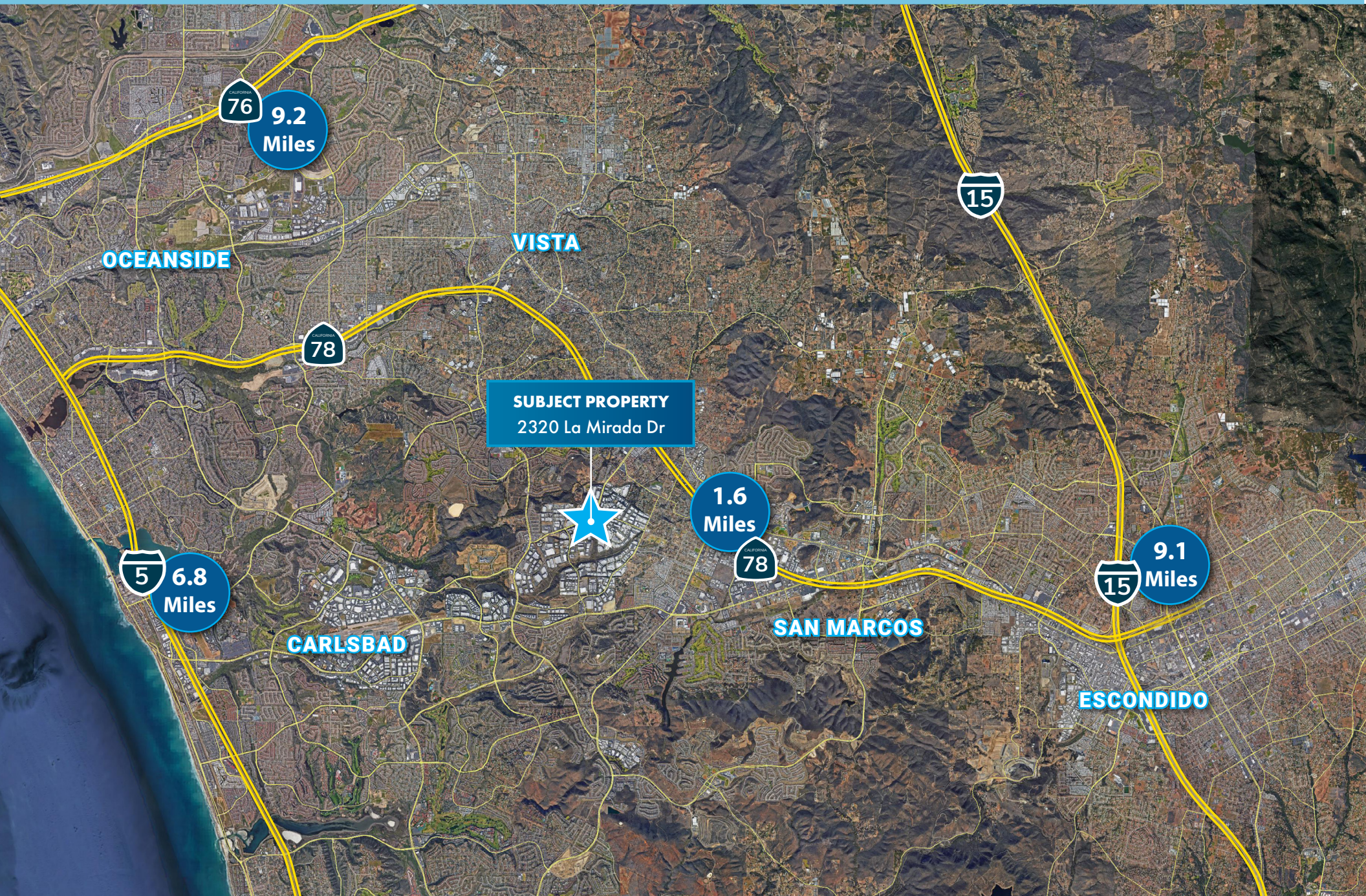
SF Available: **3,948 SF**
Parking: **10 Spaces**

● = Grade Level Loading



LA MIRADA

LOCATION MAP



2320 La Mirada Drive

Vista, CA 92081

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