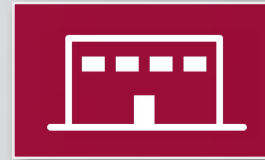


FREESTANDING INDUSTRIAL/ MANUFACTURING BUILDING

12,160 SF | 100% CLIMATE CONTROLLED

OAK RIDGE BUSINESS CENTER - 1185 JOSHUA WAY, VISTA, CA 92081

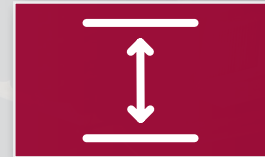




12,160 Square Feet
Single Tenant Building



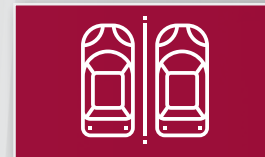
Heavy Power
800 Amps 277/480V
Tenant to Verify



Clear Height
18' Minimum



Grade Level Loading
Six (6) Grade Level Doors



Excellent Parking
25 Stalls (3.10/1,000 SF)



Sprinkler System
Fire Sprinklers



100% HVAC
Climate Controlled

AT A GLANCE

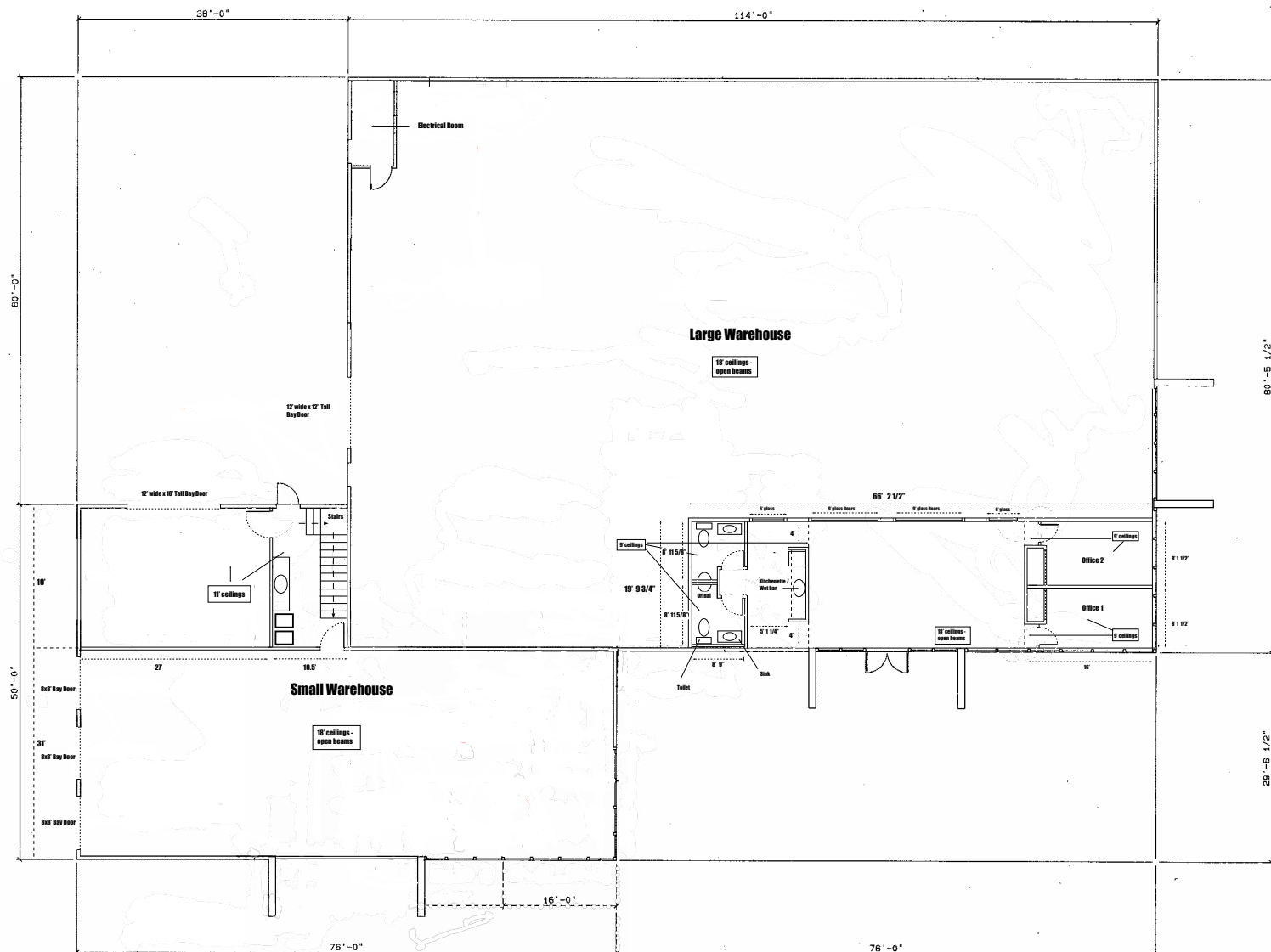
PROPERTY HIGHLIGHTS

SCALE: $1/8" = 1'-0"$



SITE ADDRESS IS 1185 JOSHUA WAY,
VISTA, CALIFORNIA.

Versions 1.8





Sycamore Ave
(32,521 VPD)

SUBJECT PROPERTY
1185 Joshua Way

Business Park Dr
(10,386 VPD)

PREMISES OVERVIEW

STREET ADDRESS: 1185 Joshua Way, Vista CA

BUSINESS PARK: Oak Ridge Business Center

TOTAL SQUARE FEET: 12,160 Square Feet

LOT SIZE: 1.17 Acres

LOADING: Six (6) Grade Level Doors

POWER: 800 amps - 277/480 V Power

YEAR BUILT: 1986

HVAC: 100% Throughout

CLEAR HEIGHT: 18' Minimum

PARKING RATIO: 3.10/1000 SF - 25 Stalls

ZONING: M

SPRINKLER SYSTEM: Fire Sprinkler

LEASE RATE: Submit

SALE PRICE: Submit



SITE AERIAL



Mathew's

Show Imaging Inc.

Industrial
Commercial Systems

Odyssey Power

Habit Hair
Extensions

Alpha Analytical
Laboratories Inc.

American Security
Group

Brandy Ranch

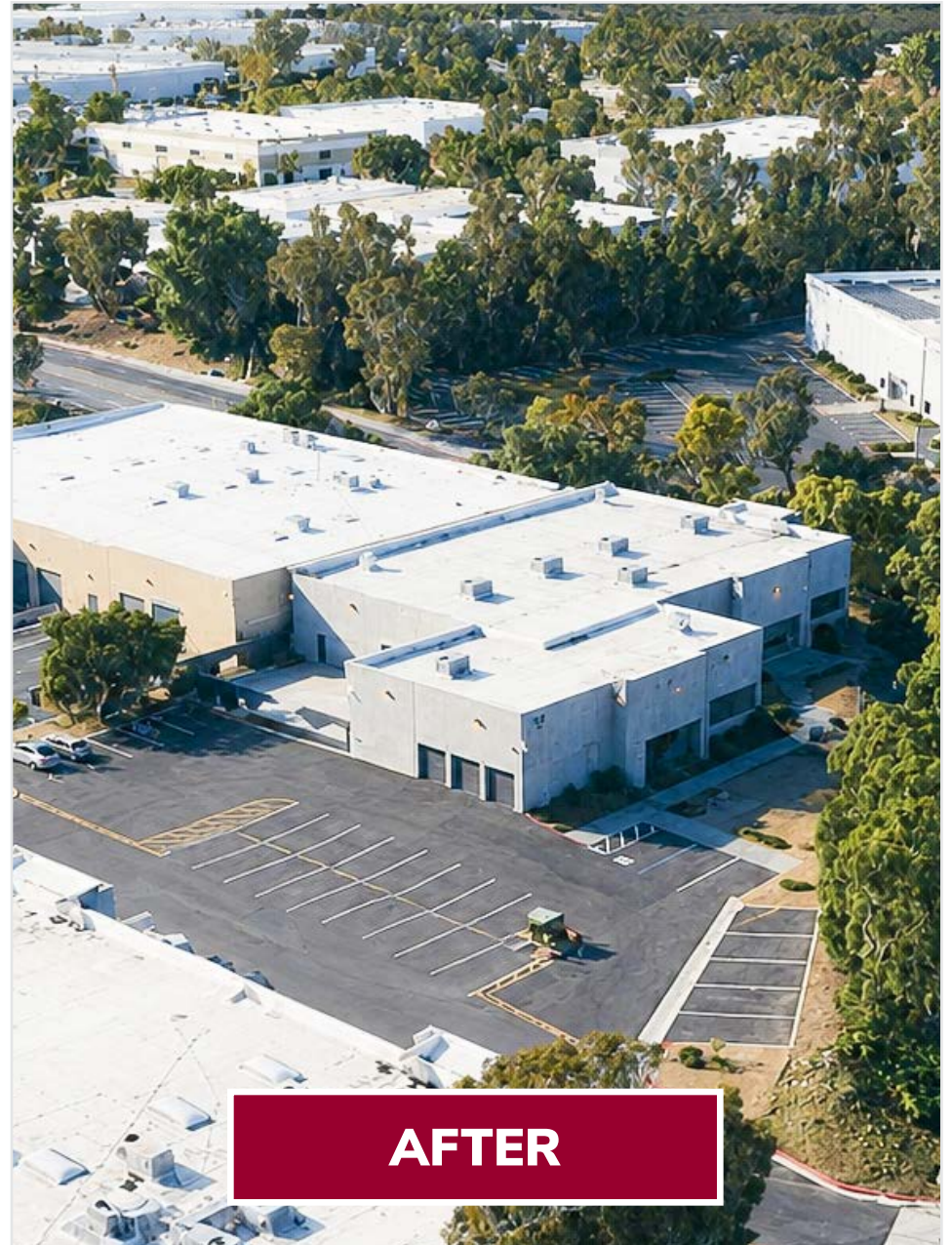
Niza Knoll
Galleries

SUBJECT PROPERTY
1185 Joshua Way

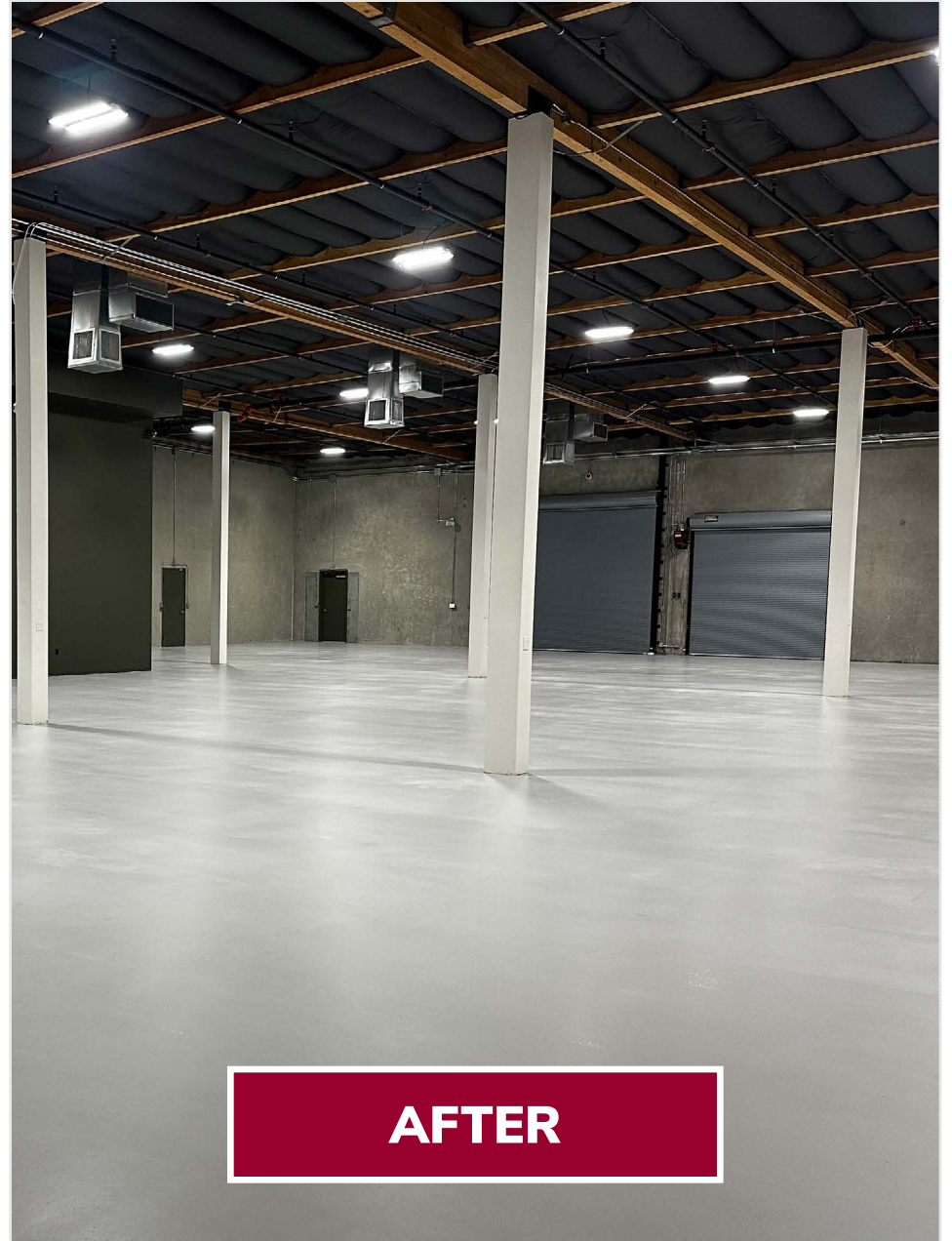
Business Park Dr
(10,386 VPD)

Joshua Way

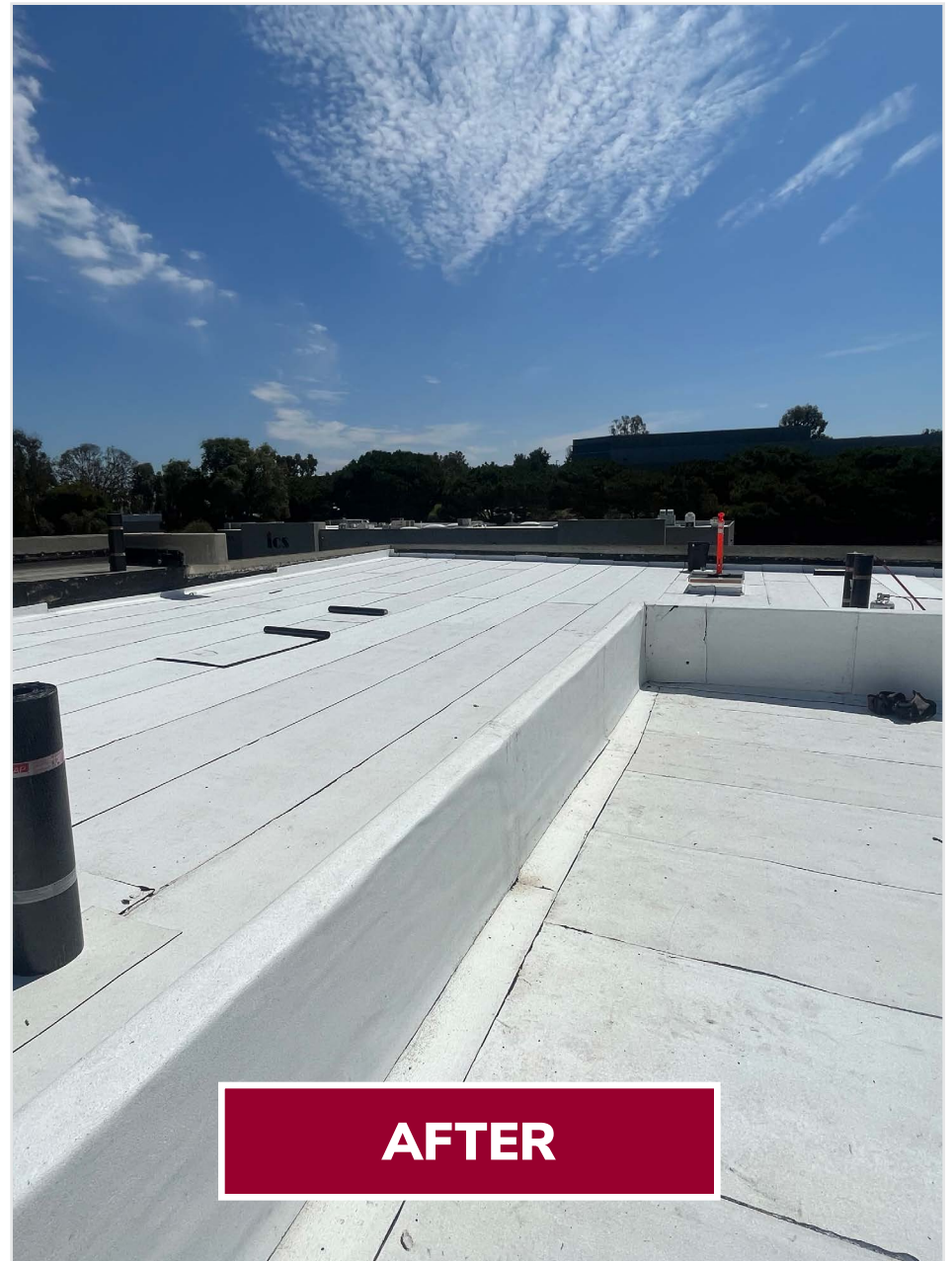
EXTERIOR IMPROVEMENTS



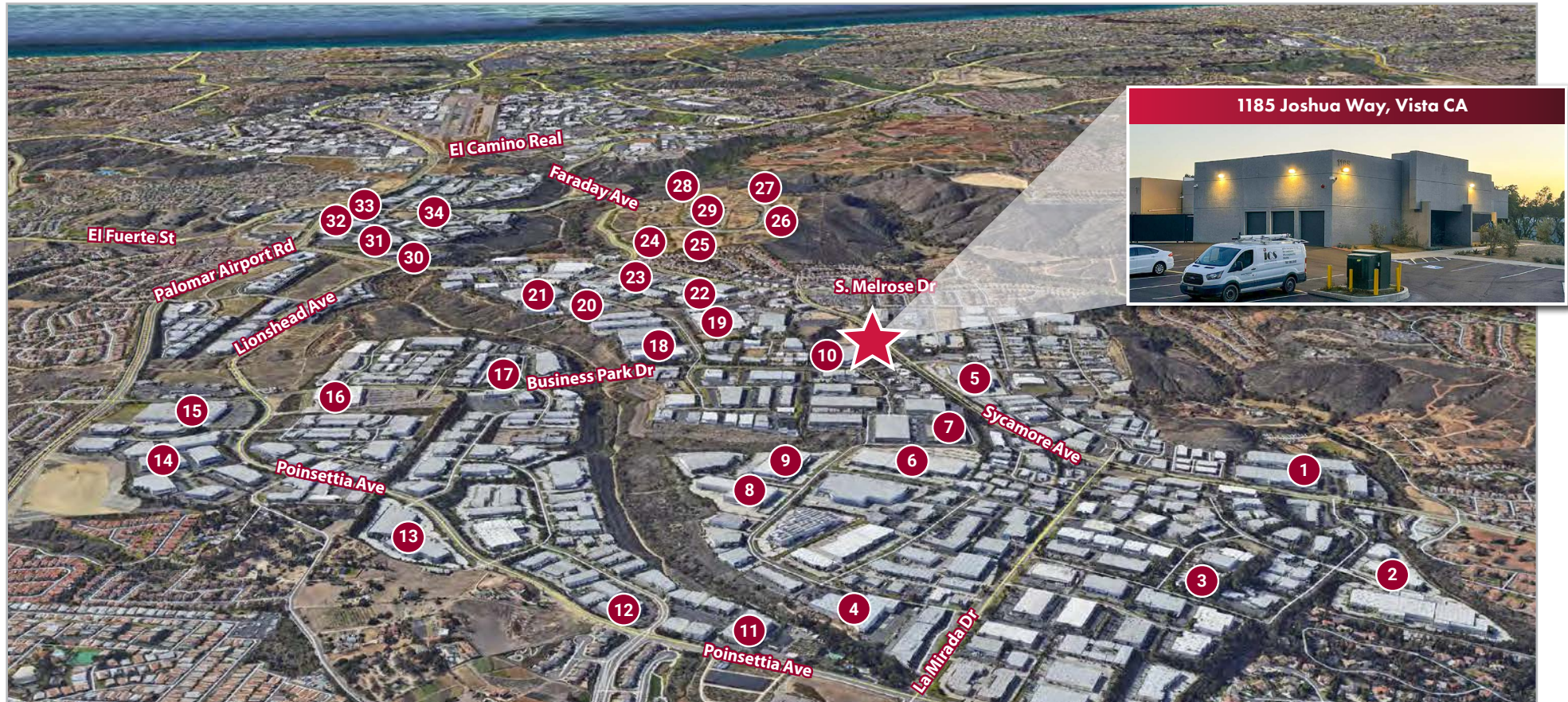
INTERIOR IMPROVEMENTS



ROOF IMPROVEMENTS

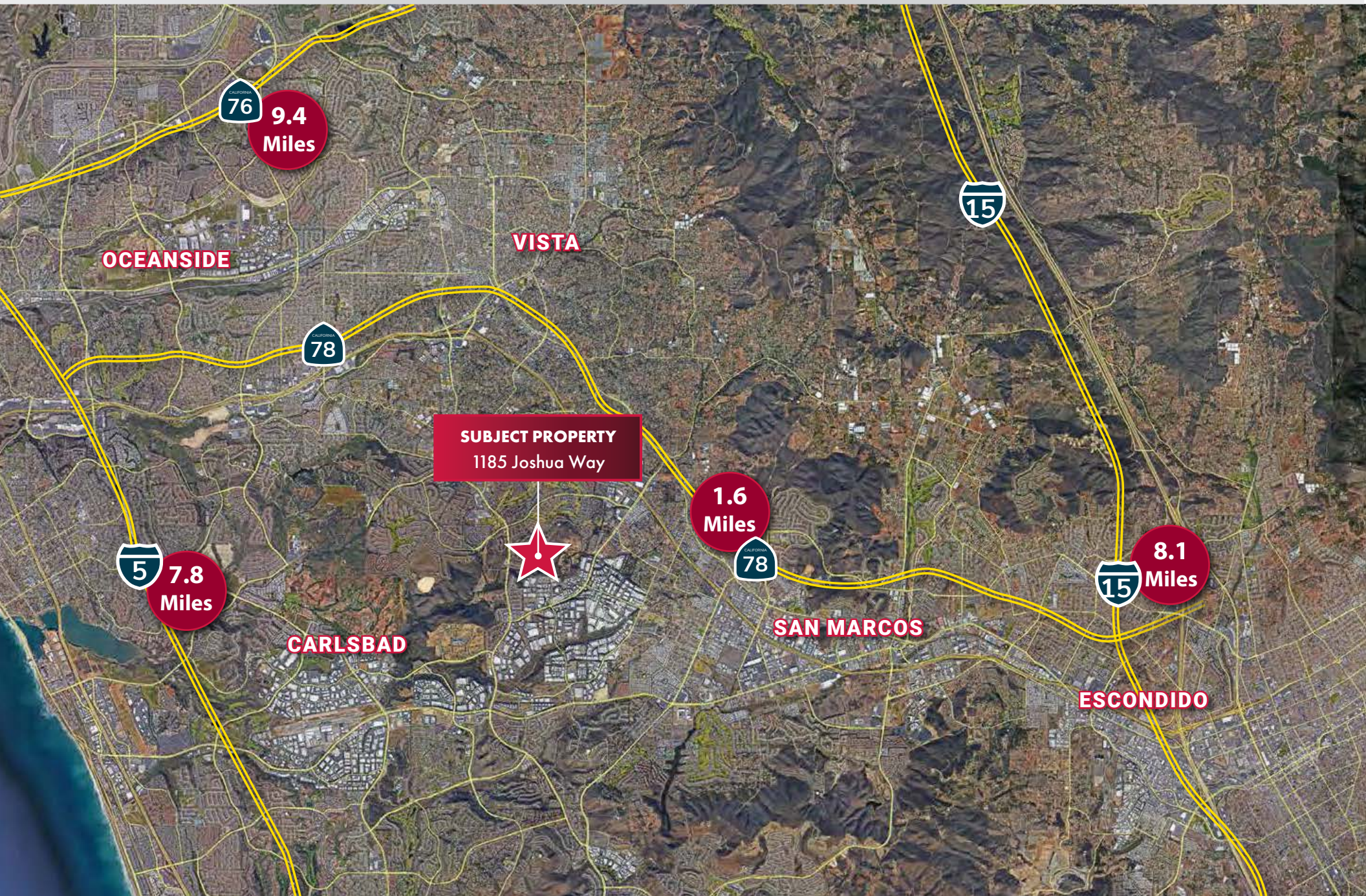


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JEWELLERS	12	DIG water matters	17	ACCU-TEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIES, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	EMI	10	STONE BREWING CO.	15	amazon	20	DR. BONNIE'S ALL-ONE!	25	UNITE PROFESSIONAL DEVELOPMENT	30	CISCO		

LOCATION MAP



1185 JOSHUA WAY

Vista, CA 92081

For More Information Contact:

Barry Hendler

bhendler@lee-associates.com

760.448.1373

