

Rancho Vista Business Park

INDUSTRIAL SUITES FOR LEASE

*3,150-27,264 RSF Suites Available
in the 40-Building, Master-Planned
Rancho Vista Business Park*

KIDDER.COM

EXCLUSIVELY LEASED BY

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **Kidder
Mathews**



High-image suite with abundant skylights, high-bay warehouse lights in each suite & loading features with proximity to CA-78.

SUITES AVAILABLE	2	
AVAILABLE RENTABLE SF	1330 Speciality Dr, Suite B	3,150
	1391 Specialty Dr, Suite A	27,264
NO OF BUILDINGS	40	
LAND ACRES	80	
POWER	Above standard	
PROPERTY MANAGEMENT	On-site & professional	
EXTERIOR	Outdoor eating areas	
WAREHOUSE AMENITIES	Over-sized loading capabilities, high-bay lights & skylights	
ZONING	SPI, Vista	
CLEAR HEIGHT	16' - 24'	
PARKING	Concrete lots & driveways	
LOADING	Dock(s) & over-sized grade-level doors in each suite (12'x14')	

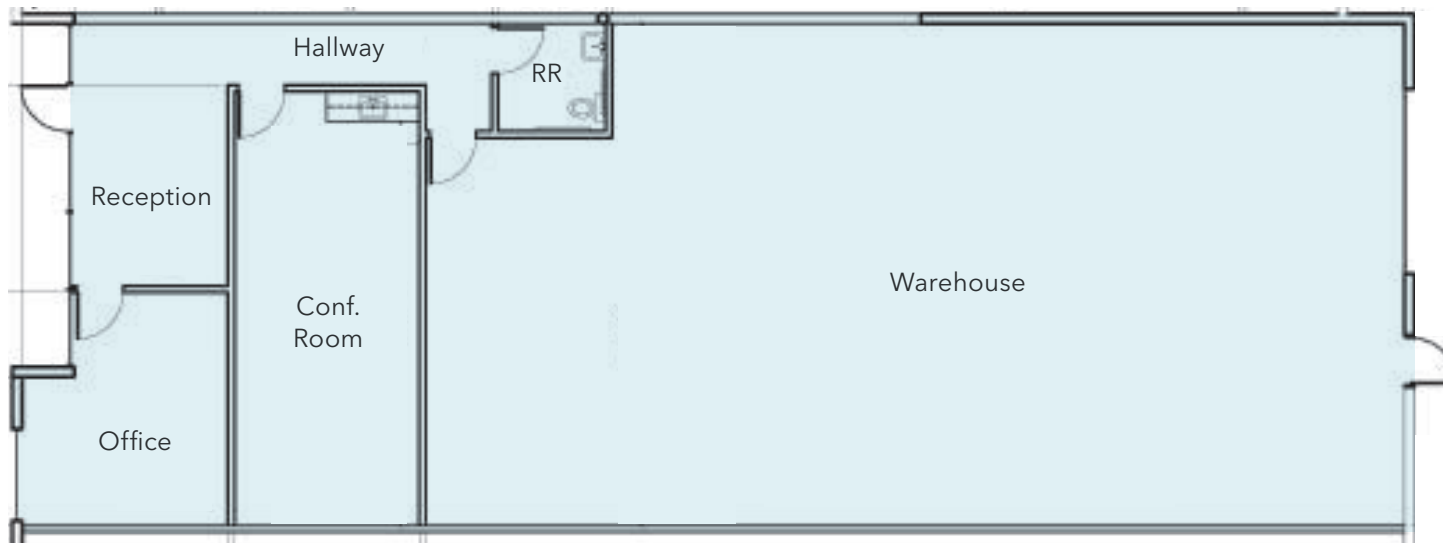
RANCHO VISTA BUSINESS PARK



CURRENT AVAILABILITIES

Address	Suite	Lease Rate (RSF/MO)	Suite Size	Available	Features
1330 Specialty Dr	B	\$1.55 MG + \$0.10 CAM	3,150 RSF	Within 60 days notice	Rec, 1 private office, conf / production room, restroom
1391 Specialty Dr	A	\$1.10 NNN + \$0.25 OPEX	27,264 RSF	Within 60 days notice	Approx 4,000 SF office, open warehouse, dock and grade level loading

1330 SPECIALTY DR, SUITE B FLOOR PLAN



3,150 RSF

AVAILABLE

\$1.55

LEASE RATE (RSF/MO) + \$0.10 CAM

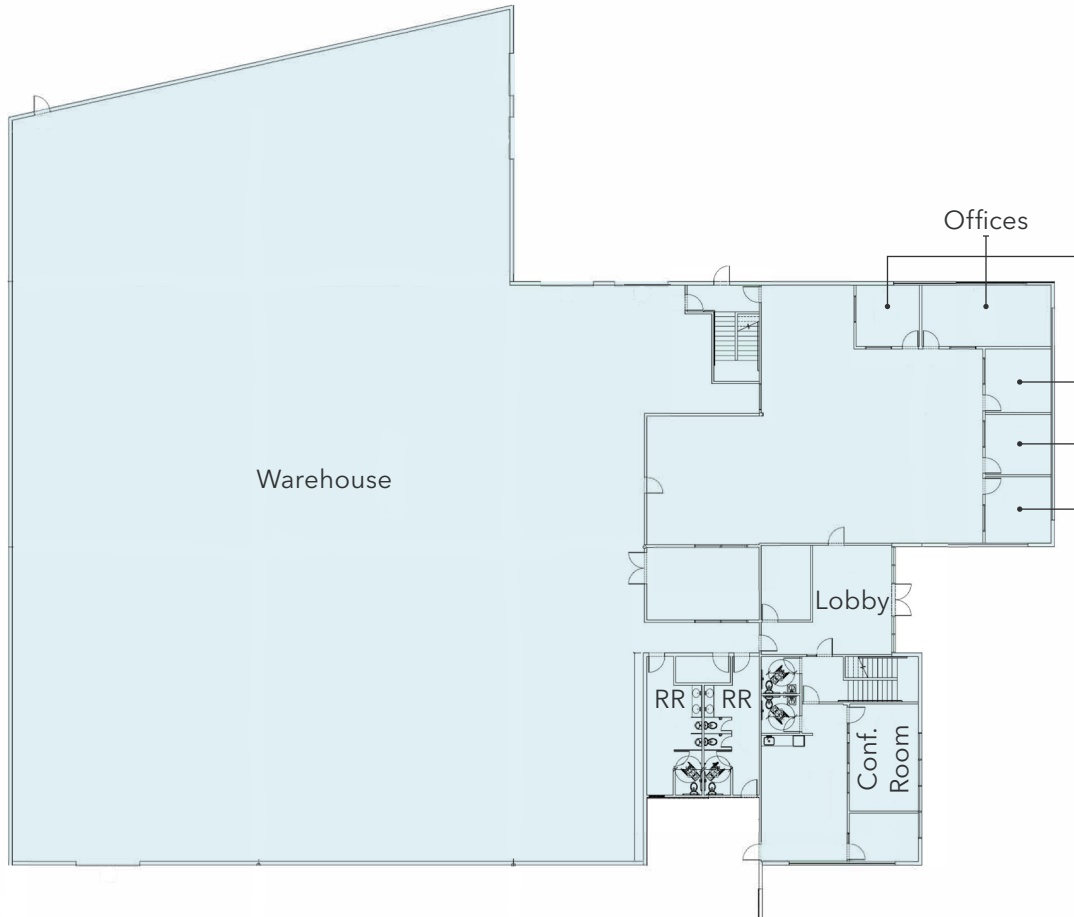
60 DAYS

AVAILABLE WITHIN 60 DAYS NOTICE

Rec, 1 private office, conf /
production room, restroom

1391 SPECIALTY DR, SUITE A FLOOR PLAN

First Floor



27,264 RSF

AVAILABLE

22' - 24'

CLEAR HEIGHT

\$1.10 NNN

LEASE RATE (RSF/MO) +\$0.25 OPEX

NOW

AVAILABLE

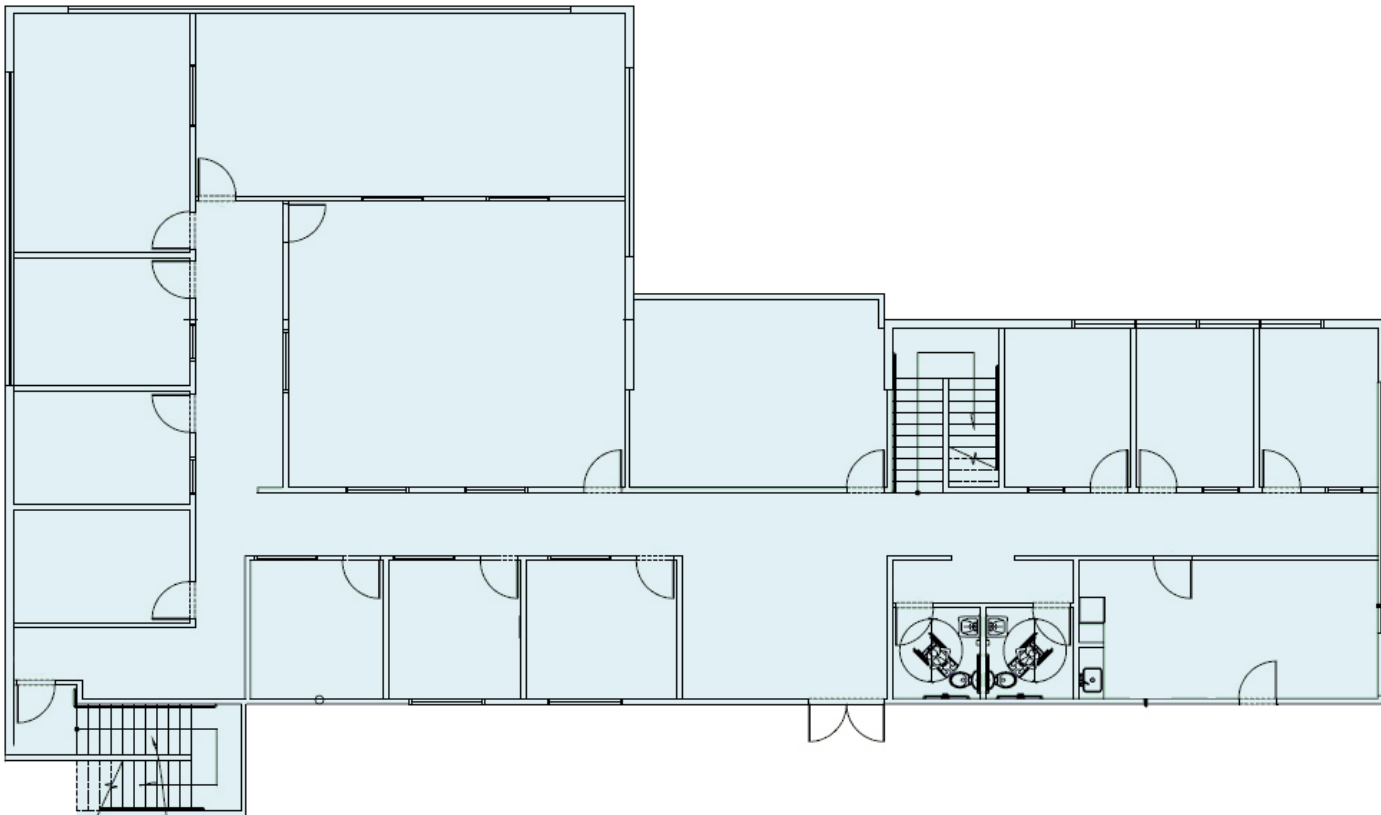
Approximately 4,000 SF office,
open warehouse, dock and grade
level loading

1391 SPECIALTY DR, SUITE A FLOOR PLAN

Second Floor

27,264 RSF

AVAILABLE

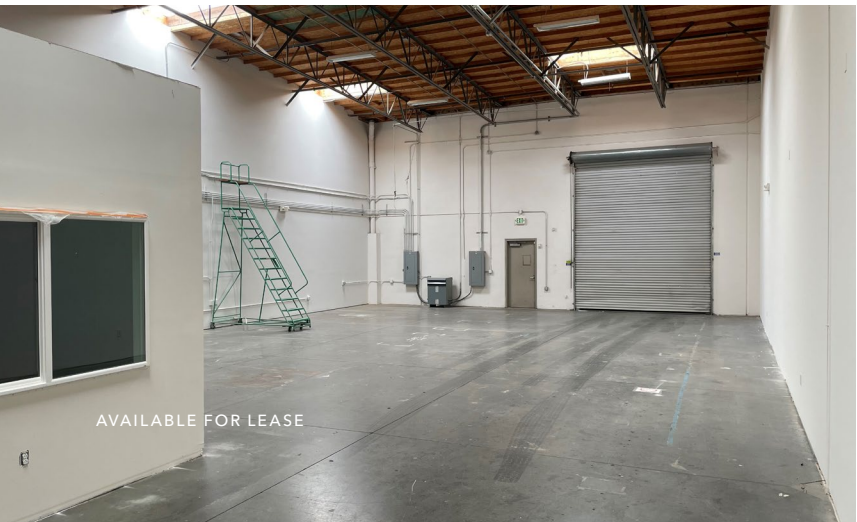




RANCHO VISTA BUSINESS PARK



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AVAILABLE FOR LEASE



KIDDER MATHEWS

HIGHLY- ACCESSIBLE LOCATION

Close to McClellan-Palomar Airport

Conveniently located near major
confluences Highway-78 and Interstate-5

Located in Vista's prime industrial area

Easy for visitors to locate

Surrounded by Vista's premier industrial &
commercial hub

7 MIN

CALIFORNIA 78
VIA POINSETTIA AVE

10 MIN

MCCLELLAN-
PALOMAR AIRPORT



RANCHO VISTA BUSINESS PARK

*Exclusively
listed by*

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