

FOR SALE

±65,000 SF INDUSTRIAL BUILDING | 3.36 ACRE LOT

IDEAL FOR OWNER USERS

(DO NOT DISTURB TENANT)

MAJOR PRICE REDUCTION!

\$195 PSF

3235 EXECUTIVE RIDGE
VISTA, CA 92081

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kw

◆ PROPERTY DESCRIPTION ◆



VIEW MATTERPORT
VIDEO

±65,000 SF
BUILDING SIZE

3.36 AC (146,361 SF)
LOT SIZE

Upon Close of Escrow
OCCUPANCY

0.46
FAR

8 Grade Level Loading Doors
2 Dock High Loading Doors
LOADING

Two 2,000 Amp Meters Totaling 4,000 Amps,
3 phase, 480v* (To Be Verified by Buyer)
POWER

20' - 24'
CLEAR HEIGHT

Approx. 126 Parking Spaces
PARKING RATIO

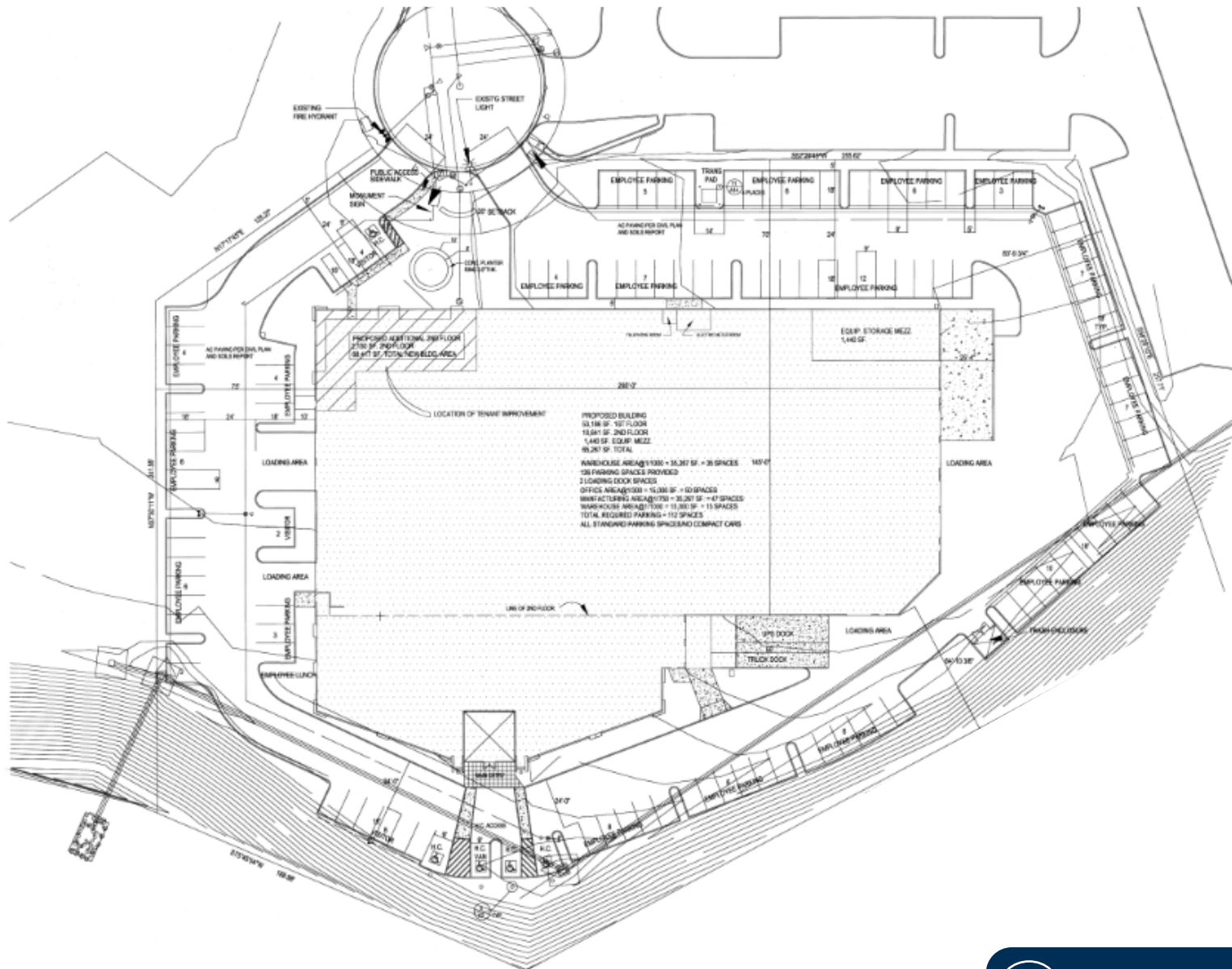
221-660-33-00
ASSESSOR'S PARCEL NUMBER

2000
YEAR BUILT

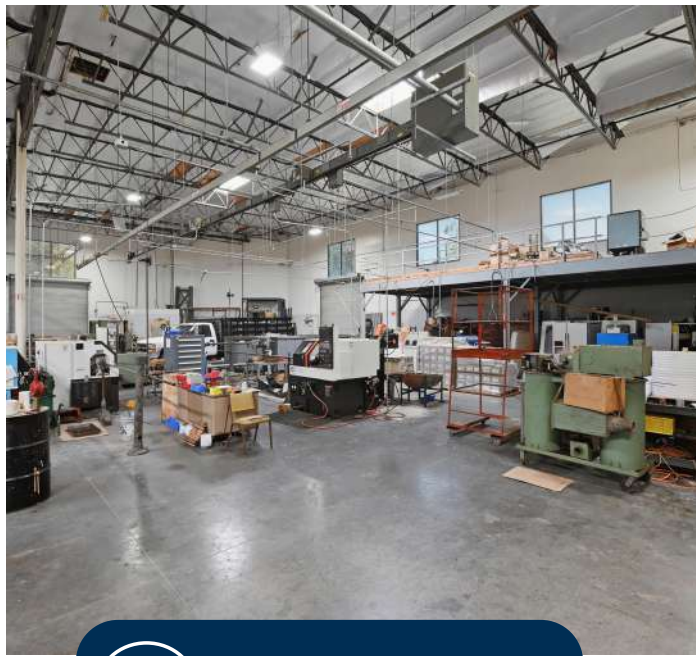
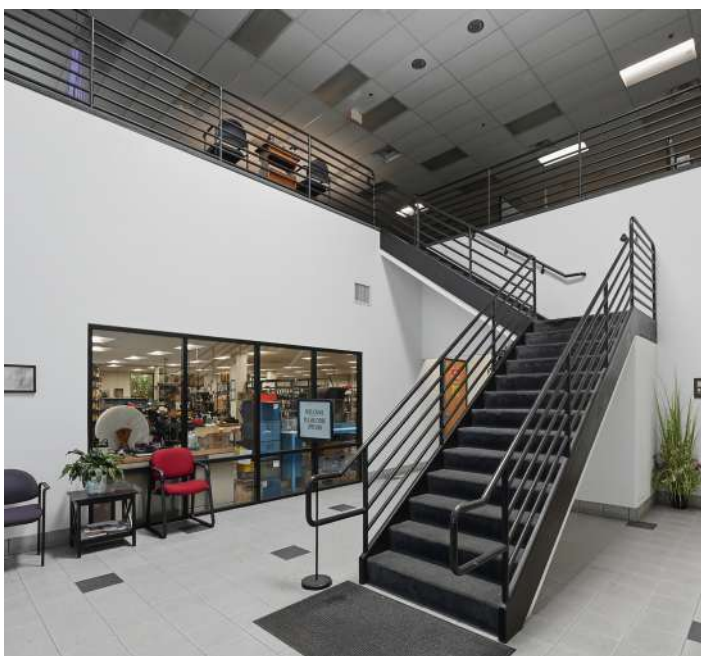
Heavy power, Drive-Around Access, Two Entry Points
off Cul-du-Sac
SPECIAL FEATURES

\$12,675,000 (\$195/SF)
SALE PRICE

◆ SITE PLAN ◆



◆ BUILDING PHOTOS ◆



VIEW MATTERPORT
VIDEO



◆ AERIAL MAP ◆



◆ AMENITIES MAP ◆





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FOR MORE INFORMATION, PLEASE CONTACT:

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