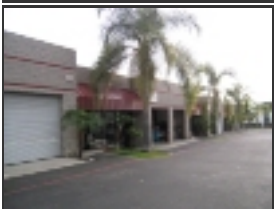




**538 Olive Ave.** - Vista, CA 92083

<b>Space Available:</b>	650 - 3,000 SF	<b>Rental Rate:</b>	\$1.00 - \$1.50/SF/Month	<b>Justin Beattie</b>	(760) 431-4229
<b>Property Type:</b>	Industrial Warehouse				



**Creekview Industrial Park** - 2588 Progress Street, Vista, CA 92081

<b>Space Available:</b>	703 - 1,047 SF	<b>Rental Rate:</b>	\$0.65 - \$0.80/SF/Month	<b>Marko Dragovic</b>	(760) 929-7839
<b>Property Type:</b>	Industrial Flex Space			<b>Adam Robinson</b>	(760) 448-2438
				<b>Isaac Little</b>	(760) 929-7862

**Property Description:**

SPACE AVAILABLE FOR LEASE IN THE CREEKVIEW INDUSTRIAL PARK PROPERTY FEATURES: \* Multi-Tenant Industrial Building Totaling 30,914 Sq Ft \* Attractive Front Offices with HVAC \* Lush Landscaping Throughout the Park \* Park is Fenced and Gated \* 14' Minimum Clear Height \* Grade Level Loading \* Skylights in the Warehouse Area \* Power: 100 Amps, 120/208 Volts \* Parking: 2.1 / 1,000 Sq Ft \* Conveniently Located Near I-5, Hwy 78 and I-15 \* Suites are on JX130 Lock Box



**South Santa Fe Industrial Park** - 2502-2518 S. Santa Fe Ave, Vista, CA 92084

<b>Space Available:</b>	800 - 3,200 SF	<b>Rental Rate:</b>	\$0.80 - \$1.15/SF/Month	<b>Jesse Neville</b>	(858) 513-3999
<b>Property Type:</b>	Industrial Flex Space				

**Property Description:**

Located approx 1 mile from CA-78, this center offers both storefront and warehouse suites. Ample parking, spaces available from 800 to 3200 sf! For information please contact Jesse Neville at (858) 513-3999 (Rates and/or Incentives are subject to change without notice)



**Melrose Business Center** - 1310-1338 N Melrose Drive, Vista, CA 92083

<b>Space Available:</b>	970 - 1,800 SF	<b>Rental Rate:</b>	\$0.80 - \$0.85/SF/Month	<b>Stephanie Simpson</b>	(760) 517-5850
<b>Property Type:</b>	Industrial			<b>Bob Willingham</b>	(760) 602-4800
	Warehouse			<b>Joe Mcdermott</b>	(760) 517-5875

**Property Description:**  
Small industrial units with key location on major thoroughfare.



**Freeway Frontage Retail Showroom Space** - 1463 W. Vista Way, Vista, CA 92083

<b>Space Available:</b>	1,000 SF	<b>Rental Rate:</b>	\$1.35/SF/Month	<b>Chuck Currey</b>	(760) 730-9100
<b>Property Type:</b>	Retail				
	Free Standing Bldg				

**Property Description:**  
Rare opportunity for a small business to get freeway exposure without the enormous lease rates usually attached to high-visibility retail centers.



**Shadowridge Business Center Bldg. D** - 1930 Watson Way, Vista, CA 92083

<b>Space Available:</b>	1,008 - 1,476 SF	<b>Rental Rate:</b>	\$0.65 - \$0.85/SF/Month	<b>Trent S. France</b>	(760) 431-4235
<b>Property Type:</b>	Industrial			<b>Todd Davis</b>	(760) 431-4227
	Warehouse			<b>Karen M. Fuller</b>	(760) 431-4214



**Vista Pointe Plaza** - 2420 Grand Ave., Vista, CA 92081

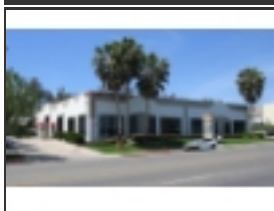
<b>Space Available:</b>	1,029 - 3,345 SF	<b>Rental Rate:</b>	\$0.75 - \$0.85/SF/Month	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Property Type:</b>	Industrial			<b>Justin Beattie</b>	(760) 431-4229
	Warehouse			<b>Monique Medley</b>	(760) 431-4236



**Vista Business Park** - 1120 Sycamore Ave, Vista, CA 92083

<b>Space Available:</b>	1,116 - 2,804 SF	<b>Rental Rate:</b>	\$1.00 - \$1.20/SF/Month	<b>Daniel Knoke</b>	(760) 438-8950
<b>Property Type:</b>	Office Office Building			<b>Chris Williams</b>	(760) 930-7952

**Property Description:**  
Small suites with ample parking.



**Hollow Business Park** - 1205 North Melrose Drive, Vista, CA 92083

<b>Space Available:</b>	1,166 - 2,800 SF	<b>Rental Rate:</b>	\$0.78 - \$0.79/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Warehouse			<b>Josh McFadyen</b>	(760) 438-8950

**Property Description:**  
Incubator industrial suites. Monument sign. Drive around access. Fire sprinklered. Concrete Driveway. Frontage on Melrose Drive



**512 W. California St.** - Vista, CA 92083

<b>Space Available:</b>	1,172 - 1,302 SF	<b>Rental Rate:</b>	\$0.63 - \$0.67/SF/Month	<b>Gilbert Fogoros</b>	(760) 744-2161
<b>Property Type:</b>	Industrial Flex Space				

**Property Description:**  
Industrial space for manufacturing, storage, or repairs. Unit 210 includes yard space and storage container. Space 113 & 116 are offered with a one (1) months FREE rent with a one (1) year lease. Space 210 is offering two (2) free months with a one (1) year lease.



**Rancho Vista Business Park** - 1250 Activity Dr., Vista, CA 92083

<b>Space Available:</b>	1,310 - 1,452 SF	<b>Rental Rate:</b>	\$0.85/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial Warehouse			<b>Todd Davis</b>	(760) 431-4227



**Shadowridge Business Center - Bldg. A** - 2055 Thibodo Rd., Vista, CA 92083-7988

<b>Space Available:</b>	1,388 - 2,562 SF	<b>Rental Rate:</b>	\$0.65 - \$0.85/SF/Month	<b>Trent S. France</b>	(760) 431-4235
<b>Property Type:</b>	Industrial			<b>Todd Davis</b>	(760) 431-4227
	Warehouse			<b>Karen M. Fuller</b>	(760) 431-4214



**Business Park Pointe** - 1175 -1185 Park Center Drive, Vista, CA 92083

<b>Space Available:</b>	1,430 SF	<b>Rental Rate:</b>	\$0.79/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial			<b>Daniel Knoke</b>	(760) 438-8950
	Manufacturing				
<b>Property Description:</b>	Drive around access.				



**SEMCO BUILDING** - 1430 Vantage Court, Vista, CA 92081

<b>Space Available:</b>	1,453 - 5,840 SF	<b>Rental Rate:</b>	\$1.35 - \$1.48/SF/Month	<b>Charles Currey, SIOR</b>	(760) 707-1251
<b>Property Type:</b>	Industrial				
	Flex Space				



**Vista Technology Center** - 1483-1499 Poinsettia Avenue, Vista, CA 92083

<b>Space Available:</b>	1,504 - 8,349 SF	<b>Rental Rate:</b>	\$0.85 - \$1.05/SF/Month	<b>Dave Pinnegar</b>	(760) 930-7942
<b>Property Type:</b>	Industrial			<b>Russ Jabara</b>	(760) 438-8950
	Manufacturing				
<b>Property Description:</b>	228,381 sf multi-tenant, gated industrial park. Suites available with fiber optic capability. Easy access to Palomar Airport Road and Highway 78. Property features grade level loading, 16'-18' clear height, high-end office build-out, sprinklered, 3/1,000 sf parking ratio, ample power and on-site deli. Tenant Incentive: 1 month free per year (deals done by July 31, 2008) Broker Bonus: \$500 Nordstrom gift certificate (2-5 year deals)				



**Emerald Auto Center - 241-257 N. Emerald Dr., Vista, CA 92083**

<b>Space Available:</b>	1,600 - 2,002 SF	<b>Rental Rate:</b>	\$0.95 - \$0.97/SF/Month	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Property Type:</b>	Industrial Warehouse			<b>Mike Erwin</b>	(760) 930-7971



**Fortune Business Park - 2598 Fortune Way, Vista, CA 92083**

<b>Space Available:</b>	1,741 SF	<b>Rental Rate:</b>	\$0.76/SF/Month	<b>Monique Medley</b>	(760) 431-4236
<b>Property Type:</b>	Industrial Warehouse				



**Vista Oaks Business Center - 2865 Scott St., Vista, CA 92083**

<b>Space Available:</b>	1,750 - 1,930 SF	<b>Rental Rate:</b>	\$0.85 - \$0.88/SF/Month	<b>Dennis Visser, SIOR</b>	(760) 431-4216
<b>Property Type:</b>	Industrial Warehouse			<b>Steven Field</b>	(760) 431-3825
				<b>Aric C. Starck</b>	(760) 431-4211



**Thibodo Ranch Business Center - 2330 - 2336 La Mirada Drive, Vista, CA 92081**

<b>Space Available:</b>	1,776 SF	<b>Rental Rate:</b>	\$0.75/SF/Month	<b>Greg Pieratt</b>	(760) 929-9977
<b>Property Type:</b>	Industrial Flex Space			<b>Larry Strickland</b>	(760) 929-9700

**Property Description:**

SUITES AVAILABLE FOR LEASE IN THE THIBODO RANCH BUSINESS CENTER PROPERTY FEATURES: \* Spaces Available from 1,728 Sq Ft - 5,184 Sq Ft \* Fiber Optics Available \* Built in 2005 \* 15' Minimum Clear Height \* Grade Level Loading \* Expandable Power Available \* 2.7 / 1,000 Parking Ratio \* Fire Sprinklered \* Gas Available to Each Building \* Ideal Location to Access Hwy 78 & I-15 PLEASE SEE ATTACHED BROCHURE FOR ADDITIONAL DETAILS



**1565 La Mirada Drive** - Vista, CA 92081

**Space Available:** 1,800 - 5,400 SF      **Rental Rate:** \$0.60/SF/Month      **Glenn Stokoe** (760) 448-2440  
**Property Type:** Industrial  
 Manufacturing

**Property Description:**

Industrial building offers grade level loading, heavy power and truck access. Two suites available: 3,800 SF Unit Features: > 600 SF of office > Bonus mezzanine & extra 2nd story office > 12' x 12' grade level loading door > Heavy Power 1,600 SF Unit Features: > Warehouse, restroom and large paint booth (paint booth can be removed) > Heavy power > Minimal office > 12' x 12' grade level loading door Lease Rate: \$0.60 per sf, Industrial Gross



**Rancho Vista Business Park** - 1251 Activity Dr., Vista, CA 92083

**Space Available:** 1,941 SF      **Rental Rate:** \$0.65/SF/Month      **Todd Davis** (760) 431-4227  
**Property Type:** Industrial  
 Warehouse

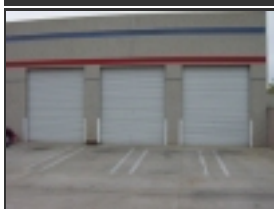


**Vista Business Park** - 2545 Progress St, Vista, CA 92081

**Space Available:** 1,943 - 10,033 SF      **Rental Rate:** \$0.59 - \$0.64/SF/Month      **Rob Gunness** (760) 438-8524  
**Property Type:** Industrial  
 Flex Space

**Property Description:**

Multi-Tenant Industrial Building in Vista Business Park



**Commercial/Industrial Condo** - 1124 N. Melrose Drive, #201, Vista, CA 92083

**Space Available:** 2,000 SF      **Rental Rate:** \$1.00/SF/Month      **Edwin Engle** (760) 720-2829  
**Property Type:** Industrial  
 Warehouse

**Property Description:**

Includes 4 12 ft roll-up doors, and hydraulic auto lift inside space and 2,190 SF of secure outside storage yard; zoned M - industrial



**O'Dell Business Center - 2475 Coral St, Vista, CA 92083**

<b>Space Available:</b>	2,061 SF	<b>Rental Rate:</b>	\$0.59/SF/Month	<b>Rob Gunness</b>	(760) 438-8524
<b>Property Type:</b>	Industrial Flex Space				
<b>Property Description:</b>	2,061 SF of Industrial Space available in Vista, CA				



**Rancho Vista Business Park - 1340 Specialty Dr., Vista, CA 92083**

<b>Space Available:</b>	2,183 SF	<b>Rental Rate:</b>	\$0.79/SF/Month	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Description:</b>	*Shared Dock Access				



**Vista View Business Park - 1230-1236 Activity Drive, Vista, CA 92081**

<b>Space Available:</b>	2,400 - 5,200 SF	<b>Rental Rate:</b>	\$0.65 - \$0.68/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Flex Space			<b>Daniel Knoke</b>	(760) 438-8950
<b>Property Description:</b>	Two months free rent per year on a two year or greater lease term. Fire sprinklered. 203 skylights per bay. All units charged a Common Area Maintenance fee (CAM) of \$0.12/SF.				



**Vista Business Park** - 2575 Pioneer Avenue, Vista, CA 92081

<b>Space Available:</b>	2,400 - 13,417 SF	<b>Rental Rate:</b>	\$0.49/SF/Month	<b>Adam Robinson</b>	(760) 448-2438
<b>Property Type:</b>	Industrial			<b>Marko Dragovic</b>	(760) 929-7839
	Flex Space			<b>Isaac Little</b>	(760) 929-7862

**Property Description:**

OFFICE / INDUSTRIAL / R & D SPACE AVAILABLE IN THE VISTA BUSINESS PARK INDUSTRIAL AVAILABILITY FROM 8,745 TO 13,417 SQ FT OFFICE SUITES AVAILABLE FROM 2,500 AND 5,000 SQ FT PROPERTY FEATURES: \* Rare Small Units with Dock High & Grade Level Loading \* Heavy Power: 200-800 Amps, 277/480 Volts \* 20' Minimum Clear Height \* Potential Fenced Yard / Parking \* High Image Industrial / R&D and Office Suites Available \* Newly Refurbished Offices \* Major Renovation Recently Completed \* Lush Landscaped Environment \* Property has Three (3) Separate Access Points with Drive-Around Truck Access \* Excellent Access to Hwy 78, Palomar Airport Rd and I-5



**Bostick, LLC** - 2496 South Santa Fe Ave, Vista, CA 92084

<b>Space Available:</b>	2,475 - 6,000 SF	<b>Rental Rate:</b>	\$0.65 - \$0.85/SF/Month	<b>Steven Hyndman</b>	(760) 727-0533
<b>Property Type:</b>	Industrial				
	Manufacturing				

**Property Description:**

This property is in the unincorporated area of Vista, in the County of San Diego. Yard space available



**2439 Cades Way** - Vista, CA 92081

<b>Space Available:</b>	2,702 SF	<b>Rental Rate:</b>	\$0.59/SF/Month	<b>General Inquiries</b>	(760) 591-4100
<b>Property Type:</b>	Industrial				
	Warehouse				

**Property Description:**

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**Coral Tree Commerce Center** - 2780 La Mirada Dr, Vista, CA 92081

<b>Space Available:</b>	2,721 SF	<b>Rental Rate:</b>	\$0.69/SF/Month	<b>Rob Gunness</b>	(760) 438-8524
<b>Property Type:</b>	Industrial				
	Distribution Warehouse				

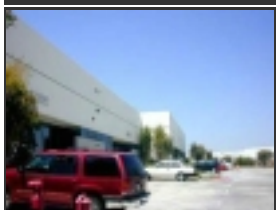
**Property Description:**

A 253,972 SF DISTRIBUTION/ MANUFACTURING PROJECT



**INDUSTRIAL COURT** - 2117 Industrial Ct., Vista, CA 92084

<b>Space Available:</b>	2,757 SF	<b>Rental Rate:</b>	\$0.60/SF/Month	<b>Charles Currey, SIOR</b>	(760) 707-1251
<b>Property Type:</b>	Industrial Flex Space				



**Rancho Vista Business Park** - 1253 Activity Dr., Vista, CA 92083

<b>Space Available:</b>	2,850 SF	<b>Rental Rate:</b>	\$0.75/SF/Month	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219



**2310 Cousteau Court** - 2310 Cousteau Ct., Vista, CA 92083

<b>Space Available:</b>	2,950 SF	<b>Rental Rate:</b>	\$1.10/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial Warehouse			<b>Justin Beattie</b>	(760) 431-4229



**Sycamore Pointe Business Park** - 1315 Hot Spring Way, Vista, CA 92081

<b>Space Available:</b>	3,222 - 4,894 SF	<b>Rental Rate:</b>	\$0.65 - \$0.79/SF/Month	<b>Bob Willingham</b>	(760) 602-4800
<b>Property Type:</b>	Industrial Manufacturing			<b>John Witherall</b>	(760) 517-5836

**Property Description:**

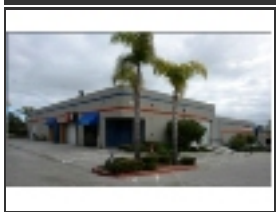
Industrial units for lease with an option to purchase. Deliverable in Shell or Build to Suit. Several move-in ready suites. Natural gas available. 12'x14' truck doors. Fire sprinklers (.6/2,000 Extra Hazard).



**1280 Liberty Way** - Vista, CA 92081

<b>Space Available:</b>	3,300 SF	<b>Rental Rate:</b>	\$0.60/SF/Month	<b>Rusty Williams</b>	(760) 448-2453
<b>Property Type:</b>	Industrial Flex Space			<b>Matt Weaver</b>	(760) 929-9700

**Property Description:**  
3,300 SQ FT INDUSTRIAL SUITE AVAILABLE FOR LEASE PROPERTY FEATURES: \* Appr. 900 Sq Ft of Office Space \* Oversized Roll-Up Door \* Drive Around Access \* 24' Clear Height \* Excellent Parking \* Building Signage \* End Cap Unit



**Vista Business Park** - 1146 N. Melrose Dr., Vista, CA 92083

<b>Space Available:</b>	3,304 SF	<b>Rental Rate:</b>	\$0.65/SF/Month	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Karen M. Fuller</b>	(760) 431-4214

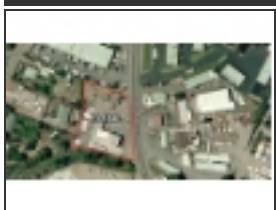
**Property Description:**  
6 Months Free Rent



**2553 South Santa Fe Avenue** - Vista, CA 92084

<b>Space Available:</b>	3,345 SF	<b>Rental Rate:</b>	\$1.64/SF/Month	<b>Russ Jabara</b>	(760) 438-8950
<b>Property Type:</b>	Industrial Flex Space			<b>David Harper</b>	(858) 677-5335

**Property Description:**  
M52-Zoned industrial land which allows for outside storage, automotive and heavy industrial uses. Parcel #217-101-04-18.



**2553 Santa Fe Ave** - Vista, CA 92083

<b>Space Available:</b>	3,345 SF	<b>Rental Rate:</b>	\$2.84/SF/Month	<b>General Inquiries</b>	(760) 438-8950
<b>Property Type:</b>	Industrial Manufacturing				



**Oak Ridge Business Park** - 980 & 990 Park Center Drive, Vista, CA 92083

<b>Space Available:</b>	3,360 - 4,032 SF	<b>Rental Rate:</b>	\$0.75 - \$0.79/SF/Month	<b>Rusty Williams</b>	(760) 448-2453
<b>Property Type:</b>	Industrial			<b>Stephen Crockett</b>	(760) 448-2439
	Flex Space			<b>Greg Pieratt</b>	(760) 929-9977

**Property Description:**

IMMEDIATE OCCUPANCY AVAILABLE IN THE OAK RIDGE BUSINESS PARK PROPERTY FEATURES: \* Suites Available from 3,360 - 4,032 \* Two (2) Building Multi-Tenant Industrial Park \* Quality Office Improvements \* Two (2) Separate Entrances to the Park \* Natural Gas Stubbed to the 990 Bldg \* Clear Height : 18' Minimum \* Power: 200 Amps, 120 / 208 Volts, 3-Phase \* Loading: 12' x 12' Grade Level Doors - One (1) in Each Suite \* Warehouse Lighting & Racking \* Parking: 2.5 / 1,000 Sq Ft \* Drive Around Truck Access ADDED BENEFITS - HIGH QUALITY MAINTENANCE:



**Burke Sycamore Business park** - 2379 La Mirada Drive, Vista, CA 92081

<b>Space Available:</b>	3,437 SF	<b>Rental Rate:</b>	\$0.67/SF/Month	<b>Isaac Little</b>	(760) 929-7862
<b>Property Type:</b>	Industrial			<b>Adam Robinson</b>	(760) 448-2438
	Distribution Warehouse			<b>Marko Dragovic</b>	(760) 929-7839

**Property Description:**

FOR SALE OR LEASE Burke Sycamore Business Park is a multi-tenant industrial business park located in Vista, close to retail amenities and restaurants, within a couple of miles of Hwy 78. 2379 La Mirada Drive is an approximate 3,437 SF industrial unit that features 953 SF of office space with reception area, two offices, and a restroom, wet-bar, grade level loading and good power. Contact listing agents for more information.



**3121 Scott Street** - Vista, CA 92081

<b>Space Available:</b>	3,488 SF	<b>Rental Rate:</b>	\$0.55/SF/Month	<b>Adam Robinson</b>	(760) 448-2438
<b>Property Type:</b>	Industrial			<b>Marko Dragovic</b>	(760) 929-7839
	R&D			<b>Isaac Little</b>	(760) 929-7862

**Property Description:**

AVAILABLE FOR LEASE - INDUSTRIAL / R & D SUITE PROPERTY FEATURES: \* 3,488 Sq Ft Industrial / R&D Suite with Appr. 45% Office Space \* Within a 9,834 Sq Ft Industrial Building in Vista \* Space Consists of: Reception Area, Open Office Area, Wet Bar, Restroom, Large Private Office, Storage Room and Warehouse \* One (1) Grade Level Door \* Excellent Parking: 2.3 / 1,000 with Additional Street Parking \* Available with 30-Day Notice



**2449 Cades Way** - Vista, CA 92081

<b>Space Available:</b>	3,720 - 4,052 SF	<b>Rental Rate:</b>	\$0.65 - \$0.70/SF/Month	<b>Daniel Knoke</b>	(760) 438-8950
<b>Property Type:</b>	Industrial Warehouse			<b>Peter Merz</b>	(760) 930-7921

**Property Description:**

Suites can be combined. Natural gas available. Fire sprinklered. Skylights. Drive around truck access. Extensive glass line in upgraded office.

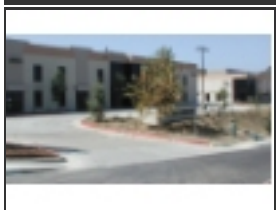


**2449 Cades Way** - Vista, CA 92081

<b>Space Available:</b>	3,720 - 4,052 SF	<b>Rental Rate:</b>	\$0.65 - \$0.79/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Warehouse			<b>Daniel Knoke</b>	(760) 438-8950

**Property Description:**

Drive around truck access, small multi-tenant suites with 20 foot clear height.

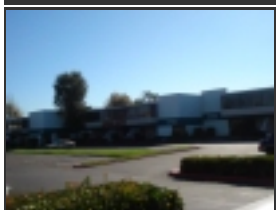


**Bella Vista Business Park** - 921-925 Poinsettia Avenue, Vista, CA 92081

<b>Space Available:</b>	3,772 SF	<b>Rental Rate:</b>	\$0.50/SF/Month	<b>Glenn Stokoe</b>	(760) 448-2440
<b>Property Type:</b>	Industrial Manufacturing				

**Property Description:**

Bella Vista Business Park is an industrial condominium park with units that offer grade level loading, 20' minimum clear height, good power, and 2.32:1,000 SF parking ratio. Units range from 1,700 to 3,800 SF.



**2135 Industrial Court** - Vista, CA 92081

<b>Space Available:</b>	3,778 SF	<b>Rental Rate:</b>	\$0.95/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Warehouse			<b>Daniel Knoke</b>	(760) 438-8950

**Property Description:**

Open floor plan with high ceilings and drive around access.



**Bella Vista Business Park** - 921 Poinsettia Ave, Vista, CA 92081

<b>Space Available:</b>	3,874 SF	<b>Rental Rate:</b>	\$1.35/SF/Month	<b>Joe Crotty</b>	(760) 930-7906
<b>Property Type:</b>	Industrial Manufacturing			<b>Glenn Stokoe</b>	(760) 517-5808

**Property Description:**

\* FDA approved kitchen area. \* Food processing facility. \* Owner is willing to share space. \* Two (2) walk-in refrigerators (fork lift accessible). \* Fully heated and cooled kitchen/food prep area. \* Office space includes reception area, one office and two restrooms. \* Floor drains throughout kitchen and refrigerators. \* 1,000 gallon grease trap. \* Prep and compartment sinks throughout kitchen area. \* High-capacity water heater. \* Fully equipped security system.



**Garden View Business Center** - 1351 Distribution # 9, Vista, CA 92083

<b>Space Available:</b>	3,998 SF	<b>Rental Rate:</b>	\$0.59/SF/Month	<b>Trent S. France</b>	(760) 431-4235
<b>Property Type:</b>	Industrial Distribution Warehouse			<b>Don Grant</b>	(760) 431-4218



**Park Center Industrial** - 990 Park Center Dr., Vista, CA 92083

<b>Space Available:</b>	4,032 SF	<b>Rental Rate:</b>	\$0.89/SF/Month	<b>Kent Moore</b>	(760) 431-4224
<b>Property Type:</b>	Industrial Warehouse				



**Rancho Vista Business Park** - 1330 Specialty Dr., Vista, CA 92083

<b>Space Available:</b>	4,106 SF	<b>Rental Rate:</b>	\$0.74/SF/Month	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219



**Burke-Sycamore Business Center** - 2367 La Mirada Dr., Vista, CA 92083

<b>Space Available:</b>	4,400 SF	<b>Rental Rate:</b>	\$0.71/SF/Month	<b>David M. Steffy</b>	(760) 431-4225
<b>Property Type:</b>	Industrial Warehouse			<b>Don Grant</b>	(760) 431-4218



**Oak Ridge Business Park** - 2453 Cades Way, Vista, CA 92083

<b>Space Available:</b>	4,500 SF	<b>Rental Rate:</b>	\$0.65/SF/Month	<b>Kent Moore</b>	(760) 431-4224
<b>Property Type:</b>	Industrial Warehouse			<b>Trent S. France</b>	(760) 431-4235



**La Mirada Court Business Center** - 1044-1060 La Mirada Court, Vista, CA 92084

<b>Space Available:</b>	4,512 - 7,640 SF	<b>Rental Rate:</b>	\$0.65/SF/Month	<b>Mike Erwin</b>	(760) 930-7971
<b>Property Type:</b>	Industrial Flex Space				

**Property Description:**

One story building design. Flexible interior design. Oversize grade level loading. Excellent truck circulation. Superior architectural and landscape design. Flexible power. Fire sprinklered. Gas stubbed to outside of buildings. Floor plans available upon request.



**Burke Sycamore Business Park** - 2318 La Mirada Dr., Vista, CA 92084

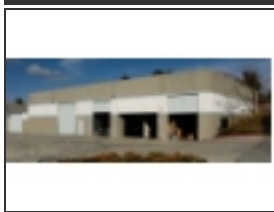
<b>Space Available:</b>	4,560 SF	<b>Rental Rate:</b>	\$0.85/SF/Month	<b>Monique Medley</b>	(760) 431-4236
<b>Property Type:</b>	Industrial Warehouse				



**1298 Distribution Way** - Vista, CA 92081

**Space Available:** 4,600 SF      **Rental Rate:** \$2.39/SF/Month      **Gilbert Fogoros** (760) 744-2161  
**Property Type:** Industrial  
Distribution Warehouse

**Property Description:**  
Two story building with offices on .89 acres with yard. Also for sale.



**Lee Business Center** - 793 North Avenue, Vista, CA 92083

**Space Available:** 4,800 SF      **Rental Rate:** \$0.65/SF/Month      **Peter Merz** (760) 930-7921  
**Property Type:** Industrial      **Joe Mcdermott** (760) 517-5875  
Flex Space

**Property Description:**  
Two months free rent per year with a two year of greater lease deals. Two offices, reception and two restrooms. Fully sprinklered, skylights throughout, flourescent lighting. Natural gas service. Lease rate also adds \$150 (\$0.03/SF) trash and water.



**Coral Tree Commerce Center** - 2591 Pioneer Ave, Vista, CA 92081

**Space Available:** 4,820 - 4,851 SF      **Rental Rate:** \$0.62 - \$0.65/SF/Month      **Rob Gunness** (760) 438-8524  
**Property Type:** Industrial  
Flex Space

**Property Description:**  
A 253,972 SF DISTRIBUTION / MANUFACTURING PROJECT



**1341 Distribution Way #11** - Vista, CA 92081

**Space Available:** 4,842 SF      **Rental Rate:** \$0.60/SF/Month      **Grace Feng** (619) 985-8488  
**Property Type:** Industrial  
Distribution Warehouse

**Property Description:**  
Industrial Condo. For Lease. 4842 Sq Ft. Year Built 2002. Excellent location and parking! Office suites plus area for manufacturing! Many upgrades! 200 amp 3 phase power. 100 amp 3 phase sub pane! Heavy 120 v circuits 3 phase outiets in both shop and warehouse. 2 R/O water sys. 2 restrooms downstairs, Wood flooring and 1 full bath upstairs. Dsl line. Pallet racks. Full load storage above shop. And much more.



**Vista View Business Park** - 1235 Activity Drive, Vista, CA 92081

<b>Space Available:</b>	4,895 SF	<b>Rental Rate:</b>	\$0.62/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Warehouse			<b>Daniel Knoke</b>	(760) 438-8950

**Property Description:**

Suite includes three offices, reception and two restrooms. Unit will be charged a CAM of \$0.10/SF. Access available through JX-130 lokbx. Newly constructed buildings with upscale image. Fire sprinklered and warehouse lights. Drive around truck access. 2-3 skylights per bay.



**Rancho Vista Business Park** - 1350 Specialty Dr., Vista, CA 92083

<b>Space Available:</b>	4,926 - 18,724 SF	<b>Rental Rate:</b>	\$0.65 - \$0.69/SF/Month	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219



**1240 Keystone Way** - Vista, CA 92081

<b>Space Available:</b>	4,950 SF	<b>Rental Rate:</b>	\$0.89/SF/Month	<b>Joe Crotty</b>	(760) 930-7906
<b>Property Type:</b>	Industrial Flex Space				

**Property Description:**

Fenced yard: 3400SF outside storage. Electronic security system with card key entrance. New slurry seal in parking lot. Recent improvements to property include: New epoxy flooring in the warehouse, new laminate wood flooring in the office area, new paint-inside and out, new kitchen cabinets and new toilets and vanity in both restrooms.



**1216 Liberty Way** - Vista, CA 92081

<b>Space Available:</b>	5,614 SF	<b>Rental Rate:</b>	\$0.88/SF/Month	<b>Russ Jabara</b>	(760) 438-8950
<b>Property Type:</b>	Industrial R&D				

**Property Description:**

An industrial suite with approximately 45% of office improvements including reception, conference area, 7 private offices, kitchen and a large bullpen area.



**Burke Sycamore Business Center** - 2322 La Mirada Drive, Vista, CA 92081

<b>Space Available:</b>	5,650 SF	<b>Rental Rate:</b>	\$0.60/SF/Month	<b>Adam Robinson</b>	(760) 448-2438
<b>Property Type:</b>	Industrial Flex Space			<b>Larry Strickland</b>	(760) 929-9700

**Property Description:**

FOR LEASE \* Appr 5,650 Sq Ft freestanding building \* Appr. 1,280 Sq Ft Office build-out \* 13 parking spaces \* 16' minimum clear height \* Two (2) oversized grade level doors \* Fire sprinklered Call about Tenant Incentives PLEASE SEE ATTACHED BROCHURE FOR ADDITIONAL DETAILS Lease Rate: \$0.60 PSF, Gross (Introductory 1st Year Lease Rate)



**826 N. Santa Fe** - Vista, CA 92083

<b>Space Available:</b>	6,044 SF	<b>Rental Rate:</b>	\$1.50/SF/Month	<b>John Orlando</b>	(760) 431-4220
<b>Property Type:</b>	Industrial Warehouse				



**1250 Keystone Way** - Vista, CA 92081

<b>Space Available:</b>	6,085 SF	<b>Rental Rate:</b>	\$0.78/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Flex Space			<b>Daniel Knoke</b>	(760) 438-8950

**Property Description:**

Ceramic-Tiled reception, 2 offices, 2RR. Fire sprinklers and skylights. Concrete tilt-up construction. Potential for fenced parking area.



**Rancho Vista Business Park** - 1250 Specialty Dr., Vista, CA 92081

<b>Space Available:</b>	6,143 SF	<b>Rental Rate:</b>	Negotiable	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219



**Century Industrial Center** - 929 - 951 Poinsettia Avenue, Vista, CA 92081

<b>Space Available:</b>	6,562 - 31,577 SF	<b>Rental Rate:</b>	\$0.49 - \$0.59/SF/Month	<b>Isaac Little</b>	(760) 929-7862
<b>Property Type:</b>	Industrial Flex Space			<b>Marko Dragovic</b>	(760) 929-7839
				<b>Adam Robinson</b>	(760) 448-2438

**Property Description:**

SUITES AVAILABLE IN THE CENTURY INDUSTRIAL CENTER WITH THE MOST AGGRESSIVE LEASE RATES IN VISTA! PROPERTY FEATURES:  
\* Availability from 6,562 - 31,577 Sq Ft \* High Quality Interior Improvements & Upgrades \* Dock High & Grade Level Loading \* Secure Premises with Gated Access at the Street \* Buildings are Fully Sprinklered \* Drive Around Access \* Ample Power: 200 Amps, 277 /480 Volts \* Excellent Location with Quick Access to Hwy 78, Palomar Airport Road, I-5 & I-15. \* 100% Ground Floor Square Footage \* Excellent Manufacturing and Distribution Space

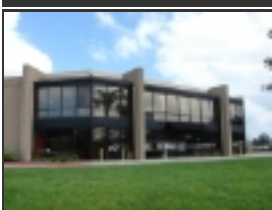


**1261 Liberty Way** - Vista, CA 92081

<b>Space Available:</b>	6,582 - 14,438 SF	<b>Rental Rate:</b>	\$1.25 - \$1.45/SF/Month	<b>Daniel Knoke</b>	(760) 438-8950
<b>Property Type:</b>	Industrial R&D			<b>Peter Merz</b>	(760) 930-7921

**Property Description:**

Wet lab with 8 fume hoods. Lab equipment and tenant improvements can be negotiated separately. Drive around access. Extensive exterior glass line. Four restrooms.



**La Mirada Business Center** - 2835 La Mirada Drive, Vista, CA 92081

<b>Space Available:</b>	6,845 SF	<b>Rental Rate:</b>	\$0.60/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial R&D			<b>Daniel Knoke</b>	(760) 438-8950

**Property Description:**

Heavy power. Reception, large bullpen, 3 offices and kitchen. Drive around access with all concrete parking/driveways. Secured fenced parking. May be leases with 975 Poinsettia Avenue for a total of 31,208SF.



**La Mirada Business Center** - 975-985 Poinsettia & 2835 La Mirada, Vista, CA 92081

<b>Space Available:</b>	6,845 - 14,176 SF	<b>Rental Rate:</b>	\$0.60 - \$0.67/SF/Month	<b>Peter Merz</b>	(760) 930-7921
<b>Property Type:</b>	Industrial Manufacturing			<b>Daniel Knoke</b>	(760) 438-8950

**Property Description:**  
Highly visible building with heavy power.



**Keystone Distribution Center** - 1255 Keystone Way, Vista, CA 92083

<b>Space Available:</b>	7,000 - 50,000 SF	<b>Rental Rate:</b>	\$0.85/SF/Month	<b>Tom Spencer or Ross</b>	(858) 625-0055
<b>Property Type:</b>	Industrial Office Showroom			<b>Novick</b>	

**Property Description:**  
Attractive concret tilt up design. Easy drive around access on all concret driveways and parking. Fire sprinklers through out.



**1271 Activity Drive** - Vista, CA 92081

<b>Space Available:</b>	7,000 SF	<b>Rental Rate:</b>	\$1.00/SF/Month	<b>Mike Erwin</b>	(760) 930-7971
<b>Property Type:</b>	Industrial Office Showroom				

**Property Description:**  
» Approximately 7,000 SF with excess land » Freestanding single tenant industrial building » Reception, 8 offices, bullpen area, 1 conference room, 2 restrooms » 600 amps » 3 grade-level doors » Minimum 20' clear height in warehouse » 100% concrete parking lot & truck loading aprons » Ideal for corporate office & manufacturing facility



**Rancho Vista Business Park** - 1345 Specialty Dr., Vista, CA 92083

<b>Space Available:</b>	7,527 - 8,289 SF	<b>Rental Rate:</b>	\$0.55 - \$0.65/SF/Month	<b>Todd Davis</b>	(760) 431-4227
<b>Property Type:</b>	Industrial Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219



**Rancho Vista Business Park - 1281 Activity Dr., Vista, CA 92083**

<b>Space Available:</b>	7,683 SF	<b>Rental Rate:</b>	\$0.84/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial Warehouse			<b>Todd Davis</b>	(760) 431-4227



**Burke Sycamore Business Center - 1084 La Mirada Drive, Vista, CA 92081**

<b>Space Available:</b>	8,567 SF	<b>Rental Rate:</b>	\$0.55/SF/Month	<b>Stephanie Simpson</b>	(760) 517-5850
<b>Property Type:</b>	Industrial Flex Space			<b>Bob Willingham</b>	(760) 602-4800
				<b>Ronald King</b>	(760) 517-5830

**Property Description:**

- Approximately 8,567 Square Feet - Office / Production HVAC Area / Warehouse - Loading: One (1) Grade Level Door (12' x 14' ) - Clear Height: 16' Minimum - Power: 400 Amps, 120/208 Volt (Expandable) - Year Built: 2006 - Part of the Burke Sycamore Business Center, within the Vista Business Park - No CFDs or Mello Roos Fees - Low Association Fees (\$0.075 / Square Foot / Month)



**1265 Distribution Way - Vista, CA 92081**

<b>Space Available:</b>	8,694 SF	<b>Rental Rate:</b>	\$0.75/SF/Month	<b>Adam Molnar</b>	(760) 930-7962
<b>Property Type:</b>	Industrial Warehouse				

**Property Description:**

Includes one private office. Sprinklered. Fenced yard (40' x 110'), which can be moved forward to expand the yard area.



**Burke Sycamore business Center - 1074 La Mirada Court, Vista, CA 92081**

<b>Space Available:</b>	9,264 SF	<b>Rental Rate:</b>	\$0.59/SF/Month	<b>Mike Erwin</b>	(760) 930-7971
<b>Property Type:</b>	Industrial Office Showroom				

**Property Description:**

> 9,264 square feet > 964 square feet of office space, including a large showroom > Clear height: 16' > One (1) grade level loading door (12' x 14' ) > 400 amps, 120/208 volt power > Fire sprinklered > Year Built: 2006 > No CFDs or Mello Roos Fees



**Burke-Sycamore Business Center** - 1074 La Mirada Ct., Vista, CA 92083

<b>Space Available:</b>	9,264 SF	<b>Rental Rate:</b>	\$0.59/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial Warehouse			<b>Mike Erwin</b>	(760) 930-7971



**1207 Activity Drive** - Vista, CA 92081

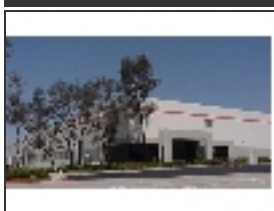
<b>Space Available:</b>	9,342 SF	<b>Rental Rate:</b>	\$0.72/SF/Month	<b>Russ Jabara</b>	(760) 438-8950
<b>Property Type:</b>	Industrial Warehouse			<b>Dave Pinnegar</b>	(760) 930-7942

**Property Description:**  
High image industrial building with 1300 SF office space. Existing racking could be made available.



**2545 Progress St.** - Vista, CA 92083

<b>Space Available:</b>	10,033 SF	<b>Rental Rate:</b>	Negotiable	<b>Monique Medley</b>	(760) 431-4236
<b>Property Type:</b>	Industrial Warehouse				



**Vista Distribution Center** - 1225 Park Center Drive, Vista, CA 92083

<b>Space Available:</b>	10,271 - 25,631 SF	<b>Rental Rate:</b>	\$0.63/SF/Month	<b>Dave Pinnegar</b>	(760) 930-7942
<b>Property Type:</b>	Industrial Distribution Warehouse			<b>Russ Jabara</b>	(760) 438-8950

**Property Description:**  
Ideal for manufacturing, distribution and warehouse users. Dock and grade level loading available,



**2438 Cades Way** - Vista, CA 92081

<b>Space Available:</b>	11,096 SF	<b>Rental Rate:</b>	\$0.79/SF/Month	<b>Adam Robinson</b>	(760) 448-2438
<b>Property Type:</b>	Industrial			<b>Isaac Little</b>	(760) 929-7862
	Flex Space			<b>Marko Dragovic</b>	(760) 929-7839

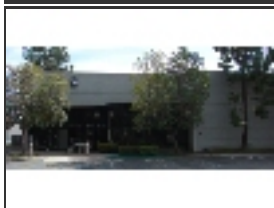
**Property Description:**

FOR LEASE - APPR 11,096 SQ FT FREESTANDING INDUSTRIAL BUILDING \* Appr 3,000 Sq Ft improved office space \* An additional 3,500 Sq Ft of second story office space can be made available \* Grade level loading \* Fire sprinklered throughout \* Built in 1998 \* Power: 400 Amps, 277 / 480 Volts / 3 Phase \* Parking: 2 / 1,000 Sq Ft Current tenants can lease back a portion of the office and warehouse area \*\*\* PLEASE CALL FOR TOUR - DO NOT DISTURB TENANTS \*\*\* Offered at: \$0.79 PSF MG



**Sycamore Business Park** - 2123 Industrial Ct., Vista, CA 92083

<b>Space Available:</b>	11,842 SF	<b>Rental Rate:</b>	\$1.15/SF/Month	<b>Jeff Abramson</b>	(760) 431-4204
<b>Property Type:</b>	Industrial				
	Warehouse				



**1281 Liberty Way** - Vista, CA 92081

<b>Space Available:</b>	11,957 SF	<b>Rental Rate:</b>	\$0.69/SF/Month	<b>Daniel Knoke</b>	(760) 438-8950
<b>Property Type:</b>	Industrial			<b>Peter Merz</b>	(760) 930-7921
	Flex Space				

**Property Description:**

Drive around truck access. Sprinklered.



**Caliber Oak Ridge II** - 981 Park Center Dr., Vista, CA 92083

<b>Space Available:</b>	12,000 SF	<b>Rental Rate:</b>	\$0.75/SF/Month	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Property Type:</b>	Industrial			<b>Kent Moore</b>	(760) 431-4224
	Warehouse				



**2510 Pioneer Avenue** - Vista, CA 92081

<b>Space Available:</b>	13,140 SF	<b>Rental Rate:</b>	\$0.65/SF/Month	<b>Mary Kay Bier</b>	(760) 929-7846
<b>Property Type:</b>	Industrial Flex Space			<b>Greg Pieratt</b>	(760) 929-9977

**Property Description:**

FOR SALE OR LEASE - 13,140 SQ FT FREESTANDING INDUSTRIAL BUILDING PROPERTY FEATURES: \* 13,140 Sq Ft Freestanding Industrial Building \* Lot Size: 34,848 Sq Ft \* Two Grade Level Doors \* 15% Office \* Gas to the Building \* Appr. 22' Clear Height \* Easy Access to Hwy 78, I-5 & I-15



**Liberty Gateway** - 1261 Liberty Way, Vista, CA 92083

<b>Space Available:</b>	13,254 SF	<b>Rental Rate:</b>	\$0.68/SF/Month	<b>David M. Steffy</b>	(760) 431-4225
<b>Property Type:</b>	Industrial Warehouse				



**1 Viper Way** - Vista, CA 92081

<b>Space Available:</b>	14,640 SF	<b>Rental Rate:</b>	\$0.77/SF/Month	<b>Chuck McNary</b>	(760) 930-7904
<b>Property Type:</b>	Industrial R&D			<b>Greg Lewis</b>	(760) 930-7947
				<b>Erik McNary</b>	(760) 930-7924

**Property Description:**

Approximately 75% improved. Flexible open floor plan. 2-story space. Drive around truck access. TOURS BY APPOINTMENT ONLY.



**Palomar Corporate Centre** - 3270 Corporate View Drive, Vista, CA 92081

<b>Space Available:</b>	14,662 - 31,290 SF	<b>Rental Rate:</b>	\$0.62/SF/Month	<b>Russ Jabara</b>	(760) 438-8950
<b>Property Type:</b>	Industrial Flex Space			<b>Jerry Sarazin</b>	(760) 438-8950

**Property Description:**

Front space available in this new building. Mezzanine 4083 SF, Unit A 16628 SF, Unit B 14662 SF, Unit C 14662



**VISTA GATEWAY DISTRIBUTION CENTER - 1333 KEYSTONE WAY, Vista, CA 92083**

**Space Available:** 15,000 - 46,300 SF      **Rental Rate:** \$0.79/SF/Month      **Tom Spencer or Ross Novick**      (858) 625-0055  
**Property Type:** Industrial  
 Manufacturing  
**Property Description:**  
 Partial Stories - Industrial - Distribution - Office



**North County Industrial Park - 1392 Engineer St, Vista, CA 92083**

**Space Available:** 16,500 SF      **Rental Rate:** Negotiable      **General Inquiries**      (760) 438-8950  
**Property Type:** Industrial  
 Distribution Warehouse  
**Property Description:**  
 .



**2470 Coral Street - 2470 Coral St., Vista, CA 92083**

**Space Available:** 17,040 SF      **Rental Rate:** \$0.70/SF/Month      **Barry S. Hendler**      (760) 431-4219  
**Property Type:** Industrial  
 Warehouse



**970 Park Center Drive - Vista, CA 92081**

**Space Available:** 17,424 SF      **Rental Rate:** \$0.62/SF/Month      **Russ Jabara**      (760) 438-8950  
**Property Type:** Industrial  
 Distribution Warehouse  
**Property Description:**  
 A warehouse/distribution unit with 955 sf of office expandable to 2000 SF



**Oak Ridge** - 2640 Business Park Dr., Vista, CA 92083

**Space Available:** 19,008 SF      **Rental Rate:** \$0.75/SF/Month      **Kent Moore** (760) 431-4224  
**Property Type:** Industrial Warehouse  
**Property Description:**  
 Dock high and grade level loading.



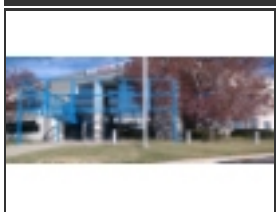
**2370 Oak Ridge Way** - Vista, CA 92081

**Space Available:** 19,113 - 24,592 SF      **Rental Rate:** \$0.75/SF/Month      **Russ Jabara** (760) 438-8950  
**Property Type:** Industrial Flex Space  
**Property Description:**  
 36,233SF of warehouse. Gas stubbed to building. Concrete truck aprons. Drive around access. Sprinkler System: 0.33 GPM/3,000 SF. Nets=Approximately \$0.11SF.



**1325 Sycamore Avenue** - Vista, CA 92081

**Space Available:** 20,831 - 42,619 SF      **Rental Rate:** \$0.65/SF/Month      **Tucker Hohenstein** (760) 930-7966  
**Property Type:** Industrial Distribution Warehouse  
**Property Description:**  
 Energy Star labeled.



**Oak Ridge Business Center II** - 2790 Business Park Dr, Vista, CA 92083

**Space Available:** 21,000 - 48,208 SF      **Rental Rate:** \$0.60/SF/Month      **Rob Gunness** (760) 438-8524  
**Property Type:** Industrial Flex Space  
**Property Description:**  
 27,000 - 48,208 SF NOW AVAILABLE FOR LEASE Corporate Headquarters Research & Development Facility



**1125 Joshua Way** - Vista, CA 92083

<b>Space Available:</b>	22,299 SF	<b>Rental Rate:</b>	\$0.69/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial R&D				



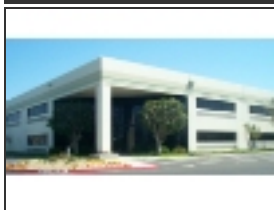
**Oak Ridge Business Park** - 1389 Park Center Dr., Vista, CA 92083

<b>Space Available:</b>	23,493 SF	<b>Rental Rate:</b>	\$0.53/SF/Month	<b>Dennis Visser, SIOR</b>	(760) 431-4216
<b>Property Type:</b>	Industrial Warehouse			<b>Aric C. Starck</b>	(760) 431-4211



**Sycamore Vista Business Park Bldg. 3** - 1335 Sycamore Ave., Vista, CA 92083

<b>Space Available:</b>	25,394 SF	<b>Rental Rate:</b>	\$0.54/SF/Month	<b>Dennis Visser, SIOR</b>	(760) 431-4216
<b>Property Type:</b>	Industrial Distribution Warehouse			<b>Barry S. Hendler</b>	(760) 431-4219
				<b>Aric C. Starck</b>	(760) 431-4211



**2755 Dos Aarons Way** - Vista, CA 92081

<b>Space Available:</b>	29,548 SF	<b>Rental Rate:</b>	\$0.62/SF/Month	<b>Isaac Little</b>	(760) 929-7862
<b>Property Type:</b>	Industrial Manufacturing			<b>Marko Dragovic</b>	(760) 929-7839
				<b>Adam Robinson</b>	(760) 448-2438

**Property Description:**

FOR LEASE - 29,548 SQ FT TWO STORY INDUSTRIAL BUILDING WITH FRONTAGE ON BUSINESS PARK DRIVE PROPERTY FEATURES: \* 4,882 Sq Ft of Office Space and Four (4) Restrooms \* Two (2) Dock High Doors \* One (1) Grade Level Door \* Power: 1,000 Amps, 120/208 Volts, 3 Phase \* 22' - 24' Clear Height \* Fire Sprinklers \* Parking: 2.7/1,000 AVAILABLE NOW



**Oak Ridge Business Center II - 1204 Park Center Drive, Vista, CA 92081**

<b>Space Available:</b>	30,066 SF	<b>Rental Rate:</b>	\$0.69/SF/Month	<b>Greg Lewis</b>	(760) 930-7947
<b>Property Type:</b>	Industrial			<b>Chuck McNary</b>	(760) 930-7904
	Flex Space			<b>Erik McNary</b>	(760) 930-7924

**Property Description:**  
Upgraded warehouse lighting. Call broker for tour.



**Oak Ridge Business Center II - 991 Park Center Dr, Vista, CA 92081**

<b>Space Available:</b>	36,404 SF	<b>Rental Rate:</b>	\$0.49/SF/Month	<b>Rob Gunness</b>	(760) 438-8524
<b>Property Type:</b>	Industrial				
	Flex Space				

**Property Description:**  
27,000-36,404 SF Available in Industrial / Manufacturing Facility



**1230 Avenida Chelsea - Vista, CA 92081**

<b>Space Available:</b>	37,954 SF	<b>Rental Rate:</b>	\$0.78/SF/Month	<b>Russ Jabara</b>	(760) 438-8950
<b>Property Type:</b>	Industrial			<b>Dave Pinnegar</b>	(760) 930-7942
	Warehouse				

**Property Description:**



**Oak Park Center - 1335 Park Center Dr., Vista, CA 92081**

<b>Space Available:</b>	38,277 - 118,597 SF	<b>Rental Rate:</b>	\$0.55 - \$0.58/SF/Month	<b>Dennis Visser, SIOR</b>	(760) 431-4216
<b>Property Type:</b>	Industrial			<b>Barry S. Hendler</b>	(760) 431-4219
	Warehouse				



**3275 Corporate View** - 3275 Corporate Vw., Vista, CA 92083

<b>Space Available:</b>	38,808 SF	<b>Rental Rate:</b>	\$0.72/SF/Month	<b>Kent Moore</b>	(760) 431-4224
<b>Property Type:</b>	Industrial Warehouse				



**Oak Ridge Business Center** - 2455 Ash St., Vista, CA 92083

<b>Space Available:</b>	42,204 SF	<b>Rental Rate:</b>	\$0.69/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial Warehouse			<b>Mike Erwin</b>	(760) 930-7971



**2560 Progress Street** - Vista, CA 92081

<b>Space Available:</b>	45,920 SF	<b>Rental Rate:</b>	\$0.65/SF/Month	<b>Isaac Little</b>	(760) 929-7862
<b>Property Type:</b>	Industrial Manufacturing			<b>Marko Dragovic</b>	(760) 929-7839
				<b>Adam Robinson</b>	(760) 448-2438

**Property Description:**

FOR LEASE - CORPORATE HEADQUARTERS / MANUFACTURING BUILDING IN VISTA PROPERTY FEATURES: \* 45,920 Sq Ft Industrial Building Suitable for Corporate Headquarters & Manufacturing \* 12,248 Sq Ft of Office Space on Two Floors - See Attached Floorplans \* Four (4) 10' x 12' Dock High Loading Doors \* Four (4) 12' x 14' Grade Level Loading Doors \* Fire Sprinklers: .33 GPM / 3,000 \* 24' Minimum Clear Height \* Heavy Power: 1,600 Amps, 277 / 480 Volts, 3 Phase \* Parking Ratio: 1.5 / 1,000 Sq Ft \* Corner Unit with Exposure on a Major Thoroughfare \* Excellent Location with Quick Access to Hwy 78, I-15 & I-5 \* AVAILABLE AUGUST 1, 2011 PLEASE DO NOT DISTURB TENANTS - CONTACT BROKERS TO TOUR



**Palomar Products** - 2230 Oak Ridge Way, Vista, CA 92081

<b>Space Available:</b>	54,243 SF	<b>Rental Rate:</b>	\$0.73/SF/Month	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Property Type:</b>	Industrial Warehouse			<b>Mike Erwin</b>	(760) 930-7971



**995 Joshua Way, Suite A** - Vista, CA 92081

**Space Available:** 68,182 SF      **Rental Rate:** \$0.65/SF/Month      **Ronald King**      (760) 517-5830  
**Property Type:** Industrial  
Distribution Warehouse

**Property Description:**

A 68,182 SF space with 13,131 SF of 1st floor office and 9,038 SF of 2nd floor office. Building features include 52' x 50' column spacing, 26' minimum clear height, 10 - 9'x10' dock high doors, 1 - 12'x14' grade level door, and .45 gpm/3,000.



**760 Shadowridge Dr** - Vista, CA 92083

**Space Available:** 108,700 SF      **Rental Rate:** \$0.69/SF/Month      **Rob Gunness**      (760) 438-8524  
**Property Type:** Industrial  
Flex Space

**Property Description:**

108,700 SF of Industrial Space Available in Vista, CA