

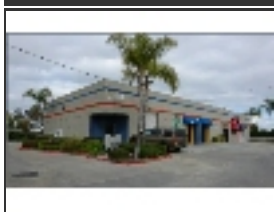


**Fortune Business Park** - 2598 Fortune Way Ste. B, Vista, CA 92081

<b>Property Type:</b>	Industrial Industrial Condo	<b>Price:</b>	\$165,000	<b>Brad Whaley</b>	(760) 473-8060
<b>Building Size:</b>	1,000 SF			<b>Georgia Montague</b>	(760) 807-5955

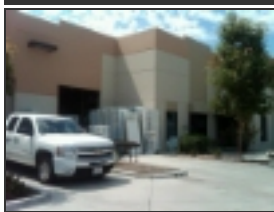
**Property Description:**

Approx. 1,000 sf total with 600 on ground level and 400 sf Loft, 25% Office Space or Small show room. Private Restroom, Clear Hgt 18', Roll up Door 10 x 12. Corner Unit, Gated parking, HVAC and Sprinkler System. Assumable Loan - Call for Details



**Vista Business Park, #901** - 1148 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	N/A	<b>Todd Davis</b>	(760) 431-4227
<b>Building Size:</b>	1,590 SF			<b>Karen M. Fuller</b>	(760) 431-4214
<b>Year Built:</b>	1990				



**925 Poinsettia Ave, Suite A-5** - Vista, CA 92081

<b>Property Type:</b>	Industrial Industrial Condo	<b>Price:</b>	\$257,000	<b>Saeid Baha,CCIM</b>	(858) 635-5173
<b>Building Size:</b>	2,337 SF				
<b>Clear Height:</b>	20 Ft.				

**Property Description:**

Industrial Condo, HVAC Office and restrooms, Grade level loading ( 10' X 12 ), Clear height 20' , Power: 300 amps & 3-phase, parking 2.32/1,000 SF. Short Sale , Subject to Lender's Approval



**Bella Vista Business Park, #A-5** - 925 Poinsettia Ave., Vista, CA 92081

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	\$306,147	<b>Trent S. France</b>	(760) 431-4235
<b>Building Size:</b>	2,337 SF	<b>Price/SF:</b>	\$131.00/SF		
<b>Year Built:</b>	2006				



### 1341 Distribution Way - Vista, CA 92081

<b>Property Type:</b>	Industrial Industrial Condo	<b>Price:</b>	\$377,520	<b>Glenn Stokoe</b>	(760) 448-2440
<b>Building Size:</b>	3,146 SF				
<b>Clear Height:</b>	22 Ft.				
<b>Property Description:</b>	1341 Distribution Way, Unit 15, is an approximate 3,146 square foot industrial condo featuring high end office improvements with three offices, reception area, and two restrooms. The unit is wired for CAT5, has its own security system, and offers grade level loading, good power and 22' clear height.				



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

<b>Property Type:</b>	Industrial Flex Space	<b>Price:</b>	Not Disclosed	<b>Russ Jabara</b> <b>David Harper</b>	(760) 438-8950 (858) 677-5335
<b>Building Size:</b>	3,345 SF				
<b>Year Built:</b>	1980				
<b>Clear Height:</b>	0 Ft.				
<b>Dock-High Doors:</b>	1				
<b>Grade-Level Doors:</b>	1				
<b>Property Description:</b>	M52-Zoned industrial land which allows for outside storage, automotive and heavy industrial uses. Parcel #217-101-04-18.				



### Garden View Business Park - 1351 Distribution Way, Suite #4, Vista, CA 92081

<b>Property Type:</b>	Industrial Industrial Condo	<b>Price:</b>	\$335,100	<b>Mark Hughes</b>	(858) 436-8303
<b>Building Size:</b>	3,351 SF				
<b>Clear Height:</b>	22 Ft.				
<b>Grade-Level Doors:</b>	1				
<b>Property Description:</b>	3351 SF Flex Industrial, w / approximately 100 SF office Grade level loading door 22' minimum clear height Zoned M-1 Recently painted, new awnings, in process of re-landscaping				



**Bank Owned - 2379 La Mirada Dr, Vista, CA 92083**

<b>Property Type:</b>	Industrial Industrial Condo	<b>Price:</b>	\$360,000	<b>Brent Bohlken</b>	(858) 875-3616
		<b>Price/SF:</b>	\$104.74/SF	<b>Bob Teglia</b>	(858) 875-5928
<b>Building Size:</b>	3,437 SF				
<b>Year Built:</b>	2006				
<b>Property Description:</b>	Parking Description: 12				

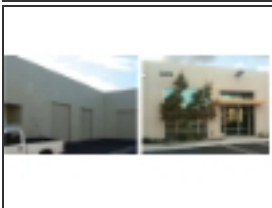


**Burke Sycamore Business Park - 2379 La Mirada Drive, Vista, CA 92081**

<b>Property Type:</b>	Industrial Distribution Warehouse	<b>Price:</b>	\$512,000	<b>Isaac Little</b>	(760) 929-7862
		<b>Price/SF:</b>	\$148.97/SF	<b>Adam Robinson</b>	(760) 448-2438
<b>Building Size:</b>	3,437 SF			<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.

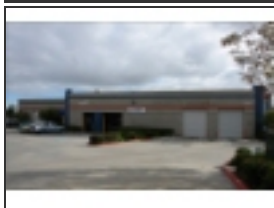


**Burke Sycamore Business Center - 2379 La Mirada Drive, Vista, CA 92081**

<b>Property Type:</b>	Industrial Industrial-Business Park	<b>Price:</b>	\$360,000	<b>Joel Warsh</b>	858.875.x362
		<b>Price/SF:</b>	\$104.74/SF		
<b>Building Size:</b>	3,437 SF				
<b>Year Built:</b>	2006				
<b>Clear Height:</b>	16 Ft.				
<b>Grade-Level Doors:</b>	2				

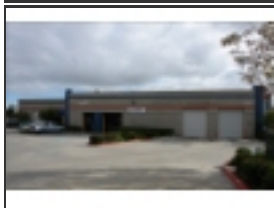
**Property Description:**

± 3,437 SF Industrial condominium w/ ± 2,484 SF Warehouse space and ± 953 SF HVAC Office space. Two grade level loading doors, 16' Clear Height, Sprinklered and Skylights.



**Vista Business Park, #601** - 1134 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$475,500	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$137.55/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	3,457 SF				
<b>Year Built:</b>	1990				



**Vista Business Park, #602** - 1134 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$475,500	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$137.55/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	3,457 SF				
<b>Year Built:</b>	1990				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$449,975	<b>Trent S. France</b>	(760) 431-4235
	Distribution Warehouse	<b>Price/SF:</b>	\$112.55/SF	<b>Don Grant</b>	(760) 431-4218
<b>Building Size:</b>	3,998 SF				
<b>Year Built:</b>	2000				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$543,000	<b>Joe Crotty</b>	(760) 930-7906
	Manufacturing	<b>Price/SF:</b>	\$125.12/SF		
<b>Building Size:</b>	4,340 SF				
<b>Year Built:</b>	2006				
<b>Clear Height:</b>	20 Ft.				
<b>Grade-Level Doors:</b>	1				
<b>Property Description:</b>	Suite B-10 for sale. Office: 1,065 SF, Warehouse: 1,129 SF, Lab: 2,146 SF. Concrete loading area. 200a 120/208v power.				



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

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	N/A	<b>David M. Steffy</b>	(760) 431-4225
<b>Building Size:</b>	4,400 SF			<b>Don Grant</b>	(760) 431-4218
<b>Year Built:</b>	2006				



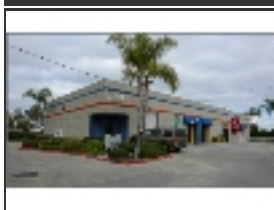
**1298 Distribution Way** - Vista, CA 92081

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	\$1,625,000	<b>Dean Tilton</b>	(760) 744-2163
<b>Building Size:</b>	4,600 SF	<b>Price/SF:</b>	\$353.26/SF		
<b>Property Description:</b>	A premium contractor's property. On .89 acres, paved concrete yard. 2 Story with offices, Also for Lease				



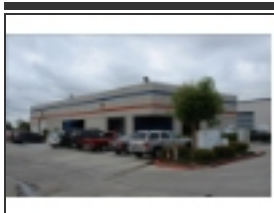
**Custom Cabinetry** - 2422 Cades Way, Vista, CA 92081

<b>Property Type:</b>	Industrial Industrial-Business Park	<b>Price:</b>	\$640,000	<b>Don Stafford</b>	(760) 716-9796
<b>Building Size:</b>	4,900 SF	<b>Price/SF:</b>	\$130.61/SF		
<b>Clear Height:</b>	18 Ft.	<b>Cap Rate:</b>	8.00%		
<b>Property Description:</b>	Free standing building with plenty of parking and storage areas. Currently occupied by Custom Cabinet company. No Association fees. Sellers will consider a lease back.				



**Vista Business Park, #902** - 1148 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	N/A	<b>Todd Davis</b>	(760) 431-4227
<b>Building Size:</b>	4,931 SF			<b>Karen M. Fuller</b>	(760) 431-4214
<b>Year Built:</b>	1990				



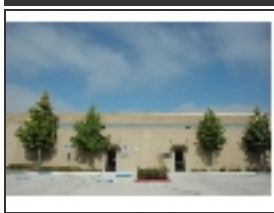
**Vista Business Park, #1122** - 1122 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$567,180	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$115.00/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	4,932 SF				
<b>Year Built:</b>	1990				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$620,000	<b>Monique Medley</b>	(760) 431-4236
	Warehouse	<b>Price/SF:</b>	\$125.00/SF		
<b>Building Size:</b>	4,960 SF				
<b>Year Built:</b>	2004				



**Bank Sale-Two 2,800 SF Condos in 5,600 SF Building** - 943 Poinsettia Avenue, Units #401 & #402, Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$555,000	<b>Philip Buckley</b>	(858) 546-4600
	Industrial Condo				
<b>Building Size:</b>	5,600 SF				
<b>Year Built:</b>	1989				
<b>Clear Height:</b>	16 Ft.				
<b>Dock-High Doors:</b>	1				
<b>Grade-Level Doors:</b>	2				

**Property Description:**

Opportunity to purchase both 2,800 SF condominium units in a 5,600 SF freestanding building within the Century Industrial Center. Unit #401 is vacant and Unit #402 is occupied with a month-to-month tenant (please do not disturb tenant). Perfect opportunity to occupy one unit, rent the other, with the option to expand in the future.



**1257 Activity Drive** - Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$785,000	<b>Tim Clepper</b>	(760) 402-4846
	Industrial-Business Park	<b>Price/SF:</b>	\$135.67/SF		
<b>Building Size:</b>	5,786 SF				
<b>Clear Height:</b>	18 Ft.				

**Property Description:**

Approximately 5,786 SF with 35% office improvements, 3 restrooms, 600 amps of power, 4 grade loading doors, 18' clear height, ample parking and low cost of ownership



**Vista Business Park, #403-404** - 1130 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$586,872	<b>Todd Davis</b>	(760) 431-4227
	Distribution Warehouse	<b>Price/SF:</b>	\$99.00/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	5,928 SF				
<b>Year Built:</b>	1971				



**324 & 326 Main St., #Bldg.** - 324 & 326 Main St., Vista, CA 92084

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$800,000	<b>Jim Benson</b>	(760) 431-3824
	Warehouse	<b>Price/SF:</b>	\$133.33/SF		
<b>Building Size:</b>	6,000 SF				



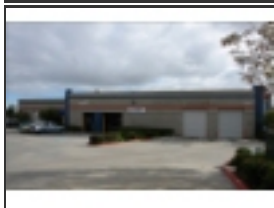
**826 N. Santa Fe, #A** - 826 N. Santa Fe, Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$2,200,000	<b>John Orlando</b>	(760) 431-4220
	Warehouse	<b>Price/SF:</b>	\$364.00/SF		
<b>Building Size:</b>	6,044 SF				
<b>Year Built:</b>	2004				



**Vista Business Park, #901 & 902** - 1148 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$645,579	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$99.00/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	6,521 SF				
<b>Year Built:</b>	1990				



**Vista Business Park, #601&602** - 1134 N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$684,486	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$99.00/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	6,914 SF				
<b>Year Built:</b>	1990				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$1,000,000	<b>Mike Erwin</b>	(760) 930-7971
	Industrial-Business Park	<b>Price/SF:</b>	\$142.86/SF		
<b>Building Size:</b>	7,000 SF				
<b>Property Description:</b>					

» 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



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$1,019,476	<b>Stephanie Simpson</b>	(760) 517-5850
	Flex Space	<b>Price/SF:</b>	\$119.00/SF	<b>Bob Willingham</b>	(760) 602-4800
<b>Building Size:</b>	8,567 SF			<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)



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$1,130,208	<b>Mike Erwin</b>	(760) 930-7971
	Industrial-Business Park	<b>Price/SF:</b>	\$122.00/SF		
<b>Building Size:</b>	9,264 SF				
<b>Property Description:</b>					

> 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>Property Type:</b>	Industrial	<b>Price:</b>	\$1,130,208	<b>Barry S. Hendler</b>	(760) 431-4219
	Warehouse	<b>Price/SF:</b>	\$122.00/SF	<b>Mike Erwin</b>	(760) 930-7971
<b>Building Size:</b>	9,264 SF				
<b>Year Built:</b>	2006				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$1,330,000	<b>Russ Jabara</b>	(760) 438-8950
	Warehouse	<b>Price/SF:</b>	\$142.37/SF	<b>Dave Pinnegar</b>	(760) 930-7942
<b>Building Size:</b>	9,342 SF				
<b>Year Built:</b>	2005				
<b>Clear Height:</b>	21 Ft.				
<b>Dock-High Doors:</b>	1				
<b>Grade-Level Doors:</b>	1				
<b>Property Description:</b>					

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



### 1207 Activity Drive - Vista, CA 92081

<b>Property Type:</b>	Industrial Flex Space	<b>Price:</b>	\$1,360,000	<b>Russ Jabara</b>	(760) 438-8950
		<b>Price/SF:</b>	\$145.58/SF	<b>Dave Pinnegar</b>	(760) 930-7942
<b>Building Size:</b>	9,342 SF				
<b>Year Built:</b>	2005				
<b>Clear Height:</b>	22 Ft.				
<b>Dock-High Doors:</b>	1				
<b>Grade-Level Doors:</b>	1				
<b>Property Description:</b>	Approximately 1,300 SF of office space and 9,342 SF of warehouse.				



### 2545 Progress St., #Bldg. - 2545 Progress St., Vista, CA 92083

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	\$1,254,125	<b>Monique Medley</b>	(760) 431-4236
		<b>Price/SF:</b>	\$125.00/SF		
<b>Building Size:</b>	10,033 SF				
<b>Year Built:</b>	1989				



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

<b>Property Type:</b>	Industrial Flex Space	<b>Price:</b>	\$1,254,125	<b>Rob Gunness</b>	(760) 438-8524
		<b>Price/SF:</b>	\$125.00/SF		
<b>Building Size:</b>	10,033 SF				
<b>Year Built:</b>	1990				
<b>Clear Height:</b>	13 Ft.				
<b>Grade-Level Doors:</b>	4				
<b>Property Description:</b>	2,061 SF of Industrial Space in Vista, CA				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$1,625,000	<b>Justin Beattie</b>	(760) 431-4229
	Warehouse	<b>Price/SF:</b>	\$126.46/SF		
<b>Building Size:</b>	12,850 SF	<b>Cap Rate:</b>	8.00%		
<b>Year Built:</b>	1985				

**Property Description:**

The Olive Melrose Automotive Center provides an opportunity for an investor to acquire a rare asset: a multi-tenant automotive facility. The Center is located just off Melrose Drive in Vista, a primary automotive corridor in North San Diego County. This automotive trade area enjoys close access to State Highway 78 and a central location between Interstate 5 and Interstate 15. With a growing population and a lack of available land zoned for new automotive center development, the area has historically maintained low vacancy rates. The Center is 100% leased with a Net Operating Income of \$169,116. At a purchase price of \$2,185,000, this investment produces a 7.7% capitalization rate on existing income. Immediate upside in NOI is possible by raising the month to month tenant to a market lease rate.



**Oak Ridge Business Center** - 961 Park Center Drive, Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$1,865,832	<b>Rob Gunness</b>	(760) 438-8524
	Industrial-Business Park	<b>Price/SF:</b>	\$144.12/SF		
<b>Building Size:</b>	12,946 SF				
<b>Clear Height:</b>	18 Ft.				

**Property Description:**

Property Features :: Approximately 12,946 SF Freestanding Industrial Building :: Approximately 3,400 SF Executive Offices :: 1 Dock High + 1 Grade Level Truck Doors :: 1,600 AMP @ 480 Volt Power - Distributable :: Climate Controlled Warehouse :: Extensive Warehouse Lighting :: Located in the Oak Ridge Business Center :: Seller Lease Back :: Signage Available



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$115.00/SF	<b>Mary Kay Bier</b>	(760) 929-7846
	Flex Space			<b>Greg Pieratt</b>	(760) 929-9977
<b>Building Size:</b>	13,140 SF				
<b>Clear Height:</b>	22 Ft.				
<b>Grade-Level Doors:</b>	2				

**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



**Caliber Oak II** - 995 Park Center Dr, Vista, CA 92083

<b>Property Type:</b>	Industrial R&D	<b>Price:</b>	\$1,299,000	<b>Brent Bohlken</b>	(858) 875-3616
<b>Building Size:</b>	14,054 SF	<b>Price/SF:</b>	\$92.43/SF		
<b>Year Built:</b>	1971	<b>Occupancy:</b>	100%		
<b>Property Description:</b> Improved industrial building with offices, assembly and warehouse areas.					



**Engineer Street, #Bldg.** - 1392 Engineer St., Vista, CA 92081

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	\$6,200,000	<b>Bryce Aberg</b>	(858) 546-5462
<b>Building Size:</b>	16,500 SF	<b>Price/SF:</b>	\$375.76/SF	<b>Mike Erwin</b>	(760) 930-7971
<b>Year Built:</b>	2001				



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

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	\$2,700,000	<b>Kent Moore</b>	(760) 431-4224
<b>Building Size:</b>	19,008 SF	<b>Price/SF:</b>	\$142.05/SF		
<b>Year Built:</b>	1987				
<b>Property Description:</b> Dock high and grade level loading.					



**Liberty Gateway, #BLDG** - 1211 Liberty Way, Vista, CA 92083

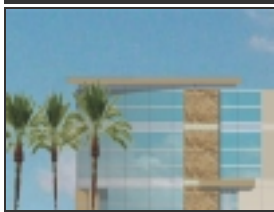
<b>Property Type:</b>	Industrial Distribution Warehouse	<b>Price:</b>	\$2,500,000	<b>Todd Davis</b>	(760) 431-4227
<b>Building Size:</b>	23,498 SF	<b>Price/SF:</b>	\$106.39/SF		
<b>Year Built:</b>	1989				
<b>Clear Height:</b>	20 Ft.				



**1211 Liberty Way** - Vista, CA 92083

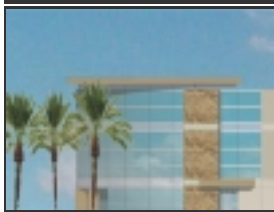
<b>Property Type:</b>	Industrial	<b>Price:</b>	\$2,645,000	<b>Rusty Williams</b>	(760) 448-2453
	Flex Space	<b>Price/SF:</b>	\$105.01/SF	<b>Kyle Bowsby</b>	(760) 448-1363
<b>Building Size:</b>	25,189 SF				
<b>Clear Height:</b>	24 Ft.				
<b>Dock-High Doors:</b>	1				
<b>Grade-Level Doors:</b>	3				
<b>Property Description:</b>					

25,189 SQ FT INDUSTRIAL BUILDING AVAILABLE FOR SALE IN THE LIBERTY GATEWAY INDUSTRIAL PARK IN VISTA PROPERTY FEATURES:  
 \* Building Includes 8,000 SF of Office Space, Two Showers and Four Restrooms \* High End Office Space \* Building Divisible by 50% \* Close Proximity to the New Target Center \* Lush Landscaping Throughout the Property \* Corner Location with Excellent Visibility \* Heavy Power: 1,200 Amps \* Clear Height: 22' - 24' \* Parking: 2.29 / 1,000 SF \* Dock & Grade Level Loading \* Easy Access to Hwy 78



**NEC Cades Way & Birch St.** - Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$3,610,000	<b>Barry S. Hendler</b>	(760) 431-4219
	Warehouse	<b>Price/SF:</b>	\$141.99/SF	<b>Justin Beattie</b>	(760) 431-4229
<b>Building Size:</b>	25,425 SF				



**NEC Cades Way & Birch St., #Bldg** - NEC Cades Way & Birch St., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$3,610,000	<b>Barry S. Hendler</b>	(760) 431-4219
	Warehouse	<b>Price/SF:</b>	\$141.99/SF	<b>Justin Beattie</b>	(760) 431-4229
<b>Building Size:</b>	25,425 SF				



**NEC Sycamore Avenue & La Mirada Drive** - Sycamore Ave. & La Mirada Dr., Vista, CA 92081

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$3,571,566	<b>Barry S. Hendler</b>	(760) 431-4219
	Warehouse	<b>Price/SF:</b>	\$118.40/SF		
<b>Building Size:</b>	30,165 SF				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$5,300,000	<b>Russ Jabara</b>	(760) 438-8950
	Warehouse	<b>Price/SF:</b>	\$139.47/SF	<b>Dave Pinnegar</b>	(760) 930-7942
<b>Building Size:</b>	38,000 SF				
<b>Year Built:</b>	1991				
<b>Property Description:</b>					



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$4,200,000	<b>Kent Moore</b>	(760) 431-4224
	Warehouse	<b>Price/SF:</b>	\$108.23/SF		
<b>Building Size:</b>	38,808 SF				
<b>Year Built:</b>	1999				



**Oak Ridge Business Center III** - 2390 Oak Ridge Way, Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$3,500,000	<b>Brent Bohlken</b>	(858) 875-3616
	Distribution Warehouse	<b>Price/SF:</b>	\$88.22/SF	<b>Bob Teglia</b>	(858) 875-5928
<b>Building Size:</b>	39,672 SF	<b>Occupancy:</b>	100%		
<b>Year Built:</b>	1999				

**Property Description:**  
39,672 SF Building on 3.37 Acres Corporate Image Offices Great Central Location Fenced, secure contractor yard for operation and storage High Bay Warehouse (24 Clear Height) wSkylights Grade Level & Two Dock High Loading Doors Paved Yard | Ample Parking | Heavy Power Great OwnerUser Investment Opportunity  
Parking Description: 95



**DIG Corporation Industrial Building - 1210 Activity Drive, Vista, CA 92083**

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$4,970,000	<b>Bill Van Dusen</b>	(619) 405-1813
	Warehouse	<b>Price/SF:</b>	\$123.07/SF		
<b>Building Size:</b>	40,385 SF				
<b>Clear Height:</b>	28 Ft.				
<b>Property Description:</b>					

This property consists of an approximate 40,385 square foot light industrial building completed in 1999 and situated on a 2.50-acre site in the desirable City of Vista, in the northeast portion of San Diego County, California. Currently, the building is 100% occupied by DIG Corporation.



**DIG Building, #BLDG - 1210 Activity Dr., Vista, CA 92081**

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$6,000,000	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$148.57/SF		
<b>Building Size:</b>	40,385 SF				
<b>Year Built:</b>	1999				
<b>Clear Height:</b>	22 Ft.				
<b>Dock-High Doors:</b>	4				



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	N/A	<b>Barry S. Hendler</b>	(760) 431-4219
	Warehouse			<b>Mike Erwin</b>	(760) 930-7971
<b>Building Size:</b>	42,204 SF				
<b>Year Built:</b>	1990				
<b>Clear Height:</b>	20 Ft.				
<b>Dock-High Doors:</b>	4				
<b>Grade-Level Doors:</b>	2				



**534 & 536 Olive Ave., #Bldg - 534 & 536 Olive Ave., Vista, CA 92083**

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$850,000	<b>Justin Beattie</b>	(760) 431-4229
	Warehouse	<b>Price/SF:</b>	\$19.19/SF		
<b>Building Size:</b>	44,300 SF				



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

<b>Property Type:</b>	Industrial Warehouse	<b>Price:</b>	N/A	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Building Size:</b>	54,243 SF			<b>Mike Erwin</b>	(760) 930-7971
<b>Year Built:</b>	1997				



**1081 Poinsettia Avenue - Vista, CA 92081**

<b>Property Type:</b>	Industrial Manufacturing	<b>Price:</b>	\$5,785,000	<b>Henry Zahner</b>	(760) 438-8950
<b>Building Size:</b>	65,002 SF	<b>Price/SF:</b>	\$89.00/SF	<b>Jon Busse</b>	(760) 438-8950
<b>Year Built:</b>	2001				
<b>Clear Height:</b>	24 Ft.				
<b>Dock-High Doors:</b>	3				
<b>Grade-Level Doors:</b>	4				

**Property Description:**

Industrial/Flex building divisible (buss ducts in for separate metering.) Price has been reduced by \$1,885,000.



**SKYRIDGE INDUSTRIAL PARK - 1445 Engineer St., Vista, CA 92083**

<b>Property Type:</b>	Industrial Distribution Warehouse	<b>Price:</b>	\$9,950,000	<b>Barbara Kreis</b>	(858) 642-2345
<b>Building Size:</b>	100,000 SF	<b>Price/SF:</b>	\$99.50/SF		
<b>Year Built:</b>	1999	<b>Cap Rate:</b>	8.39%		

**Property Description:**

The Property is a High Image distribution/manufacturing/warehouse facility of approximately 100,000 sf on 9.58 acres of land. There are presently two leases in place. The Tenant in Suite A has just recently been bought out by another Company and will be integrating into their facility when the Lease ends 12/2011. The Tenant in Suite B will stay for a period of time at "market rents"...OR... until a replacement tenant is in place...OR... the Space can be made available for an Owner/User. . There can be INCOME IN PLACE for a significant time while finding a replacement Tenant or until needed for a user...and still take advantage of purchasing the Property now at a price reflective of a vacant building...and while bank rates are at historical lows.



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

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$10,874,739	<b>Dennis Visser, SIOR</b>	(760) 431-4216
	Warehouse	<b>Price/SF:</b>	\$87.00/SF	<b>Barry S. Hendler</b>	(760) 431-4219
<b>Building Size:</b>	124,997 SF				
<b>Year Built:</b>	1998				
<b>Clear Height:</b>	22 Ft.				
<b>Grade-Level Doors:</b>	4				



**Vista Industrial Land - Paved Lot** - N. Melrose Dr., Vista, CA 92083

<b>Property Type:</b>	Industrial	<b>Price:</b>	\$2,500,000	<b>Todd Davis</b>	(760) 431-4227
	Warehouse	<b>Price/SF:</b>	\$14.24/SF	<b>Karen M. Fuller</b>	(760) 431-4214
<b>Building Size:</b>	175,547 SF				