

2441 CADES WAY | VISTA, CA

FOCUS

INDUSTRIAL CENTER



APPROX. 4,770 SF AVAILABLE FOR LEASE

Kyle Clark, *Senior Director*

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Shaping commercial real estate where you work and live

www.theheritagegroup.com

The Heritage Group | Office 619.239.1788 Fax 619.819.9919 | 110 West A Street, Ste. 1125, San Diego, CA 92101

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PROPERTY/LOCATION FEATURES

DRIVE TIMES

Palomar Airport (4.6 Miles)
9 Minutes

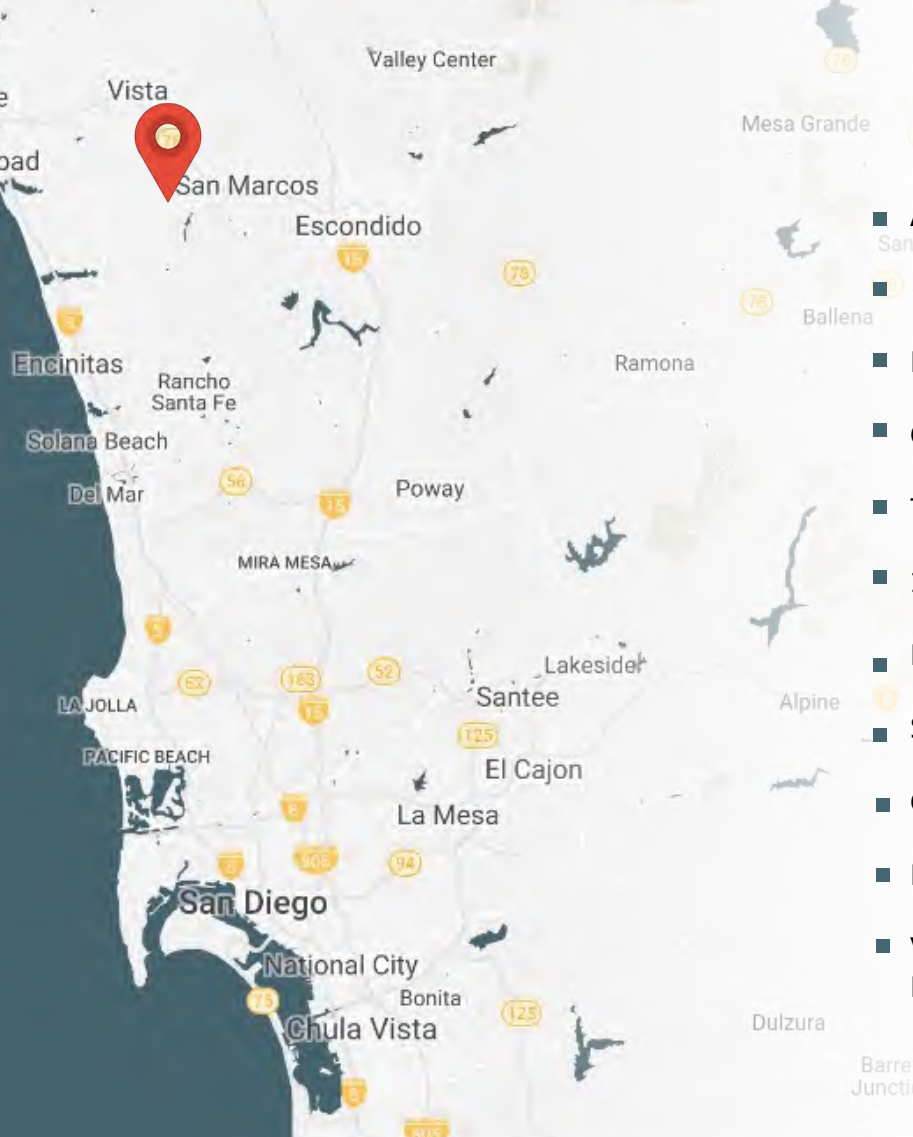
Camp Pendleton (14 Miles)
17 Minutes

Downtown San Diego (37 Miles)
49 Minutes

San Diego Int. Airport (38 Miles)
50 Minutes

Orange County Airport (61 Miles)
58 Minutes

US/Mexico Border (51 Miles)
59 Minutes



- **Approx. 4,770 SF Available For Lease**
- +/- 9,430 SF Warehouse Building
- HVAC in Office
- On-Site Parking Available (34 spaces)
- Two (2) Grade Level Roll Up Doors
- 18' Clear Height in Warehouse
- Heavy Power 400-800a/277v (expandable)
- Sprinklered
- Centrally Located Between I-5 and I-15
- Easy Access to CA-78 (less than 1-mile)
- Various Area Amenities Include Nearby Restaurants, Retail and Entertainment

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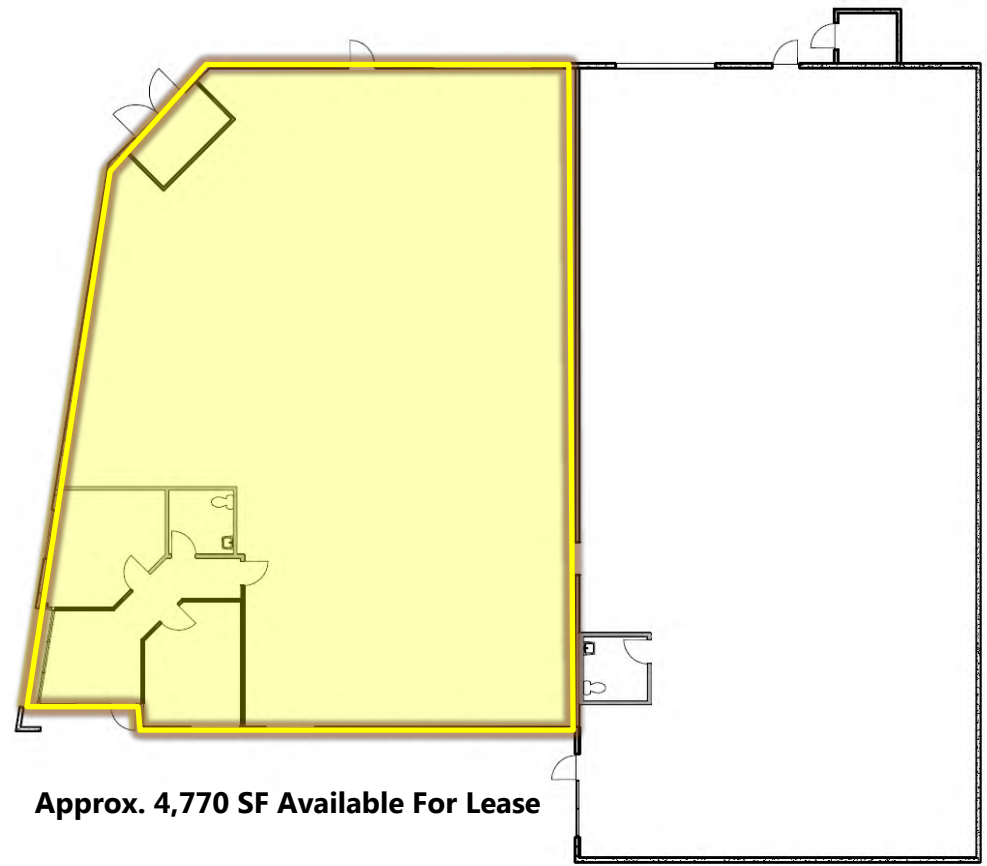
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**HERITAGE
GROUP**

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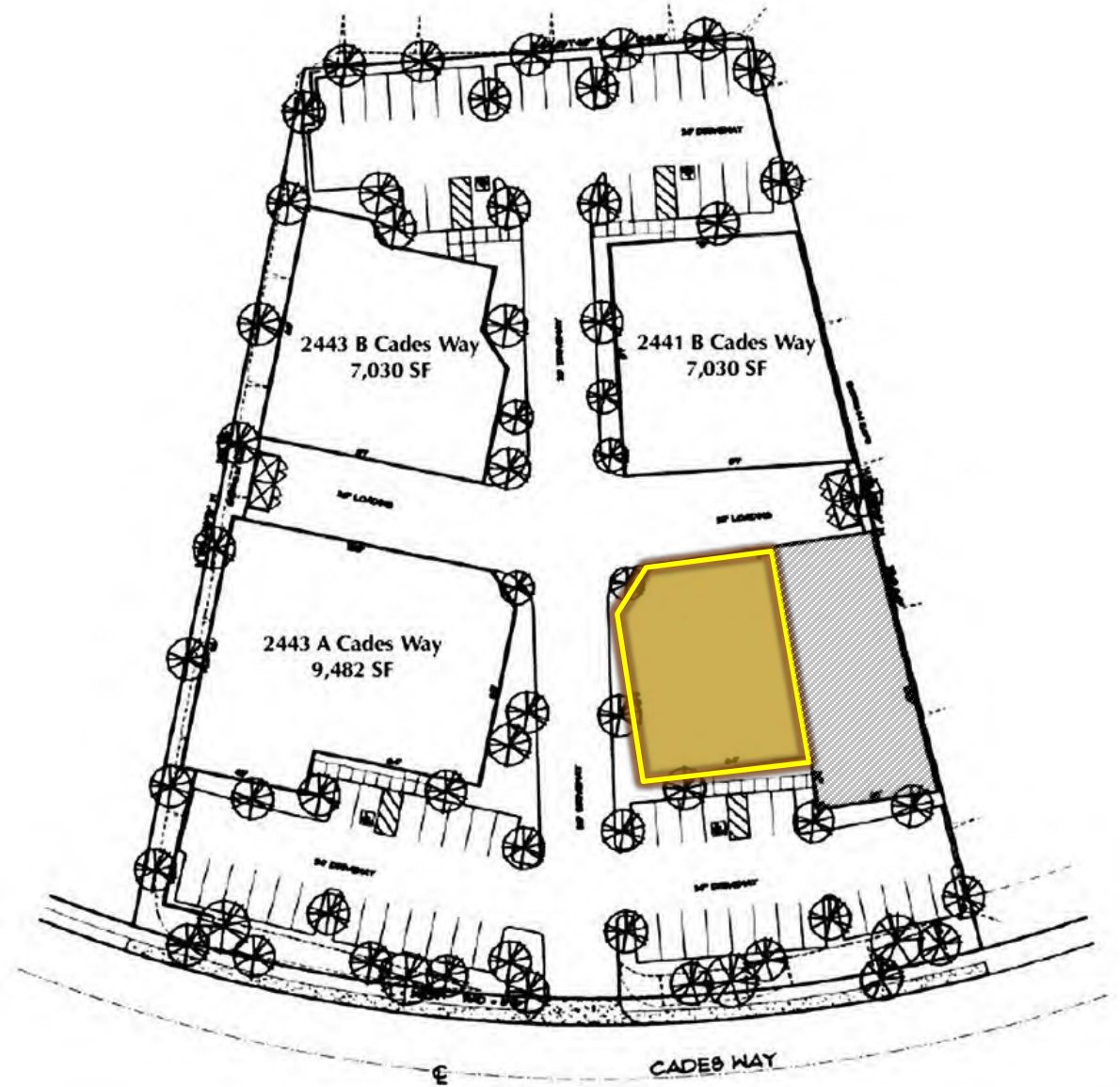
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The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice. Site plan and floor plan are not to scale; for reference purposes only



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