

# SOLD - \$2,460,000

## 2444 CADES WAY, VISTA, CA



### PROPERTY DETAILS

- An Approximate 13,321 SF Freestanding Building on an Approximate 53,143 SF Parcel
- Approximately 4,000 SF of Office and Production Area
- Heavy Power - 800 amps/277-480v 3p 4w
- 2 Grade Level Doors to Warehouse (14w'x16h')
- 18' Clear Height
- Recent Roof Replacement with 30kW Commercial Solar System
- No Association Dues
- Ample Parking - 27 Spaces
- Gated Entrance to Business Park
- Excellent Location Near Highway 78
- Represented Seller

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
380 S. MELROSE DR., SUITE 367, VISTA CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA BROKER LICENSE #: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344