

# FOR SALE OR LEASE M1 ZONED LAND

## 1 ACRE PARCEL AT PIPELINE DR., VISTA, CA



### PROPERTY FEATURES:

- An Approximate 1 Acre Parcel of Land
- Water, Sewer & Electric to Site
- Rare M1 Zoning Allows For A Wide Variety of Heavier Industrial Uses To Include: Outside Storage of Trucks, Equipment and Materials
- Property Fully Fenced and Gated with Private Entrance From a Cul-De-Sac
- Terrific Access to 78 Freeway and Interstate 5 From Palomar Airport Road
- Landlord Will Install Gravel Base and Office Trailer

**LEASE RATE: \$13,000 NNN PER MONTH**  
**SALE PRICE: \$2,300,000**

**SITE TOUR AVAILABLE WITH APPOINTMENT**

**SAN DIEGO COMMERCIAL**

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