

# FOR LEASE

**2449 CADES WAY, SUITE D, VISTA, CA**

**\$2,000 BROKER BONUS WITH A MINIMUM 3-YEAR DEAL**



## PROPERTY DETAILS

- An Approximate 4,200 SF Industrial Suite on Quiet Cul-De-Sac
- 2 Restrooms
- Treated and Coated Concrete Floors
- Balance Warehouse
- Over 20' Clear Height
- 100% Climate Controlled
- Fire Sprinklers
- 2" Gas Service
- Outdoor Patio Area in Front
- Previously Approved For Public Occupancy
- Power: 200 AMPS, 208v, 3-Phase
- Skylights and New Solarcool Roof
- Grade Door with Drive Around Access
- Owner Can Build Additional Office if Required
- Cam is \$.17 PSF
- Excellent Location with Easy Access to 78 Freeway and Palomar Airport Road

**LEASE RATE - \$1.55 PSF MG + CAM**

**SAN DIEGO COMMERCIAL**

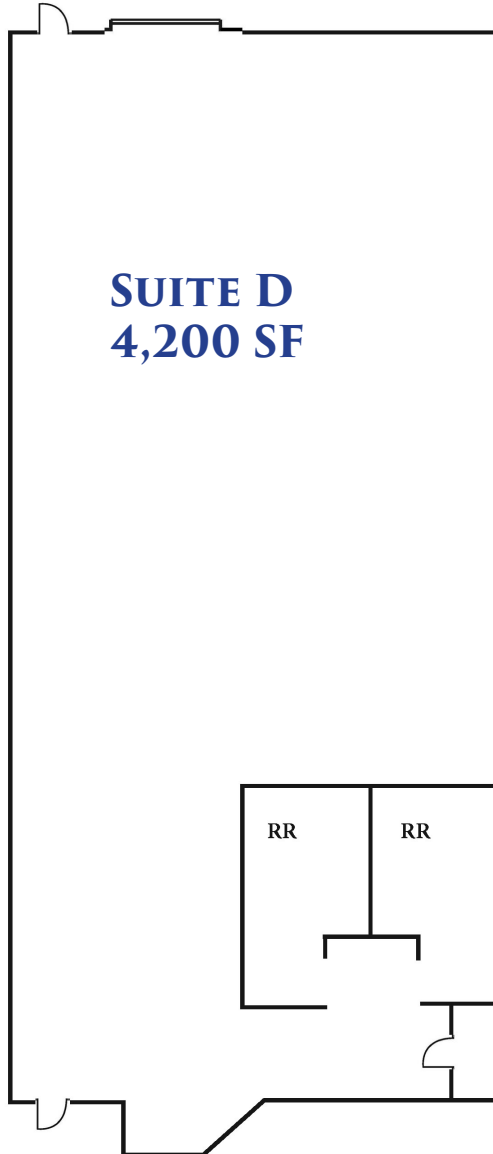
**TIM CLEPPER - PRESIDENT**  
**380 S. MELROSE DR., SUITE 367, VISTA CA 92081**  
**TIM@SANDIEGOCOMMERCIAL.INFO**  
**WWW.SANDIEGOCOMMERCIAL.INFO**  
**CA DRE BROKER LICENSE #: 01354303**  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

# FOR LEASE

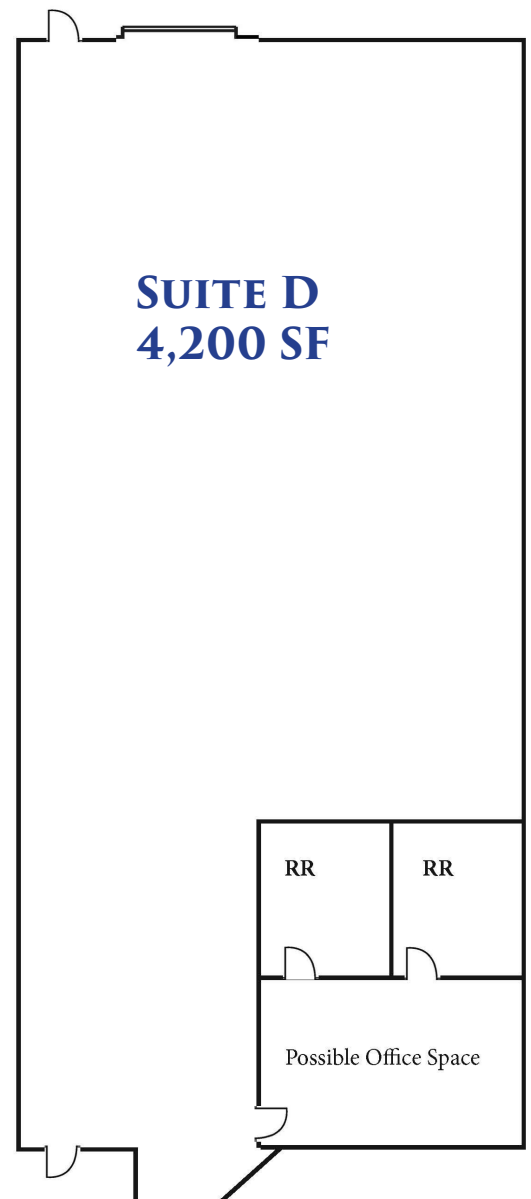
**2449 CADES WAY, SUITE D, VISTA, CA**

## FLOOR PLAN

ACTUAL FLOOR PLAN



CONCEPTUAL FLOOR PLAN



**LEASE RATE - \$1.55 PSF MG + CAM**

**SAN DIEGO COMMERCIAL**

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