

FOR LEASE

2453 CADES WAY, SUITE D, VISTA, CA

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



**OAK RIDGE
BUSINESS CENTER**

PROPERTY DETAILS

- An Approximate 5,100 Industrial Suite with 2,800 SF of Bonus Mezzanine
- 80% Office with Lab and Production Space
- Clear Height: 20'-22'
- Sprinklers
- Power: 200 AMPS, 208V, 3-Phase
- Grade Level Loading with Drive Around
- Skylights and Solar Cool Roof
- Quiet Location at the end of a Cul-De-Sac
- Owner Will Demo a Majority of Office Space To Tenants Specifications
- The Adjacent 4,200 SF Is Available
- CAM \$.17 PSF
- Excellent Location with Easy Access to 78 Freeway and Palomar Airport Road

LEASE RATE - \$1.55 PSF MG + CAM

SAN DIEGO COMMERCIAL

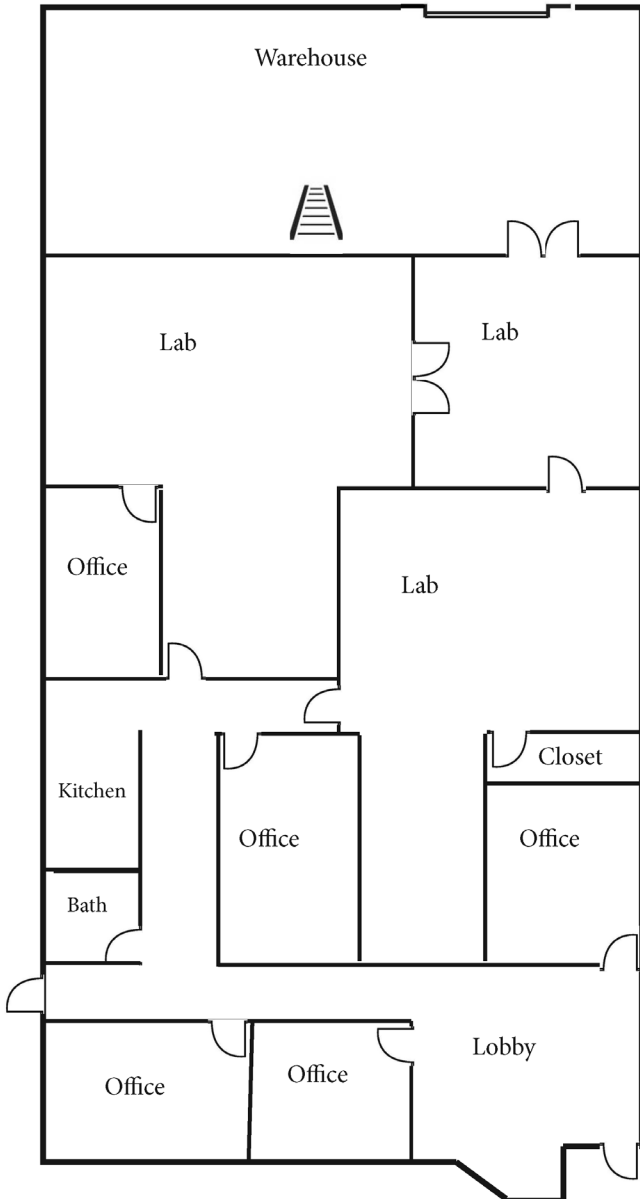
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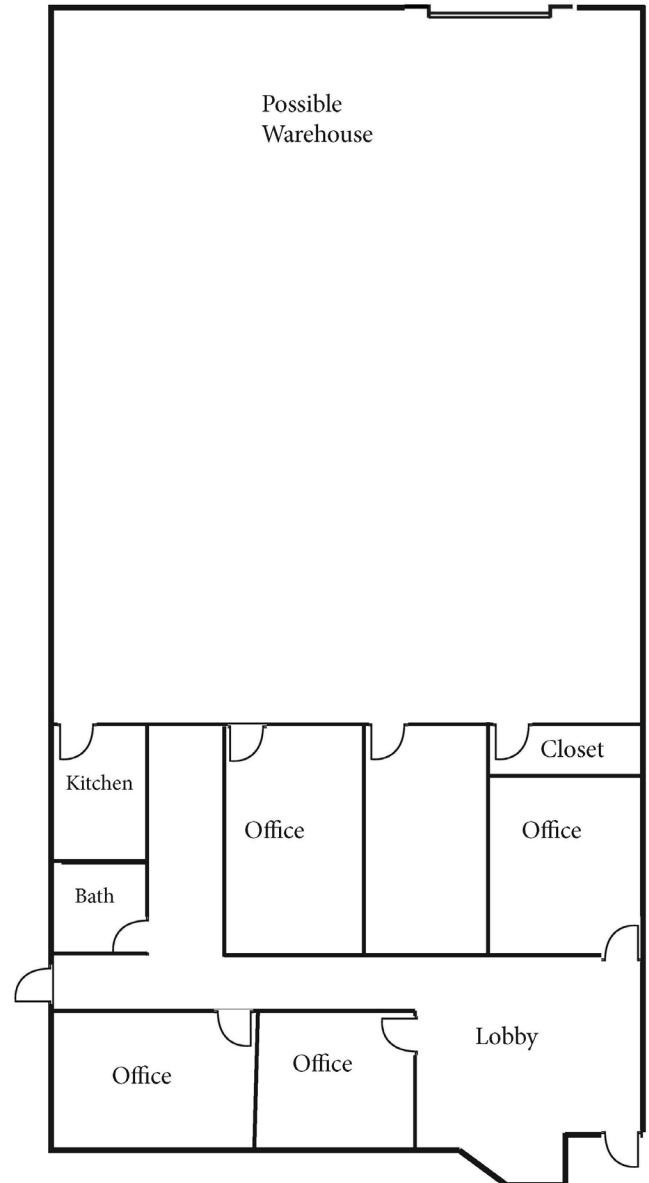
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FLOOR PLAN

ACTUAL FLOOR PLAN



CONCEPTUAL FLOOR PLAN



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Oak Ridge Business Center is located in North San Diego County in the heart of Vista. This project sits at the end of a quiet cul-de-sac with an nice ocean breeze and numerous shops and restaurants near by. The project is centrally located between I-5 and I-15 Freeways which are easily accessible from 78 Freeway.

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