

# FOR LEASE

**2453 CADES WAY, SUITE E, VISTA, CA**

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



**OAK RIDGE  
BUSINESS CENTER**

## PROPERTY DETAILS

- An Approximate 4,200 SF Industrial Suite
- Upgraded Restroom with Shower and Kitchenette
- Clear Height: 20'-22'
- Sprinklers
- 200 AMPS, 208V, 3-Phase Per Suite
- Grade Level Loading with Drive Around
- Skylights and Solar Cool Roof
- Quiet Location at the end of a Cul-De-Sac
- Cam \$.17 PSF
- Excellent Location with Easy Access to 78 Freeway and Palomar Airport Road

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

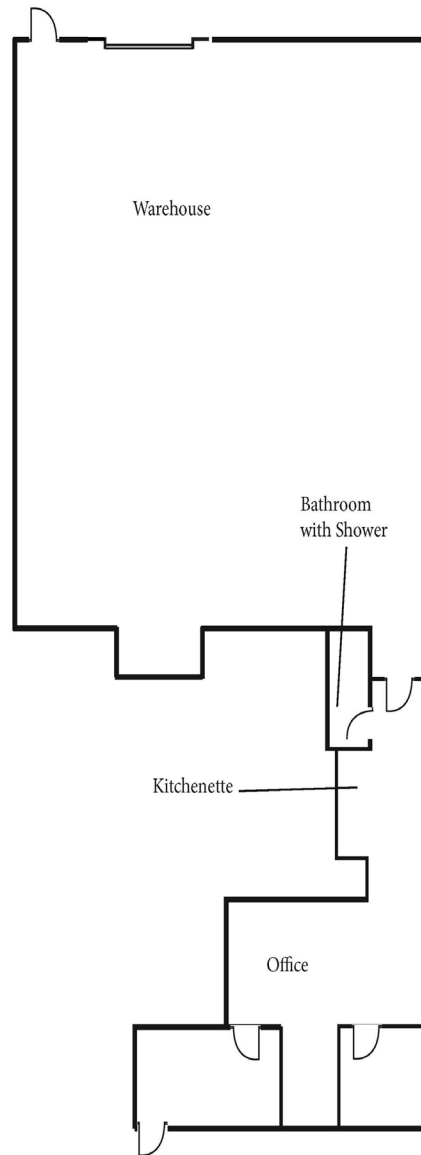
***SAN DIEGO COMMERCIAL***

**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

**2453 CADES WAY, SUITE E, VISTA, CA**

## **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**

# FOR LEASE

## 2453 CADES WAY, SUITE E, VISTA, CA



**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.

### 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