

FOR SUBLEASE EXCLUSIVE CONTRACTOR PROPERTY

2115 LA MIRADA DRIVE, VISTA, CA



PROPERTY FEATURES:

- An Approximate 6,500 SF Building, on Two Parcels Totaling Approximately 2.2 Acres
- Spacious Executive Offices and Luxurious Conference Room
- Approximately 1,686 SF of Warehouse, Accessible by Two Large Roll-Up Doors
- Heavy-Duty Reinforced Concrete and Gravel Yard was Designed to Accommodate Heavy Machinery and Track Equipment
- Extra Large Wash Bay is Equipped With a 3-Stage Clarifier
- Maintenance Area for Machinery and Equipment
- Separate Restrooms for Offices, Warehouse and Maintenance Shop
- M1 Zoning Allows for Outside Storage of Equipment and Materials
- Master Lease Expires on June 1, 2028

SUBLEASE RATE: \$33,000 NNN MONTHLY
***NNN EXPENSES APPROXIMATELY \$5,000 MONTHLY**

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
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