

## FOR LEASE

**2 INDUSTRIAL WAREHOUSES, EACH CAN BE LEASED SEPARATE OR  
TOTAL 12,785 SQ. FT. Manufacturing Facility**



2241 La Mirada Dr. Vista, CA

- M1-ZONE FRONT WAREHOUSE WITH 1,700 SF OFFICES
- TWO WAREHOUSES w/ CENTER WALL (6,254sf + 6,254sf)
- FIRE SPRINKLED
- OUTSIDE STORAGE ALLOWED
- 2 ELECTRIC METERS, TOTAL OF 1,600 AMPS
- HEAVY POWER, 800 AMPs EACH SPACE (460 VOLT)
- 6 EXTRA-WIDE ROLLUP DOORS
- ADDITIONAL 3,350 SF SPRINKLERED DRIVE-THROUGH COVERED WORK AREA (Not included in SF.)
  
- **\$8,310.25 Per Mo (\$0.65 PSF) NNN**

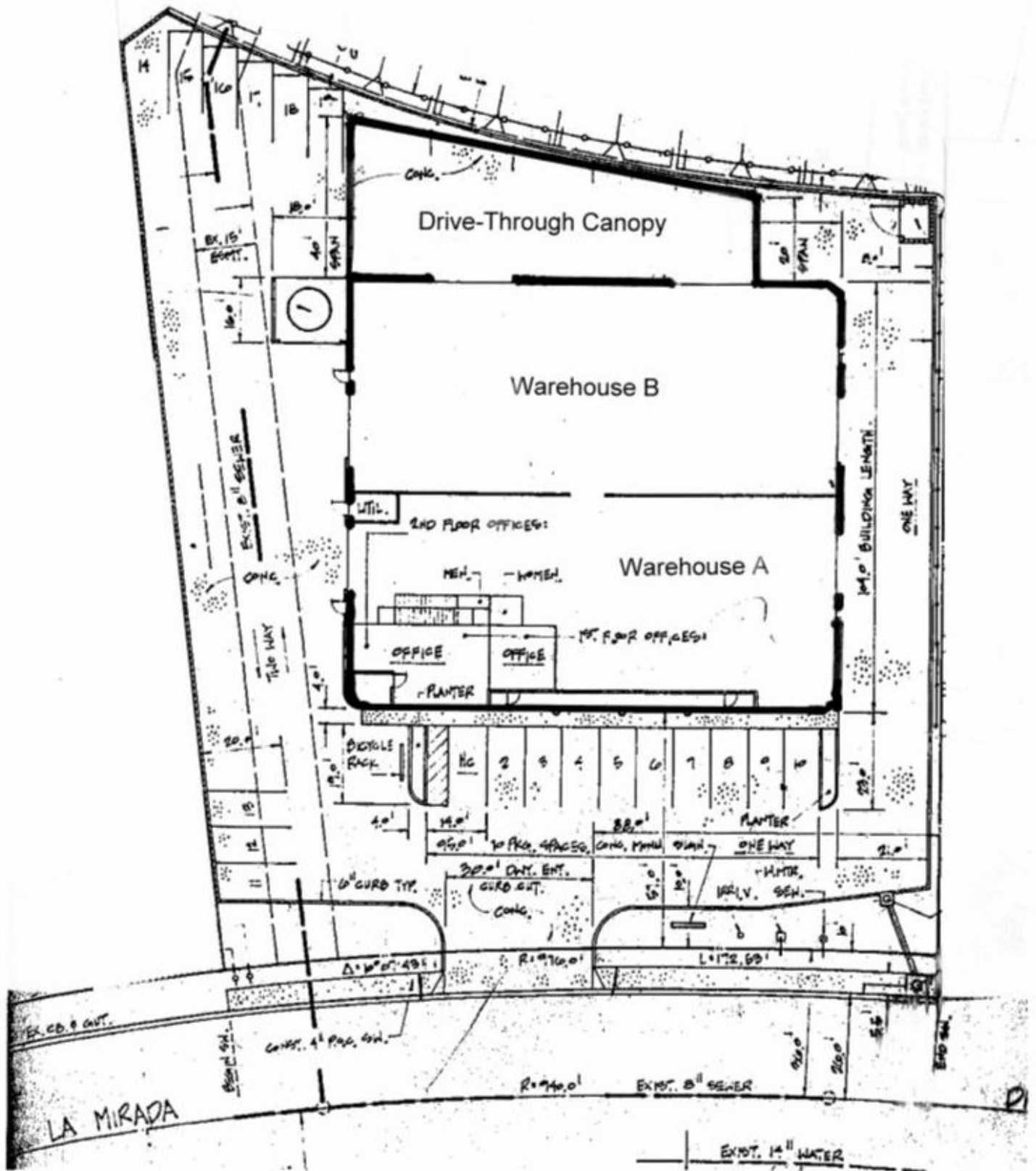
**FOR MORE INFORMATION  
DEAN TILTON 760.744.2163**

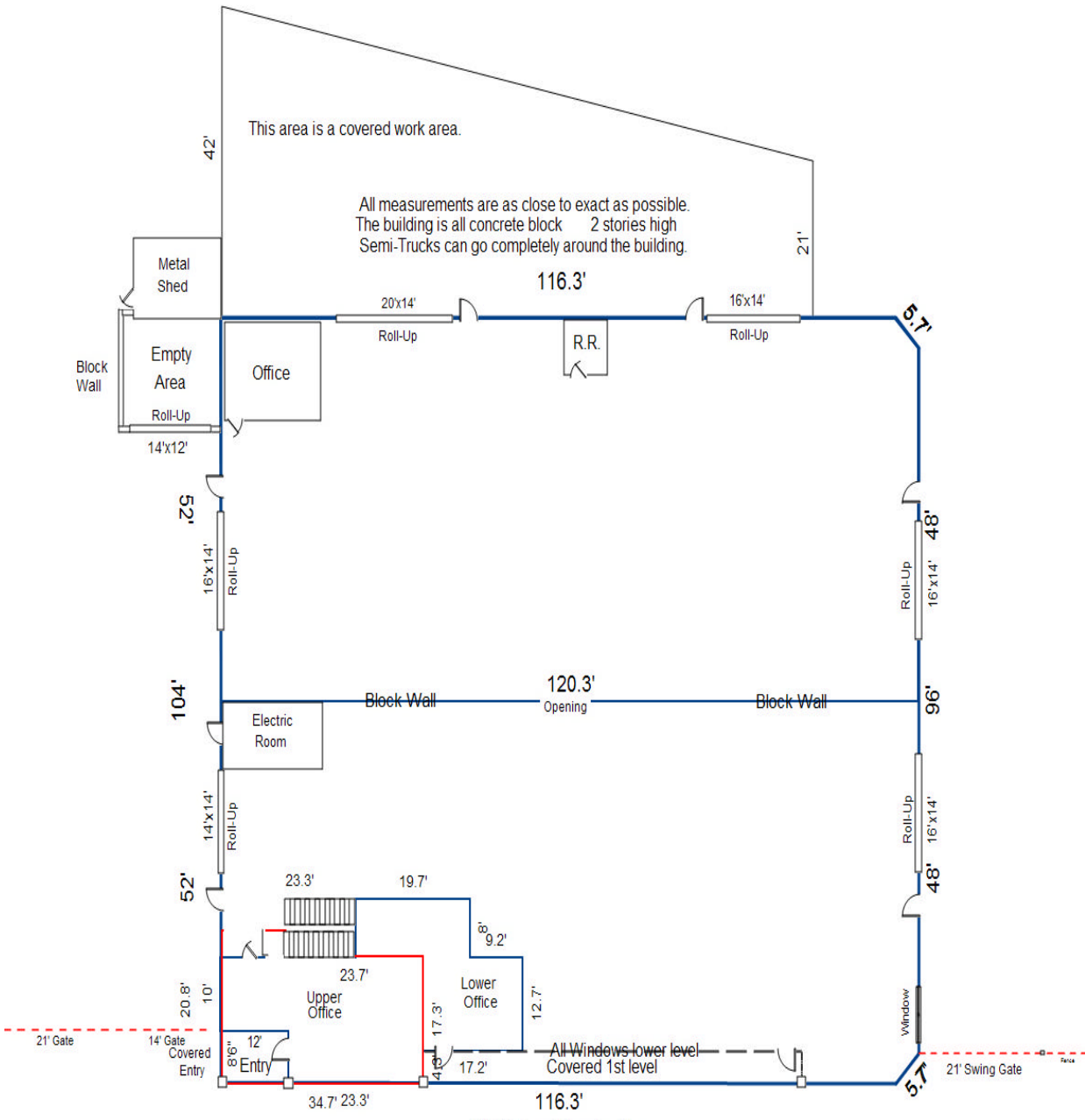
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Broker ID# 00599589

The information herein has been obtained from sources we deem to be reliable. However, we have not verified this information, and make no representations or warranties to its accuracy.







Red Marker data points:

33.152674, -117.231422

Green Marker data points:

Draw Clear Save Center

**Easy Marker Wand**

The original marker for freehand marking from Fox Valley Systems



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