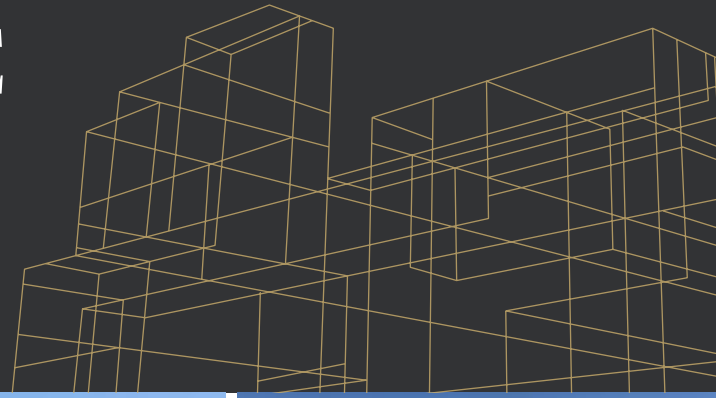


INDUSTRIAL SUITE FOR LEASE

1304-1338 N. MELROSE DRIVE, VISTA, CA 92083



±1,615 SF - ±2,934 SF Industrial Suites with Fenced Yards For Lease

Suite H: ±2,934 SF | Available now

Suite M: ±1,615 SF | Available May 1, 2026

IC Zoning Industrial Commercial

Minimum 16' clear height in warehouse

Key Location on major thoroughfare

Close to Fwy 78 & Fwy 76

Adjacent to the N Melrose Dr & Oceanside Blvd intersection

Walking distance to COASTER commuter station at Melrose Drive

Call to show

**FOR MORE
INFORMATION
CONTACT**

BOB WILLINGHAM
858.369.3013
bob.willingham@kidder.com
LIC N° 01469841

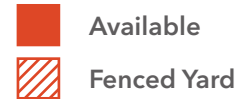
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MELROSE BUSINESS CENTER



SUITE AVAILABILITY

Address	Suite	Suite Size	Lease Rate	CAM Rate	Features	Date Available
1316 N MELROSE DR	H	±2,934 SF	\$1.55	\$0.094 PSF/mo	10% office, 1 grade level door, 1 loading dock (box trucks only) and small fenced yard	Now
1338 N MELROSE DR	M	±1,615 SF	\$1.69	\$0.094 PSF/mo	20% office (all open) and 1 restroom with 1,395 SF of yard	May 1, 2026

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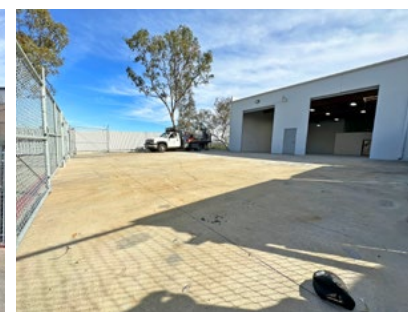
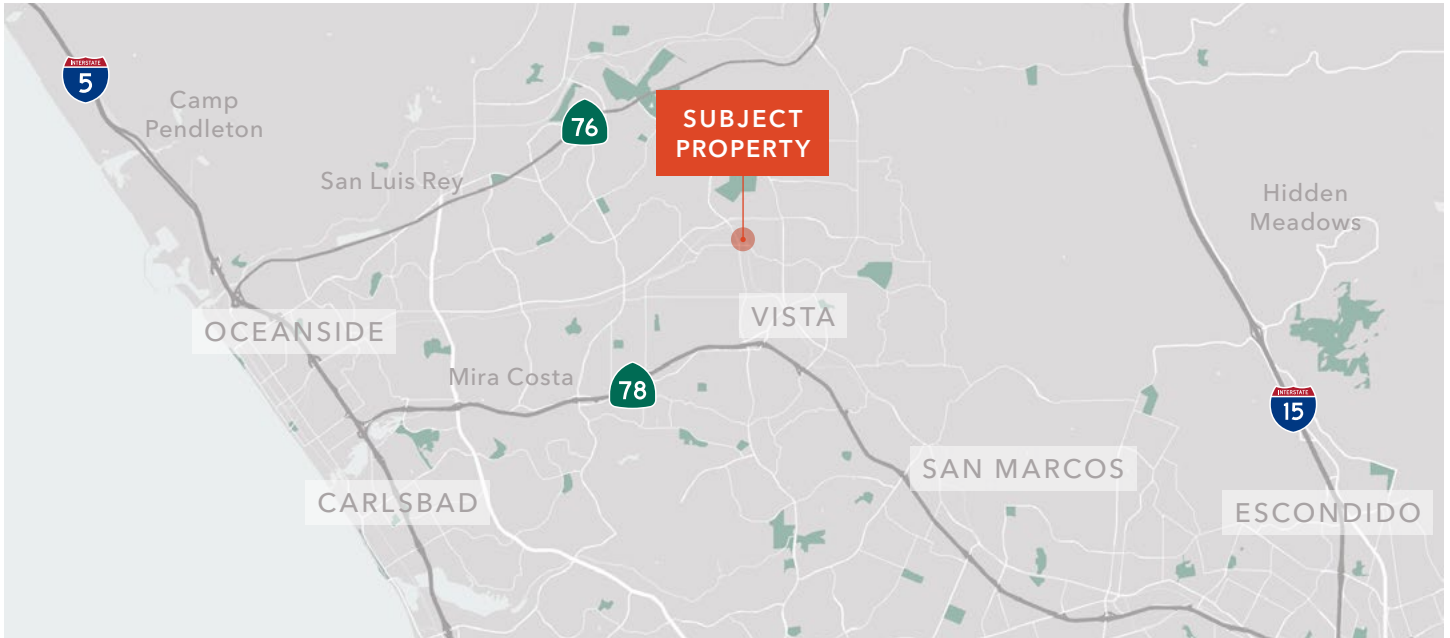
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