

# FOR LEASE

## 103,000 SF SINGLE TENANT INDUSTRIAL FACILITY

2633 PROGRESS STREET - VISTA, CA 92081



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**INTERIOR WAREHOUSE**

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# EXECUTIVE SUMMARY

## THE OPPORTUNITY

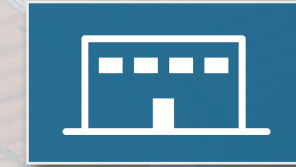
Located in the prestigious Vista Business Park, 2633 Progress Street is a modern, freestanding industrial facility built in 2010. For over a decade, it has accommodated McCain Manufacturing's precision sheet metal fabrication operations, and has also served as a storage, warehousing, and distribution hub for Jeld-Wen Windows & Doors.

Designed for both manufacturing and distribution, the facility offers expansive industrial warehouse space (94%) paired with an efficient two-story office component (6%). Key features include a 26' minimum warehouse clear height, six (6) grade-level doors, eight (8) dock-high doors, and 2,500 amps of 277/480-volt power. Additionally, the building is LEED-certified and features a high-efficiency foam roof, reducing energy costs for industrial users.



## AT A GLANCE

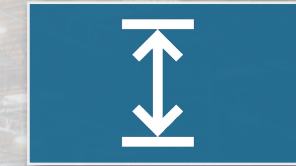
### PROPERTY HIGHLIGHTS



**103,000 Square Feet**  
Single Tenant Building



**Low Finish Property**  
5,992 SF (6%) Office



**Ample Clear Height**  
26' Minimum



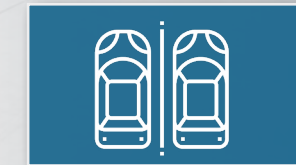
**Heavy Power**  
2,500 Amps 277/480V



**Dock High Loading**  
Eight (8) Dock Doors



**Grade Level Loading**  
Six (6) Grade Level Doors



**Excellent Parking**  
230 Stalls (2.23/1,000 SF)



**LEED Certified**  
Lower Energy Costs



# PREMISES OVERVIEW

<b>ADDRESS:</b>	2633 Progress Street, Vista, CA 92083
<b>PROJECT NAME:</b>	Vista Commerce Center
<b>RENTABLE SF:</b>	103,000 Square Feet
<b>% OFFICE:</b>	5,992 Square Feet (6%)
<b>LOT SIZE:</b>	6.74 Acres (293,596 SF)
<b>YEAR BUILT:</b>	2010 Construction
<b>CLEAR HEIGHT:</b>	26' Minimum
<b>LOADING:</b>	Five - 12' x 14' Grade Level Doors One - 16' x 20' Grade Level Door Six - 9' x 10' Dock High Doors (48") Two - 9' x 10' Dock High Doors (24")
<b>POWER:</b>	2,500 Amps, 277/480V
<b>FIRE SPRINKLERS</b>	ESFR Fire Sprinklers
<b>COLUMN SPACING:</b>	60' x 48' to 68'
<b>ROOF:</b>	Foam Roof
<b>PARKING:</b>	230 Stalls (2.23/1,000 SF)
<b>ZONING:</b>	Research Light Industrial (Specific Plan)
<b>NATURAL GAS:</b>	Yes, Meter Set
<b>CERTIFICATION:</b>	LEED Certified
<b>LEASE RATE:</b>	\$1.25/SF NNN
<b>LOW NNN'S:</b>	\$0.17/SF
<b>AVAILABILITY:</b>	September 1, 2026



**INTERIOR WAREHOUSE**

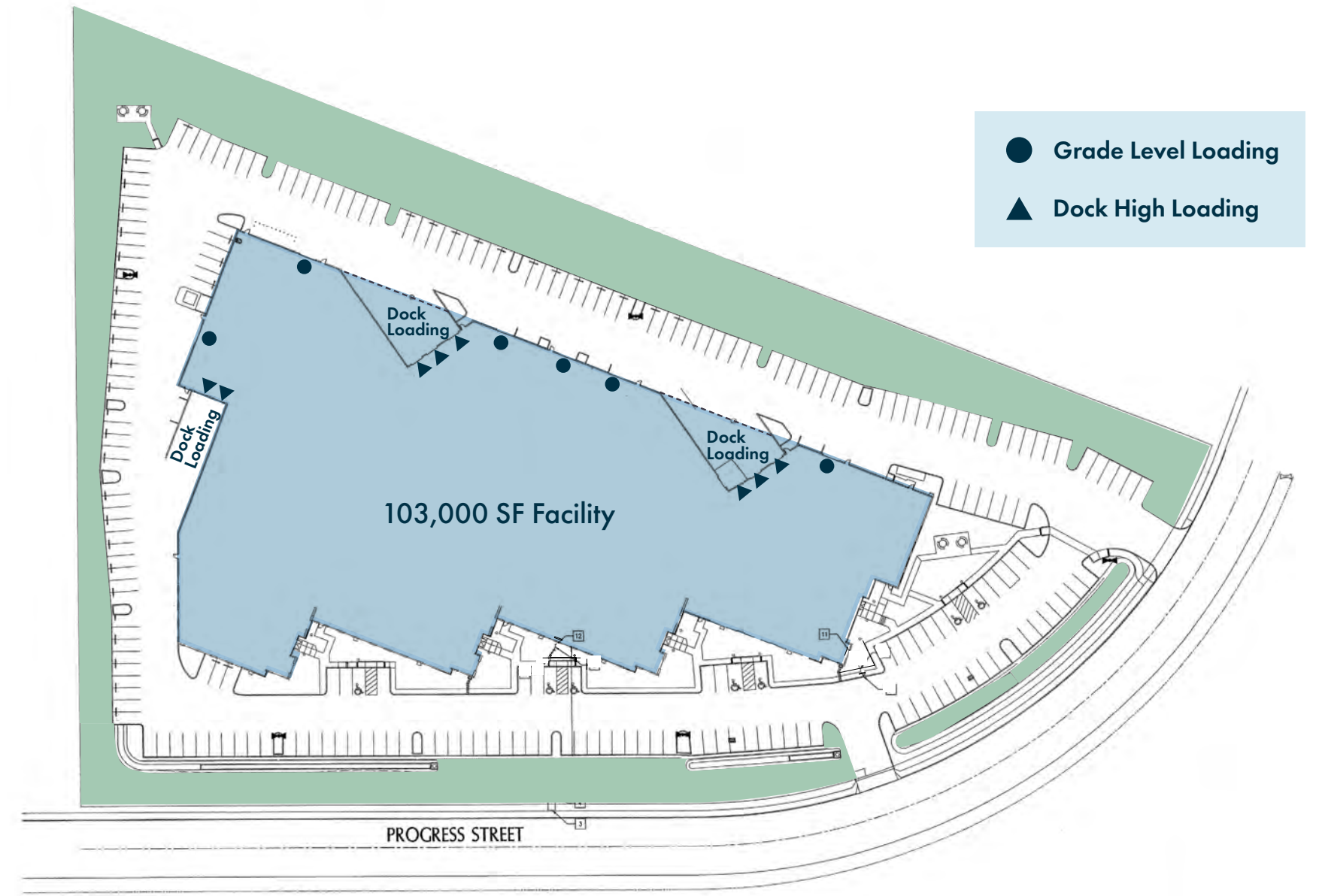
*\*Call brokers to schedule tour*

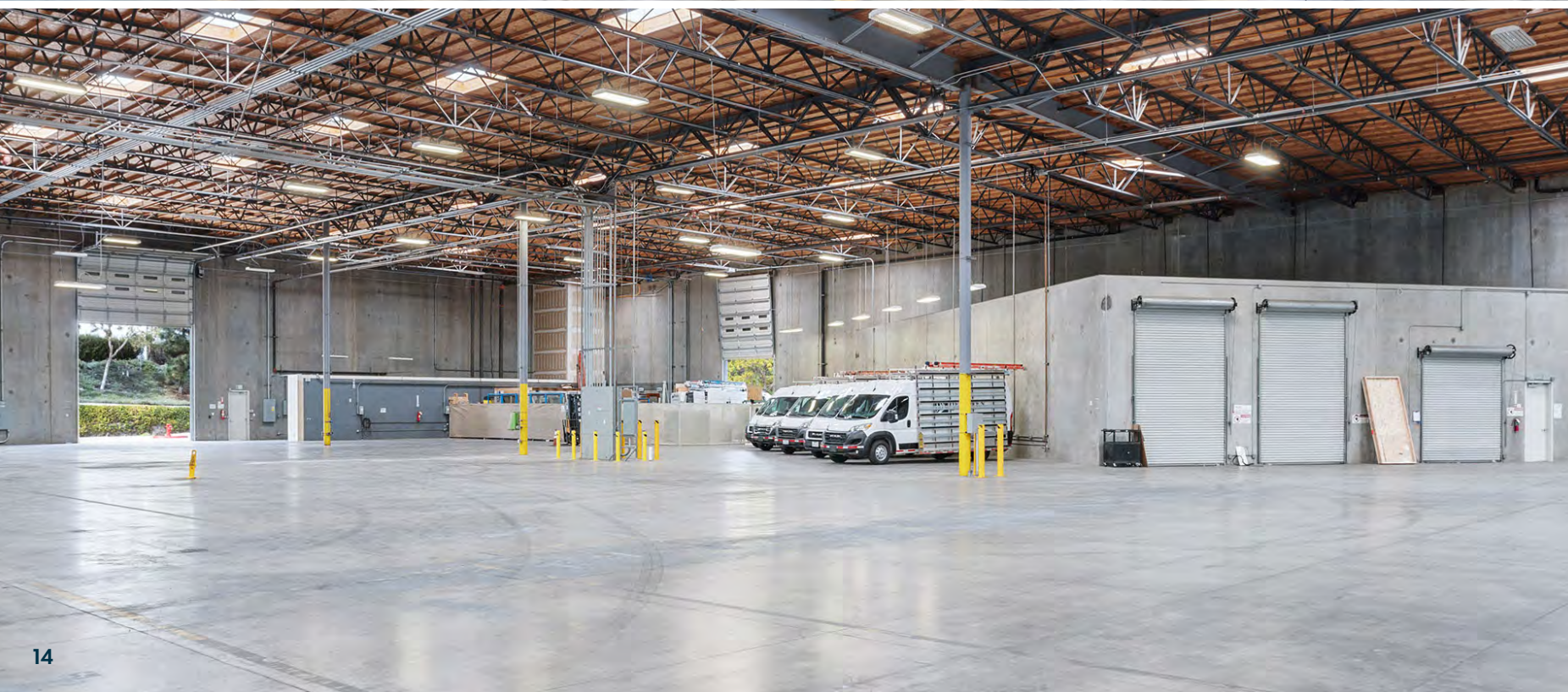


**SUBJECT PROPERTY**  
2633 Progress St.

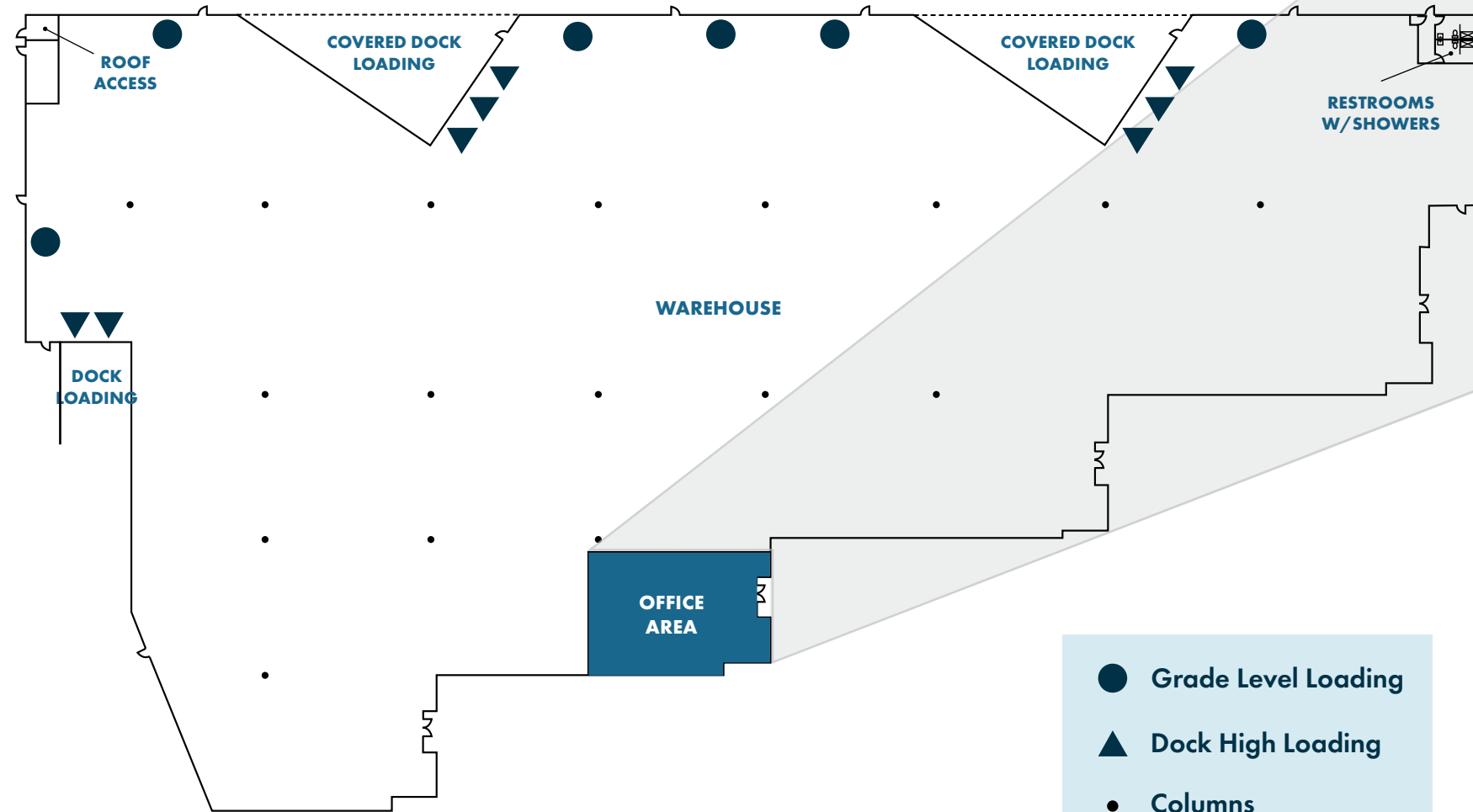
Progress St.

# SITE PLAN

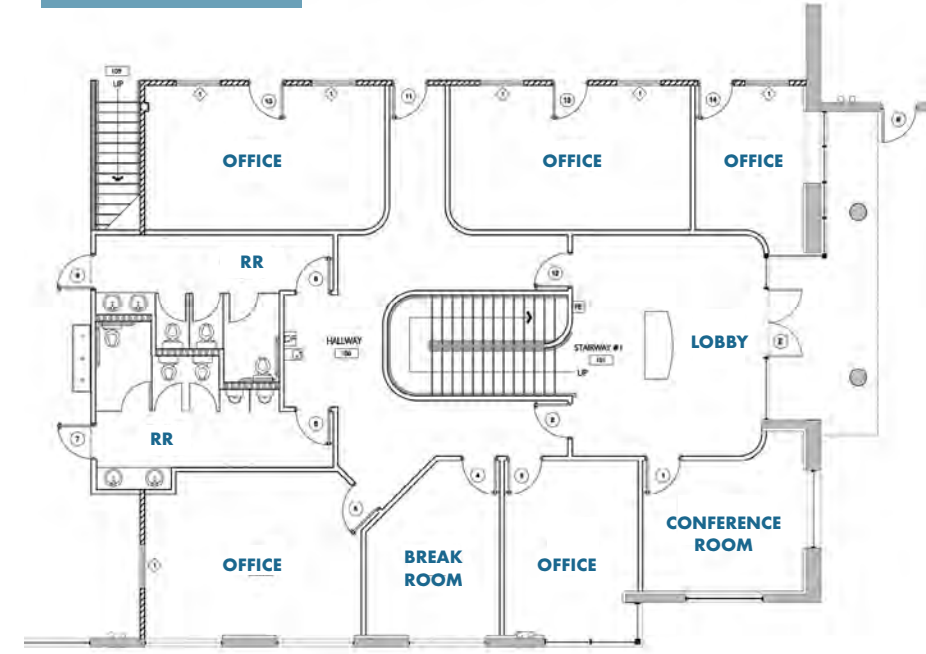




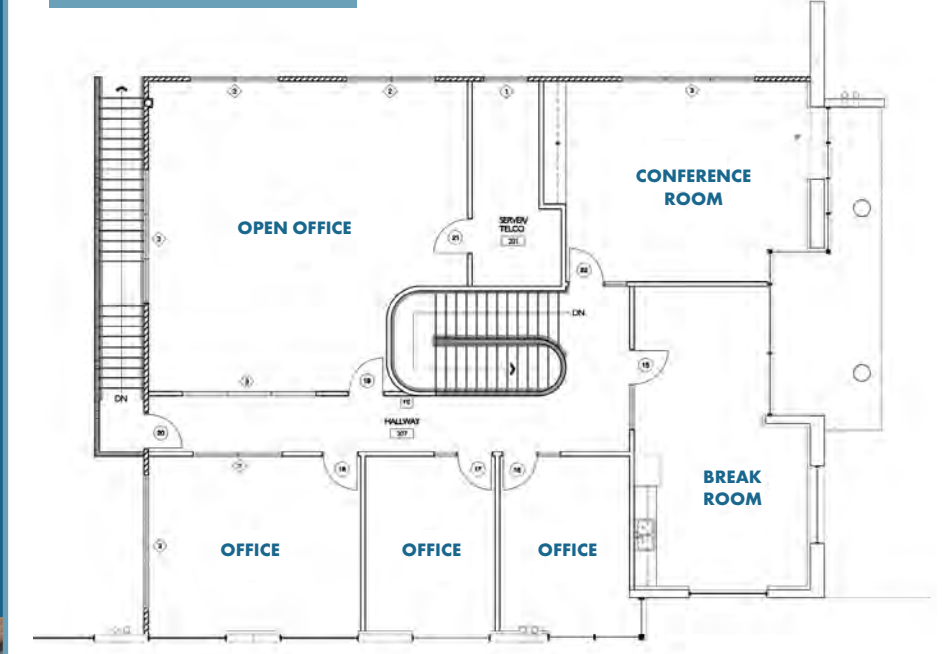
# FLOOR PLAN



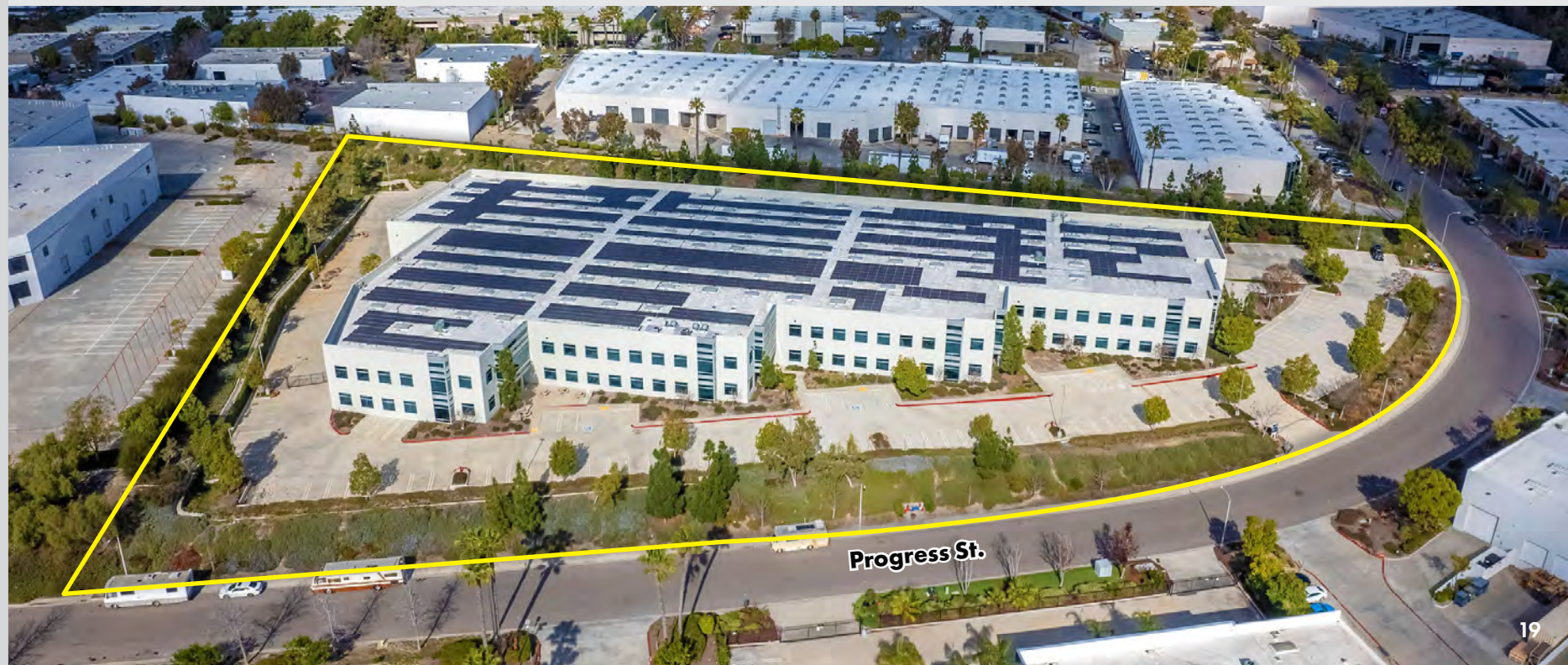
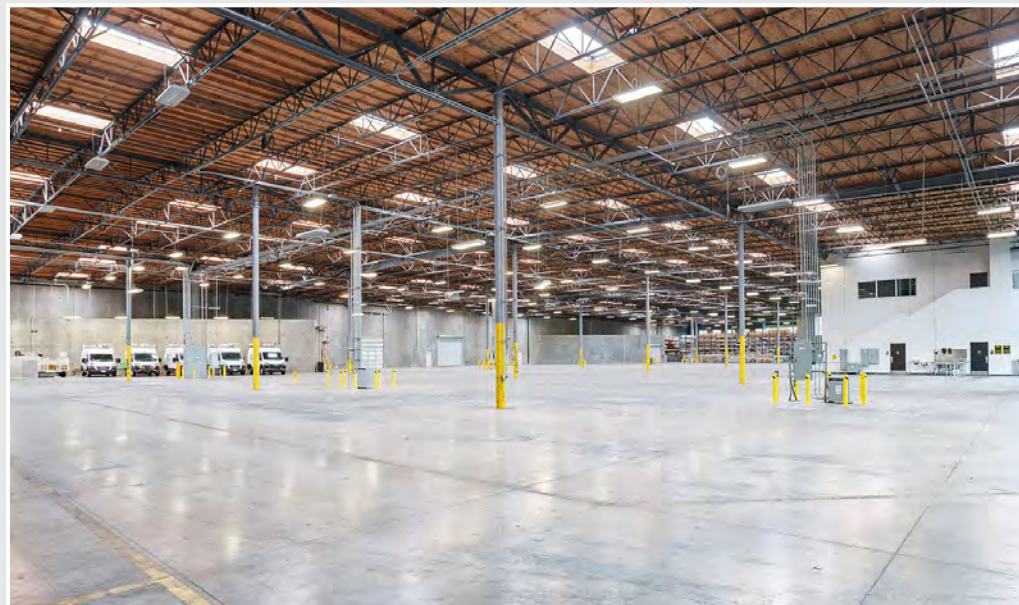
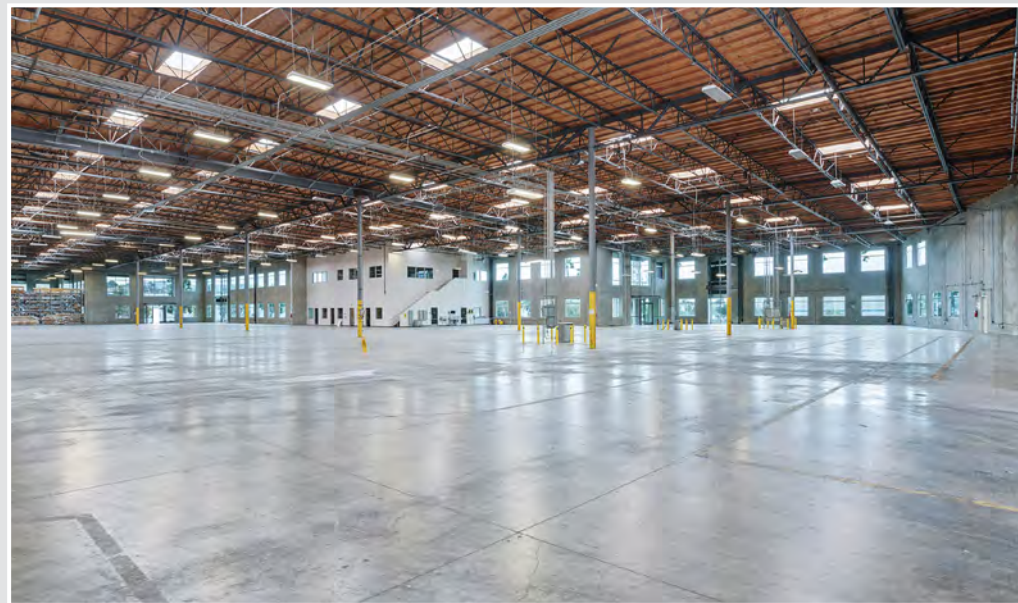
FIRST FLOOR



SECOND FLOOR



# PROPERTY PHOTOS





# LOCATION MAP - NORTH SAN DIEGO COUNTY



# 2633 PROGRESS STREET

Vista, CA 92081

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