

AVAILABLE FOR LEASE

*\$1.00/SF*

MO/GROSS YEAR 1 LEASE RATE  
(MIN 3 YEAR LEASE TERM)

*\$10,000*

BROKER BONUS FOR A NEW SIGNED  
LEASE (MIN. 3 YEAR LEASE TERM)

SUITE A

*VISTA PROGRESS CENTER*  
INDUSTRIAL SPACE AVAILABLE

2834 LA MIRADA DRIVE, SUITE A | VISTA, CA 92081



# VISTA PROGRESS CENTER

## 2834 LA MIRADA DR SUITE A, VISTA CA

### BUILDING HIGHLIGHTS

±17,394 SF industrial space

Available space can be increased to 19,894 SF with an additional 2,500 SF upstairs office space

Two private offices, large open office area, breakroom and three restrooms

Two (2) grade level doors; two (2) dock high doors

Clear height minimum 22'

Drive around access

Easy access to Highway 78 via Sycamore Avenue

On-site deli (Hello Deli)

Floor drains in warehouse

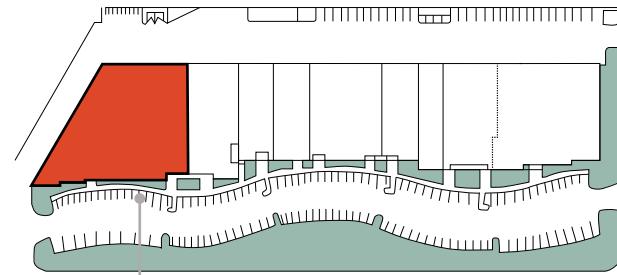
Common dock loading available

Tenant pays for water, trash and separately metered utilities. No CAM fee.

200 amps with 120/208 volt 3 phase (Potential for another 200 amps to be added for a total of 400 amps.)

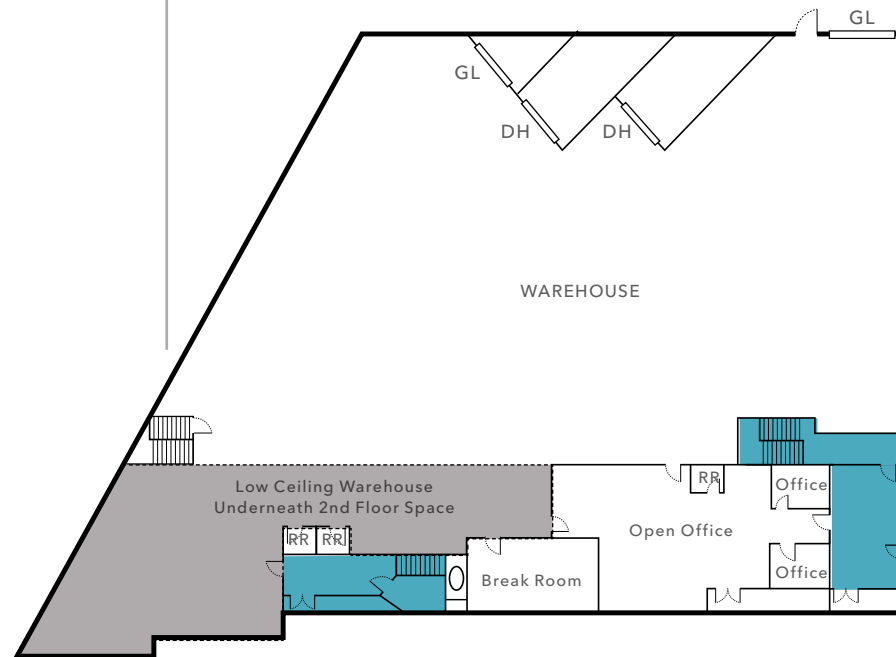
Call to show

Lease rate: \$1.00/SF/MO/Gross First Year Promotional Rate



### LEGEND

- Not a part
- GL Grade level door
- DH Dock high door
- - - Divisibility option



\*Not to scale

# ADDITIONAL OFFICE SPACE AVAILABLE

## BUILDING HIGHLIGHTS

2834 La Mirada Dr, Suite H, Vista CA

±2,500 SF office space

Office space can be added to downstairs industrial space for a total of 19,894 SF

Reception, four private offices, open office bullpen, conference room, kitchen and one restroom

Easy access to Highway 78 via Sycamore Avenue

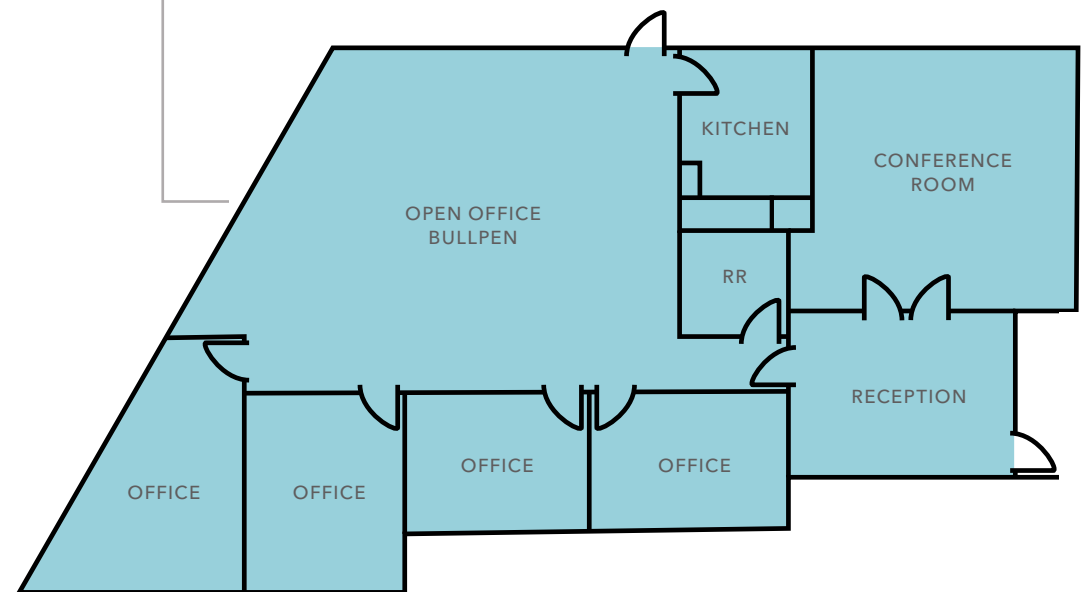
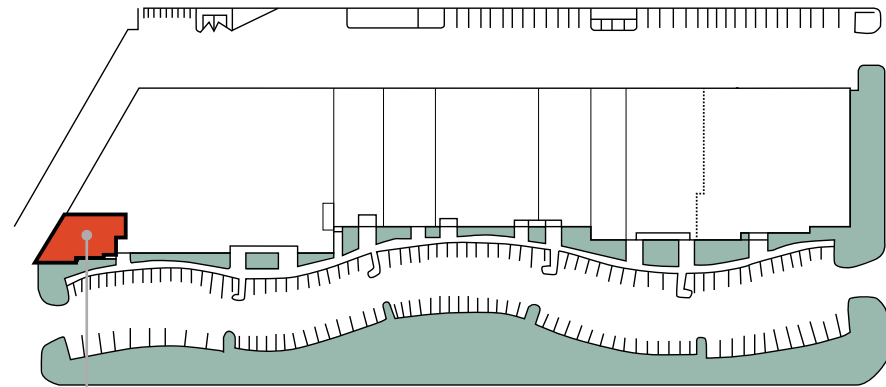
On-site deli (Hello Deli)

Flexible Size (options available)

Fire sprinklers available

Available Now

Call to show



\*Floor plan and site plan not to scale.

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KIDDER MATHEWS

VISTA PROGRESS CENTER



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AVAILABLE FOR LEASE

KIDDER MATHEWS



## VISTA PROGRESS CENTER

*For more information on this property, please contact*

JOHN WITHERALL  
760.815.9004  
john.witherall@kidder.com  
LIC N° 01759453

KIDDER.COM

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