

# INDUSTRIAL SPACE FOR LEASE - VISTA GATEWAY INDUSTRIAL PARK

**793-799**

**NORTH AVE, VISTA**

CA 92083



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Professionally Managed By:



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY FEATURES



Professional business park setting



Flexible zoning to accommodate a variety of uses



Oversized 16' high roll-up doors



Multiple access points for easy truck flow



Concrete driveways



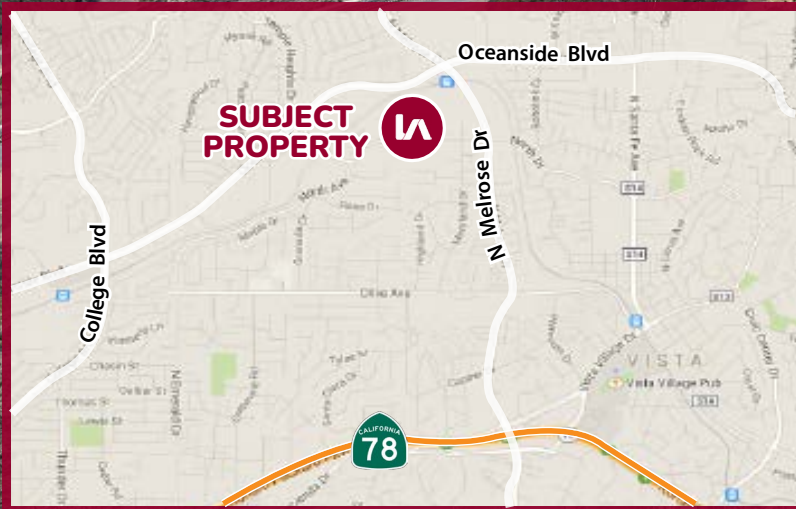
18' clear height

## AVAILABILITY SUMMARY

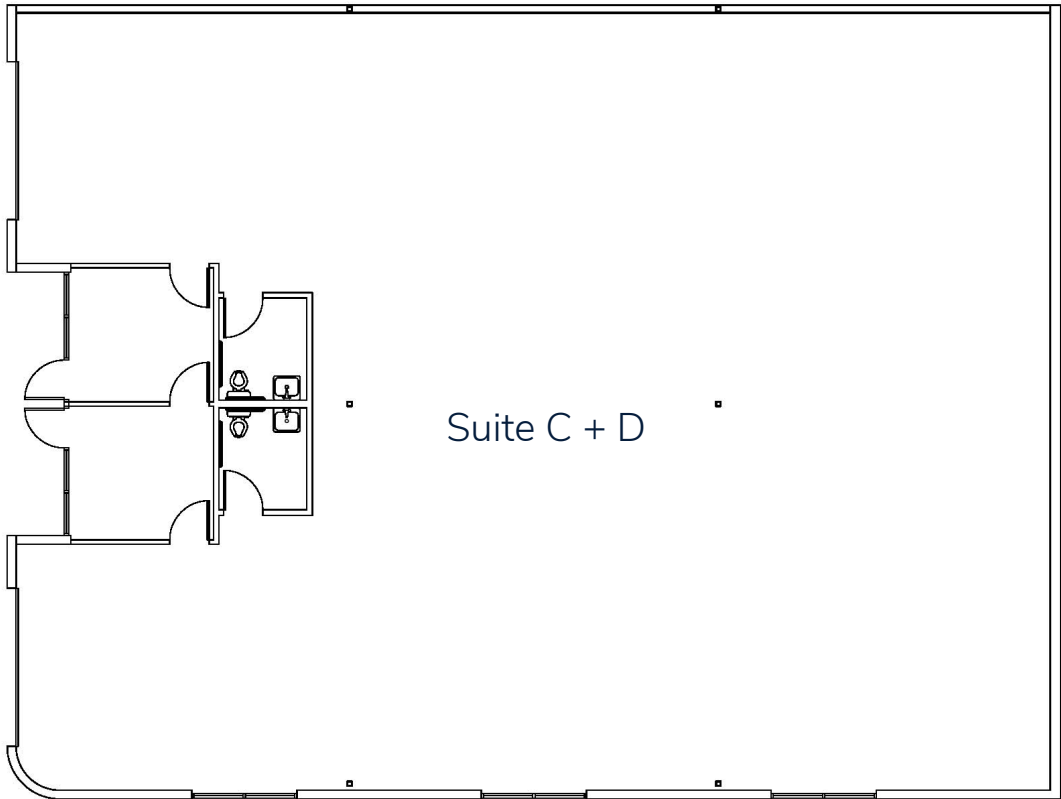
### NORTH AVENUE

| Building | Suite | SF       | Rent/SF                         | Comments                                                            | Availability                  |
|----------|-------|----------|---------------------------------|---------------------------------------------------------------------|-------------------------------|
| 793      | C + D | 4,829 SF | \$7,726.00 month. \$1.60 PSF MG | Two offices, restroom, warehouse and two grade level roll-up doors. | January, 2027<br>Call to Show |
| 797      | D     | 2,250 SF | \$3,712.00 month. \$1.65 PSF MG | Office, restroom, warehouse and one grade level roll-up doors.      | January, 2027<br>Call to Show |

\*In addition to base rent, tenant will be charged a CAM of \$0.05/SF/month

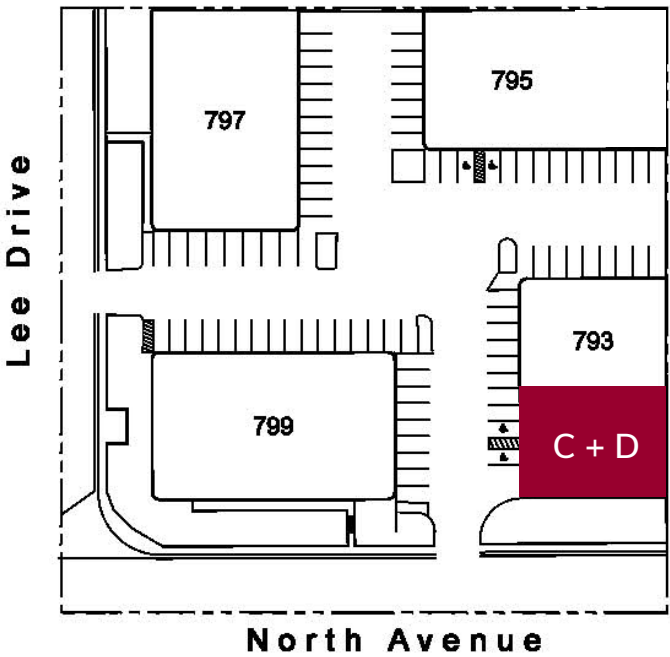


FLOORPLAN:  
793 North Avenue

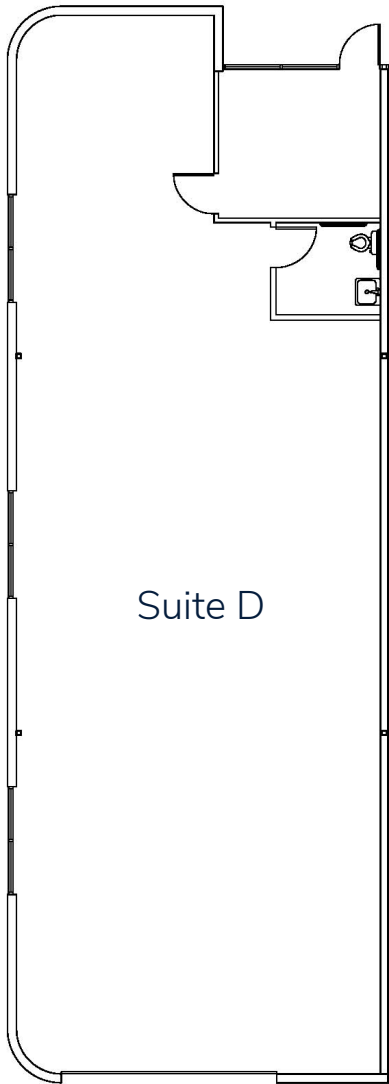


AVAILABILITY:

| SUITE | SF    | BASE RENT      |
|-------|-------|----------------|
| C + D | 4,829 | \$7,726.00/mth |

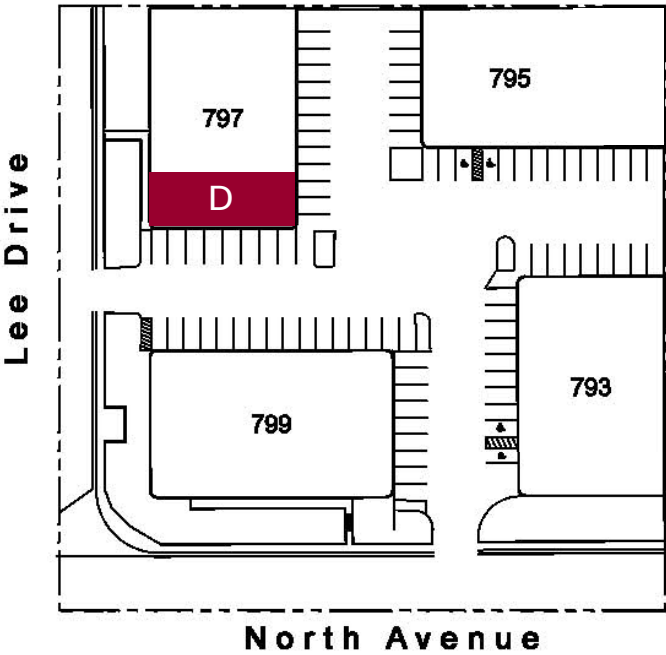


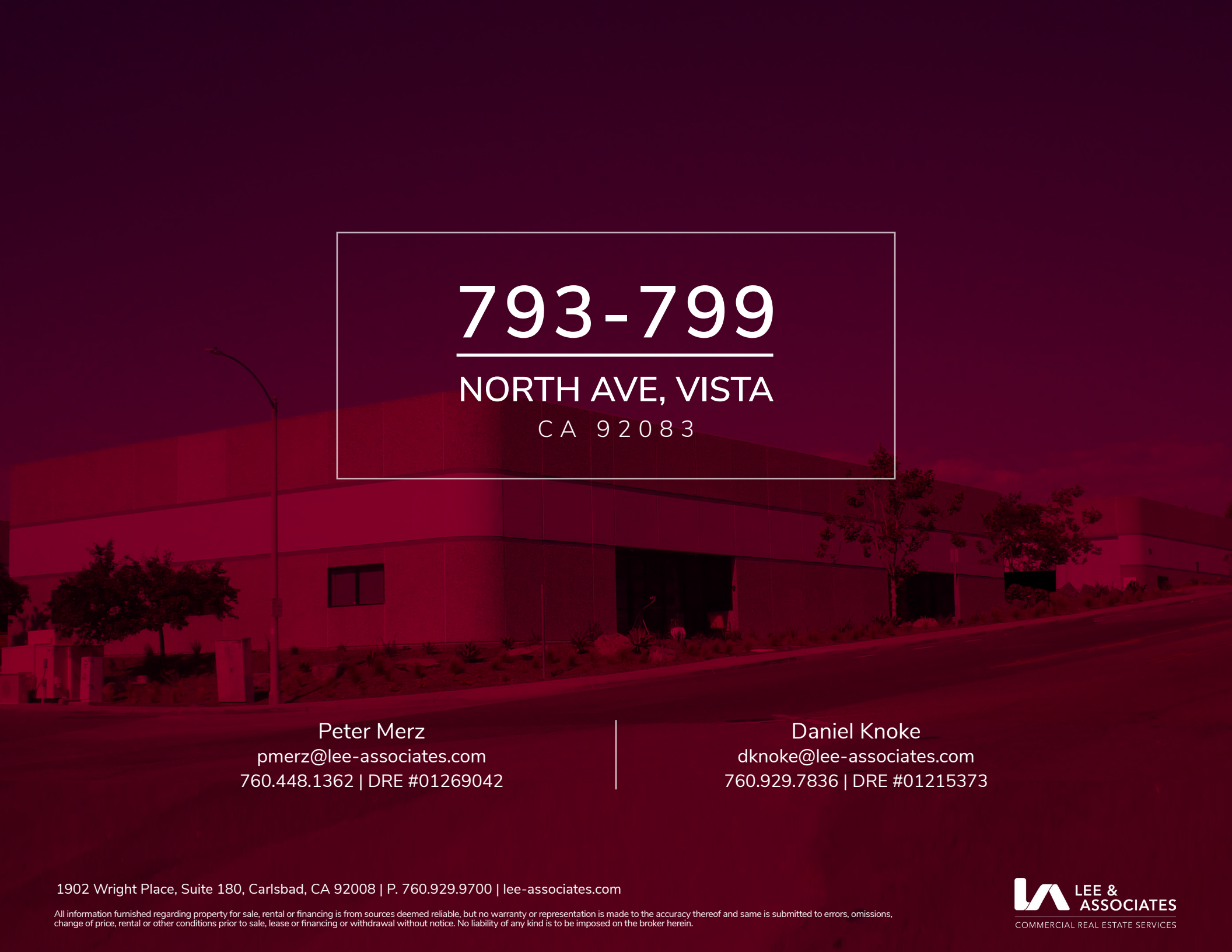
FLOORPLAN:  
797 North Avenue



AVAILABILITY:

| SUITE | SF    | BASE RENT      |
|-------|-------|----------------|
| D     | 2,250 | \$3,712.00/mth |





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