

1395 ASPEN WAY

VISTA, CA 92081

±81,928 SF

FREESTANDING WAREHOUSE
+ MANUFACTURING BUILDING



FOR LEASE

CBRE

PROPERTY HIGHLIGHTS



SQUARE FEET
±81,928 SF



STORIES
SINGLE STORY



ACRES
5.69



POWER 3,000a
480/277V



COLUMN SPACING
40X40 TYPICAL



PARKING
2.51/1,000



CLEAR HEIGHT
22-24'



DOCK-LEVEL
4



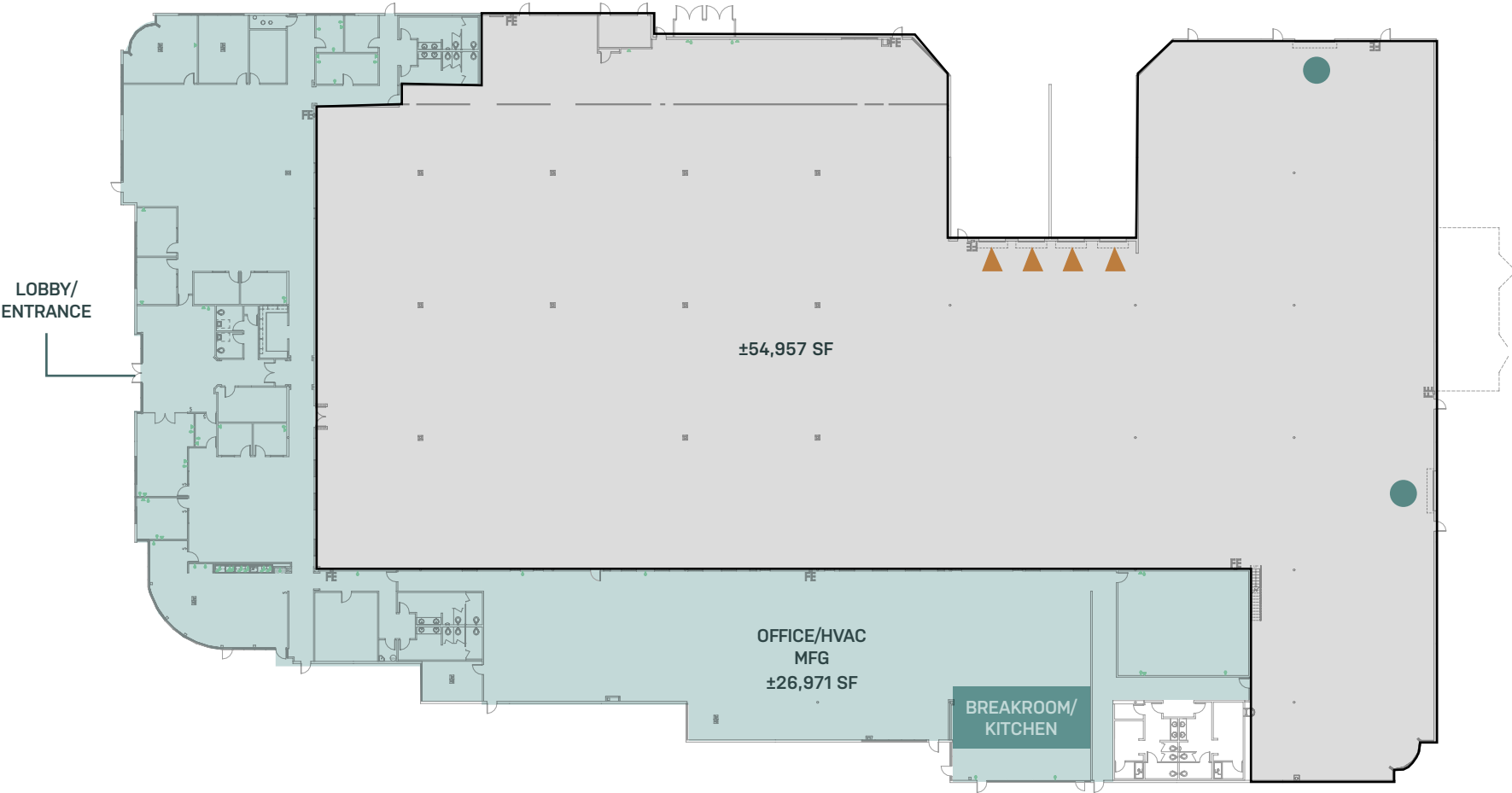
GRADE-LEVEL
2



SPEC PLAN

IMPROVEMENTS IN PROCESS!

ANTICIPATED COMPLETION Q1 2024

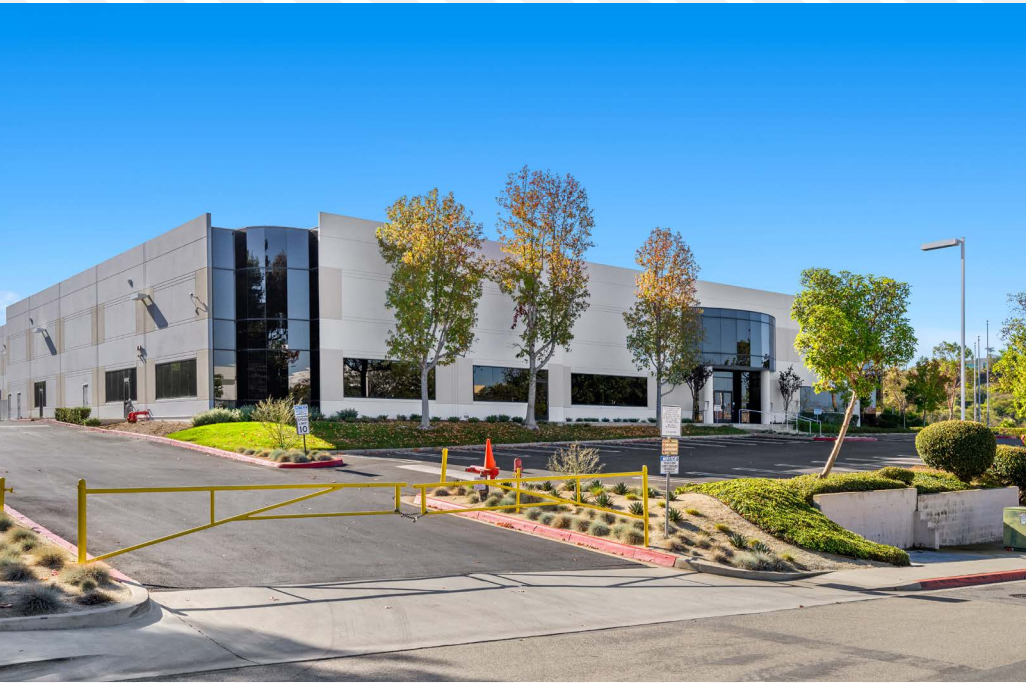


OFFICE WAREHOUSE DOCK-HIGH LOADING GRADE-LEVEL LOADING

ALTERNATE LOW-FINISH PLAN



■ OFFICE ■ WAREHOUSE ▲ DOCK-HIGH LOADING ● GRADE-LEVEL LOADING



1395 ASPEN WAY
VISTA, CA 92081



THE LOCATION

CLASS A INDUSTRIAL

1395 ASPEN WAY
VISTA, CA 92081

S MELROSE DR

ASPEN WAY

1395 ASPEN WAY

VISTA, CA 92081



CONTACTS:

CBRE

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