

Oak Ridge Business Center II

1205 AVENIDA CHELSEA

INDUSTRIAL AVAILABLE FOR LEASE IN VISTA, CA

*Leasing Options
8,400 SF or 22,707 SF*



*For more information on
this property, please contact*

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km Kidder
Mathews



A 22,707 SF freestanding, two-story, industrial building with 20% office space, divisible floor plan options, & a 4,500 SF yard, available in a prime Vista location.

AVAILABILITIES	8,400 SF or 22,707 SF
YEAR BUILT	1998
EXTERIOR AMENITIES	4,500 SF fenced & secured yard
TOTAL LAND AREA	52,272 SF (1.20 AC)
PARKING SPACES	36, expandable into yard area
CLEAR HEIGHT	22'
SPRINKLERS	.33/3,000 SF
HEAVY POWER	1,600A, 120/208V, 4W, 3P
LOADING	4 grade-level doors (12' x 12')
ZONING	RLI

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MULTI-TENANT FLOOR PLAN



8,400 SF
AVAILABLE

2 (12' X 12')
GRADE-LEVEL LOADING DOORS

\$1.45 GROSS
LEASE RATE (SF/MO)

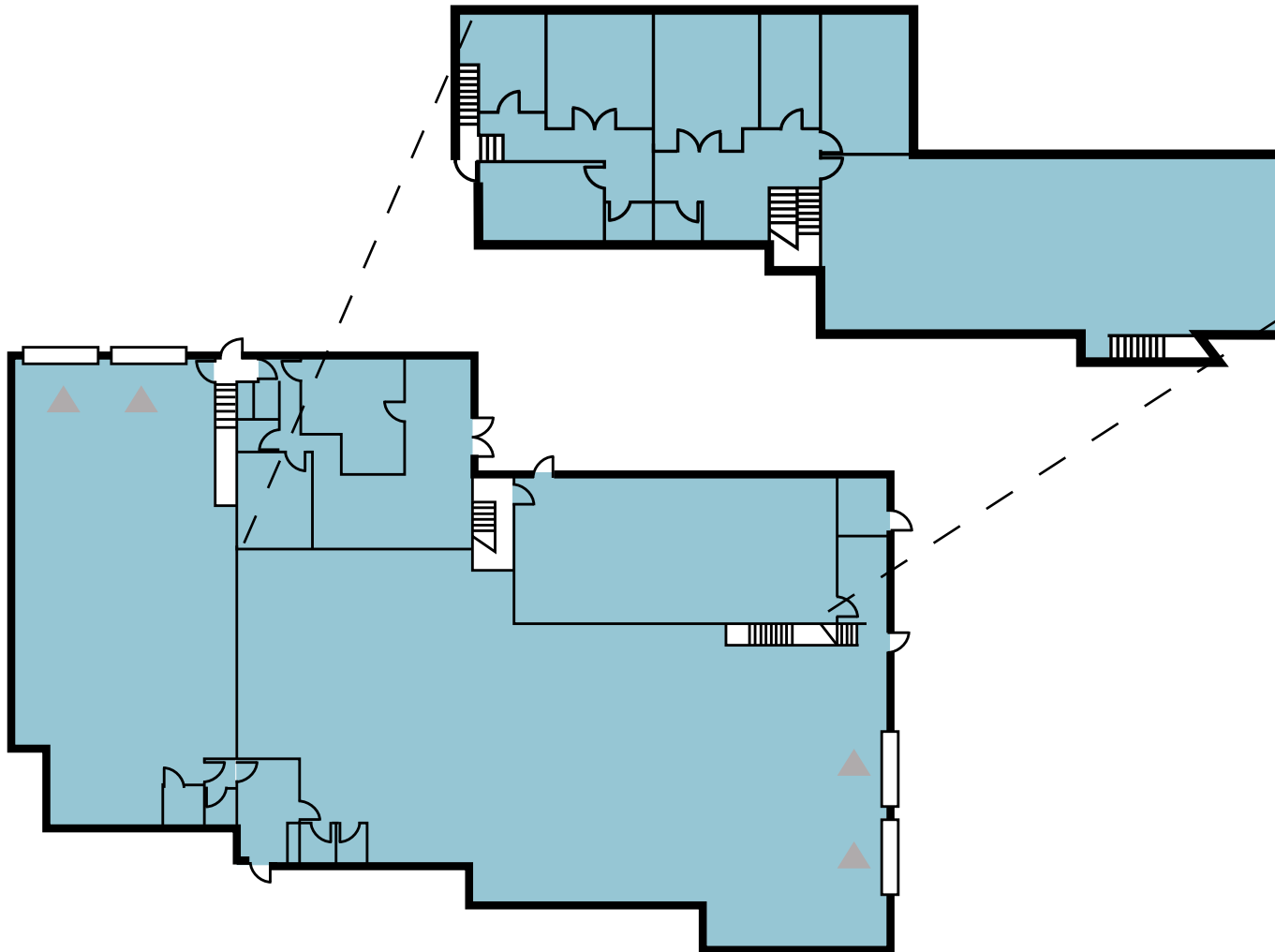
NOW
AVAILABLE

▲ Grade level loading

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SINGLE-TENANT FLOOR PLAN



22,707 SF

AVAILABLE

4 (12' X 12')

GRADE-LEVEL LOADING DOORS

\$1.35 NNN

LEASE RATE (SF/MO)

90 DAYS

AVAILABLE

This two-story building features 8 offices, 7 restrooms, a storage mezzanine, a conference room, & warehouse space.

▲ Grade level loading

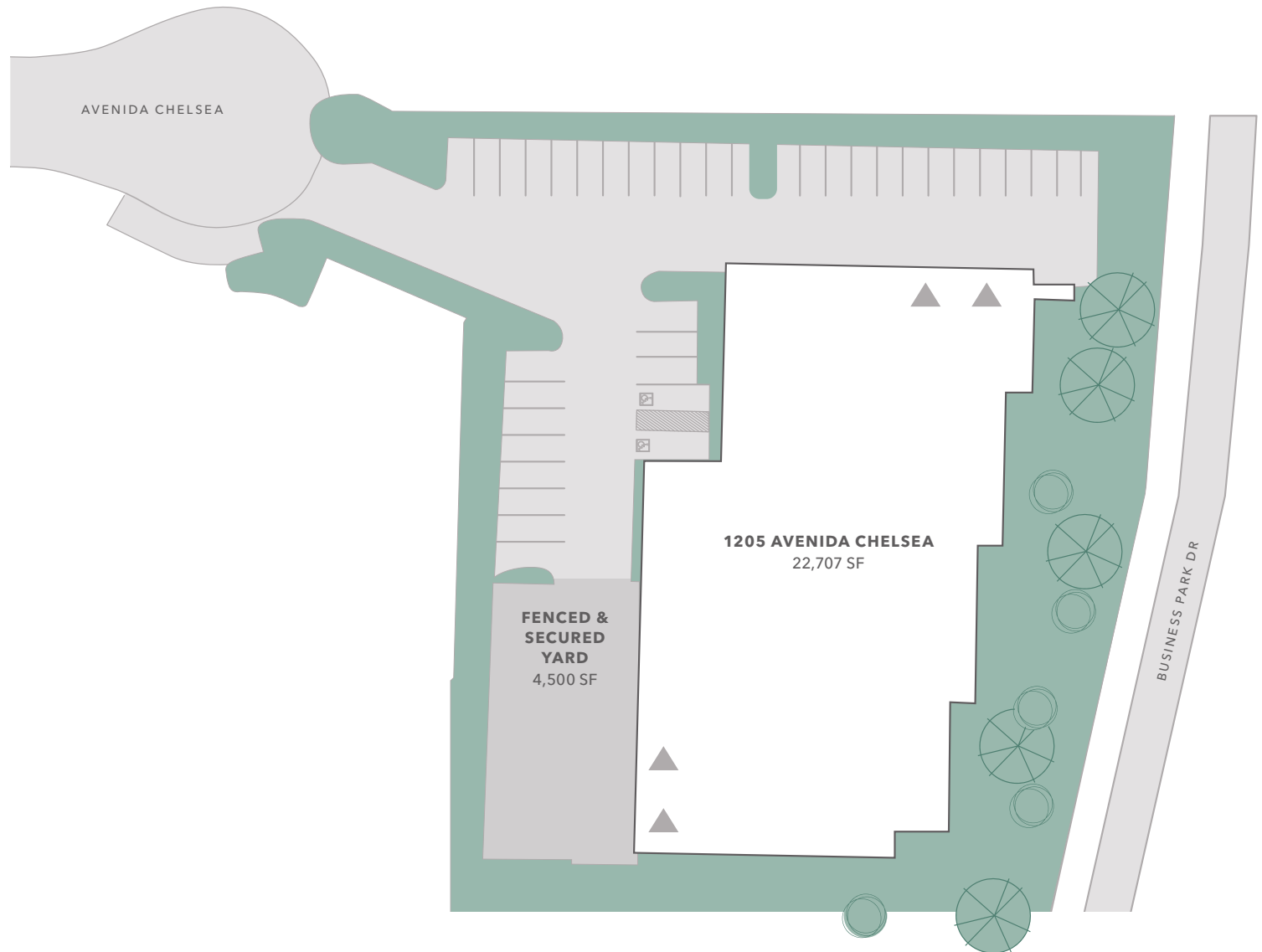
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SITE PLAN

*RLI - Research
Light Industrial
Zoning*

*1205 Avenida
Chelsea features
concrete
driveways,
sprinklers,
roof vents in the
warehouse,
& high-bay
metal halide
warehouse lights.*



▲ Grade level loading

7 MIN

BRESSI RANCH
VILLAGE CENTER

8 MIN

CA-78 VIA
SYCAMORE AVE

9 MIN

MCCLELLAN-
PALOMAR AIRPORT

Calavera Village

1205 AVENIDA CHELSEA

SUNSET PARK



MCCLELLAN-PALOMAR

FARADAY AVE

PALOMAR AIRPORT RD

BRESSI RANCH
VILLAGE CENTER

Bressi Ranch

PALOMAR AIRPORT RD

Lake
San
Marcos



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