

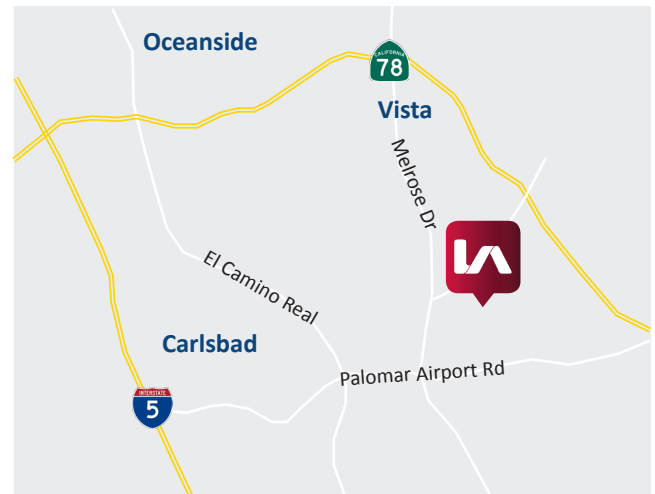
FOR LEASE - INDUSTRIAL SPACE

980-990 PARK CENTER DRIVE - VISTA, CA 92081



PROPERTY HIGHLIGHTS

- 4,259 SF Available
- Available Now
- 2-Building Multi-Tenant Industrial Park
- Quality Office Improvements
- 2 Separate Entrances to the Park
- Natural Gas Available In Both Buildings
- Clear Height: 18' Minimum
- Power: 480/277 volt and 208/120 volt
- Loading: 12' x 12' Grade Level Doors
- Parking: 2.5:1,000 SF
- Drive Around Truck Access
- **Lease Rate: \$1.10 PSF MG
(CAM \$0.165 PSF)**



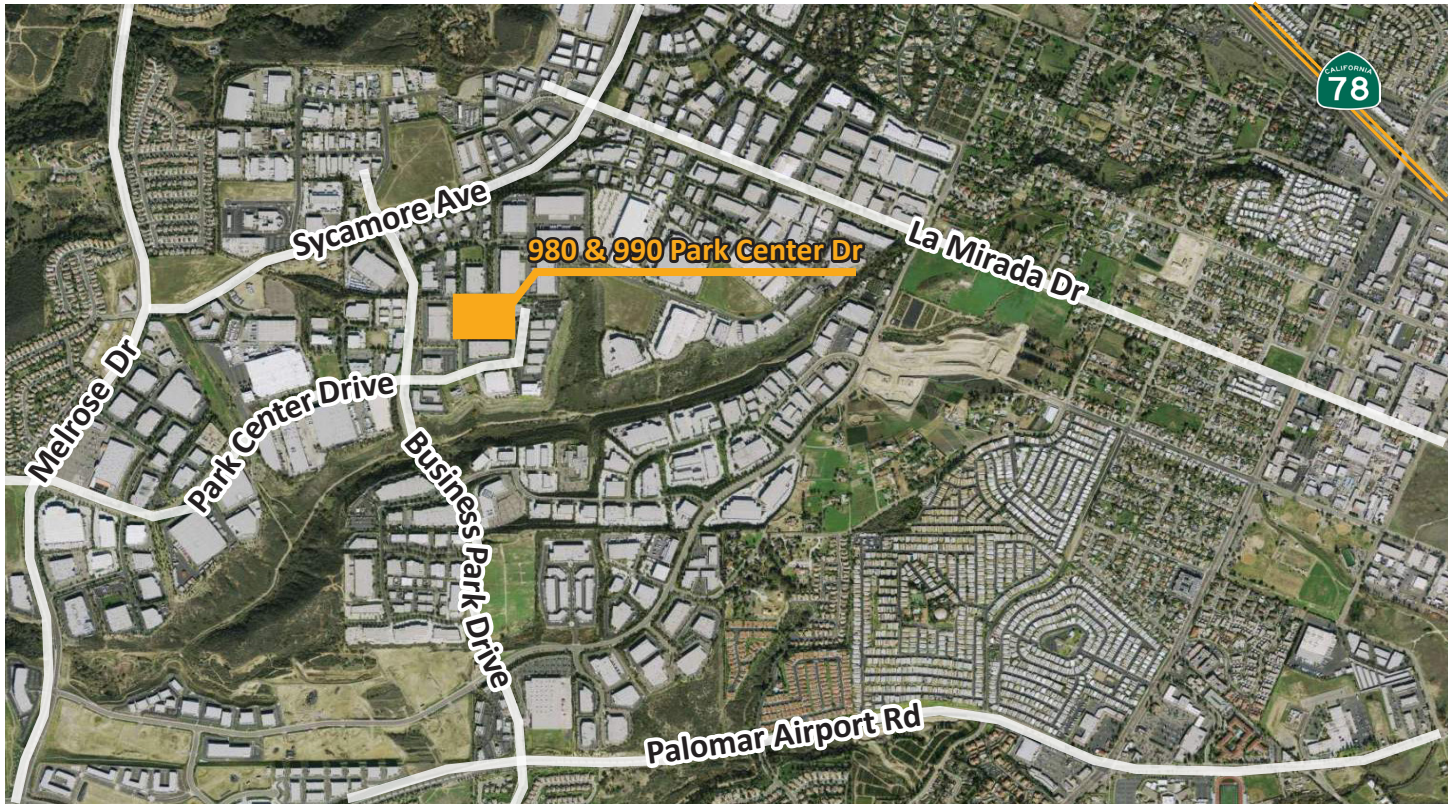
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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ADDED BENEFITS - HIGH QUALITY MAINTENANCE:

- 5 year certification of sprinkler system
- Annual, plus as needed roof inspections/maintenance
- Semi-annual inspections/maintenance of HVAC
- All Buildings Earthquake Insured by Landlord

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990 PARK CENTER, STE C

4,259 SF

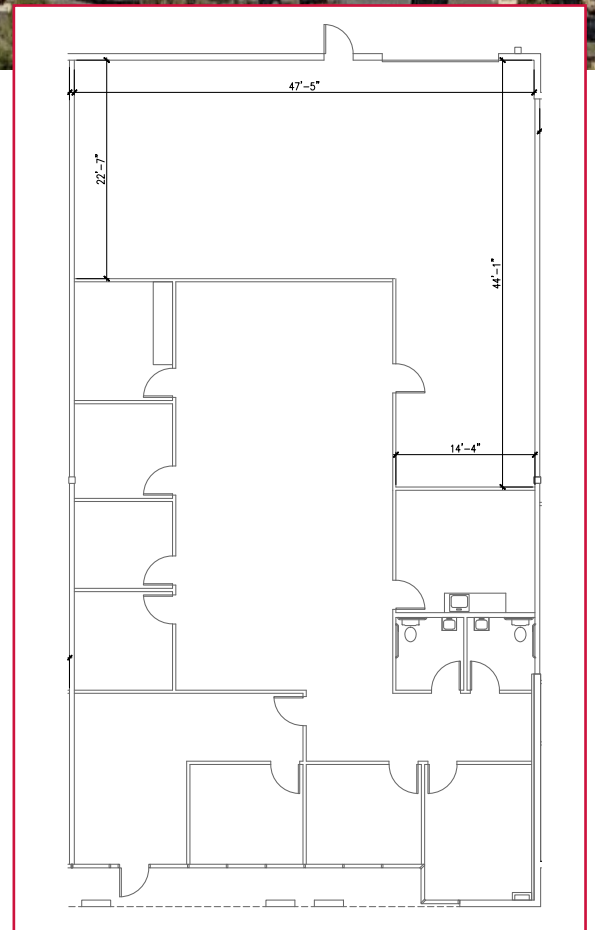
1 Grade

(1) 200 amps at 480/277 volt, 3-phase
(1) 200 amps at 208/120 volt, 3-phase
*(208/120v panel fed from 480/277v panel)

18' Clear Height

65% Office

Lease Rate: \$1.10/SF MG



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