

501 Osborne St

58,500 SF of Office Space Available in Vista, CA



HIGHLIGHTS

- 60,000 Square Feet of Greenhouse Space on 2.36 Acres with private access.
- Best Climate in the West - Annual Average 70 Degrees
- Planting Line for Efficient Management of Production
- Heating System: 2 Natural Gas Boilers rated at 1,000,000 BTU each. Copper plumbing in boiler room. Radiant heat under-bench heating system
- Perfect Propagation Production House. Radiant heat under-bench heating system.
- Heated Tables, Irrigation, Fertigation, Ventilation control systems.

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl, Ste 1	58,500 SF	2 Yrs	\$2.40 /SF/YR	Office	Full Build-Out	Now

58,500 Square feet of greenhouse includes 10 bays of 30' x 195'. One Head House which includes planting line, fertigation/irrigation systems, male and female restrooms. 40' Refrigerated Storage Container and Office Trailer available.

- Lease rate does not include utilities, property expenses or building services
- 18' Finished Ceilings
- Fully operational greenhouse, recently renovated.
- Open Floor Plan Layout
- Private Restrooms

ABOUT THE PROPERTY

Existing Greenhouse for Lease. 60,000 square feet on 2.36 acres. Great Propagation facility with irrigation, fertigation heating systems, RO water storage, automated tray planting line. 2 Boilers rated at 1,000,000 BTU each. Copper plumbing in boiler room. Natural Gas. Radiant heat under-bench heating system. Supplemental overhead air heaters. • 60,000 SF fully climate controlled greenhouse space. 10

bays, 30 feet wide. 1st bay is the packing/planting house. Roof vents throughout each House. Utilities installed: natural gas, 200 Amps of electricity with both 110/220. Concrete floor in packing house and main walkways to allow truck access Double bathroom building in packing house, on septic, permitted and to code Packing house with separate temperature control for worker comfort.

PROPERTY FACTS FOR 501 OSBORNE ST , VISTA, CA 92084

Rental Rate	\$2.40 /SF/YR	Building Size	58,500 SF
Property Type	Specialty	Year Built/Renovated	2003/2018
Property Subtype	Winery/Vineyard		

TRANSPORTATION

AIRPORT

McClellan-Palomar Airport

23 min drive

10.9 mi

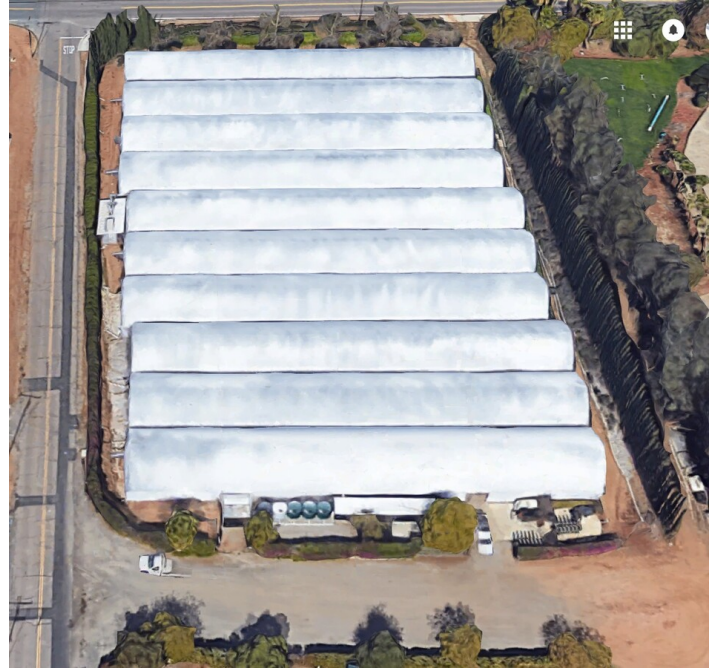
MAP OF 501 OSBORNE ST VISTA, CA 92084



ADDITIONAL PHOTOS



Primary Photo



501 Osborne Aerial Perspective cu



Building Photo



501 Osborne Production 1A



501 Osborne Head House



501 Osborne M and W Bathrooms



501 Osborne North Entrance



501 Osborne Main South Entrance



501 Osborne RO Reservoirs