AVAILABLE FOR SALE & LEASE

45 NORTH INDUSTRIAL | Vista



THREE FREESTANDING SPEC CRANE READY BUILDINGS

JOHN FERRUZZO, SIOR
+1 713 501 7999
john.ferruzzo@kbcadvisors.com

JACK FERRUZZO
+1 713 304 5911
jack.ferruzzo@kbcadvisors.com

KBCADVISORS

PROPERTY SPECS

BUILDING 1 | 26,400 SF

CONSTRUCTION TILTWALL	EAVE HEIGHT 30’
CRANE READY 20-TON	HOOK HEIGHT 24’
SPRINKLER SYSTEM ESFR	DOORS (3) 14’X16’
AMPS 800 (ABILITY TO GET 1,600)	OFFICE ±2,000 SF

BUILDING 2 | 37,200 SF

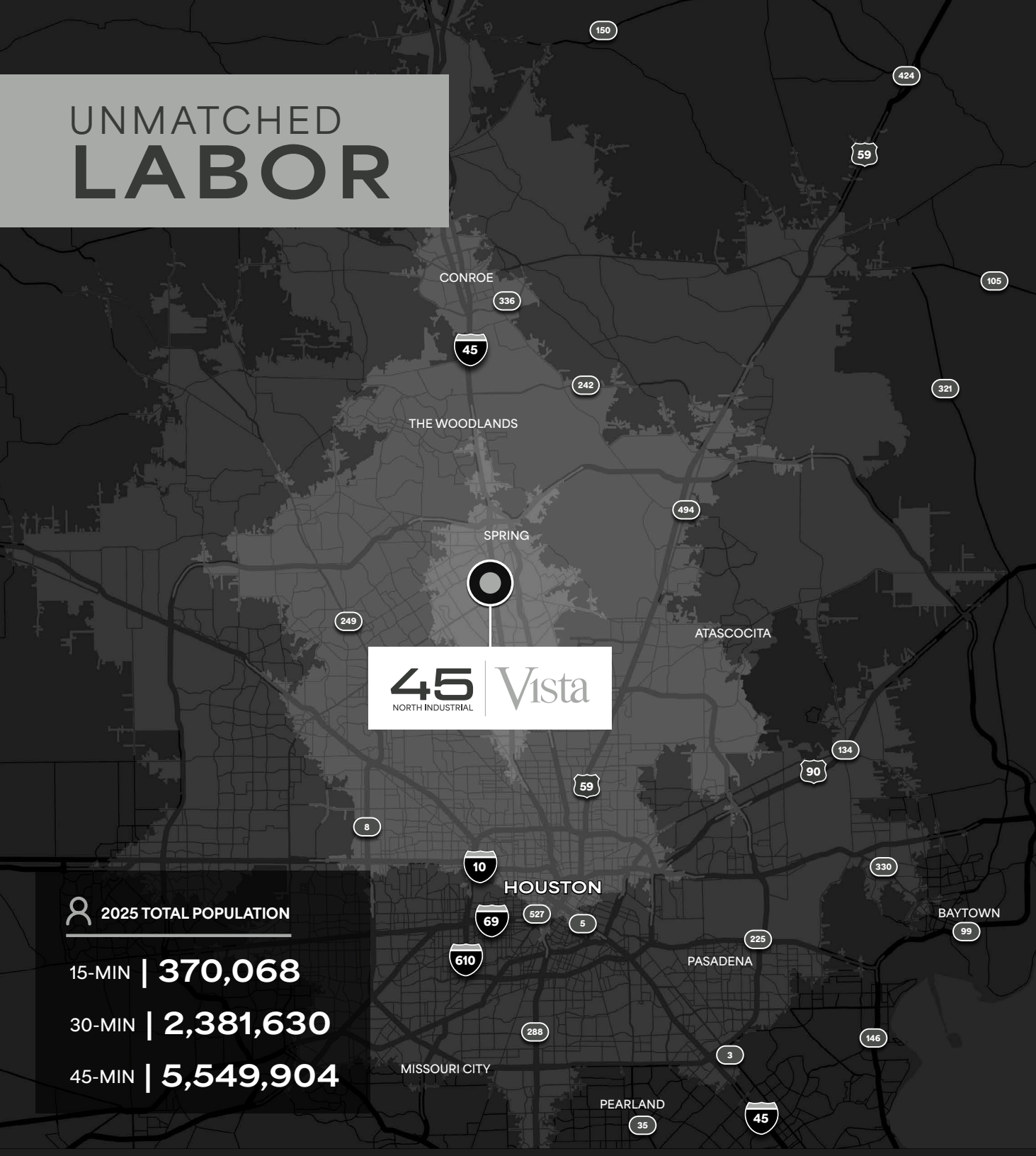
CONSTRUCTION TILTWALL	EAVE HEIGHT 30’
CRANE READY 20-TON	HOOK HEIGHT 24’
SPRINKLER SYSTEM ESFR	DOORS (3) 14’X16’
AMPS 800 (ABILITY TO GET 1,600)	OFFICE ±2,800 SF

BUILDING 3 | 33,000 SF

CONSTRUCTION TILTWALL	EAVE HEIGHT 30’
CRANE READY 20-TON	HOOK HEIGHT 24’
SPRINKLER SYSTEM ESFR	DOORS (3) 14’X16’
AMPS 800 (ABILITY TO GET 1,600)	OFFICE SPEC ±2,500 SF



UNMATCHED LABOR



WAREHOUSE WORKERS

$17.91 Average Earnings
(HOURLY)

Drive Time	2020-2025 % Change in Resident Workers	Net Commuters	2025 Residential Workers
15 Min	20%	-282	7,276
30 Min	23%	5,801	34,894
45 Min	24%	15,356	96,019

FORKLIFT DRIVERS

$20.45 Average Earnings
(HOURLY)

Drive Time	2020-2025 % Change in Resident Workers	Net Commuters	2025 Residential Workers
15 Min	14%	-234	969
30 Min	16%	840	4,386
45 Min	17%	1,678	12,020

MANUFACTURES & FABRICATOERS

$21.10 Average Earnings
(HOURLY)

Drive Time	2020-2025 % Change in Resident Workers	Net Commuters	2025 Residential Workers
15 Min	4%	183	1,111
30 Min	4%	2,173	5,995
45 Min	4%	4,287	16,787

2025 TOTAL POPULATION

15-MIN | **370,068**

30-MIN | **2,381,630**

45-MIN | **5,549,904**

GATEWAY TO THE REGION



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CONTACT TEAM

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