

INDUSTRIAL SPACE ± 4,926 RSF AVAILABLE FOR LEASE



**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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PROPERTY FEATURES



AVAILABILITY

Suite N: ± 4,926 SF Industrial Space



FEATURES

Office, Restroom, Reception/Showroom, Warehouse



DOCK HIGH

Two (2) Dock High Roll Up Doors



CEILING HEIGHT

18' Ceiling Height



ACCESS

Ingress & Egress from both Main St & 4th Ave



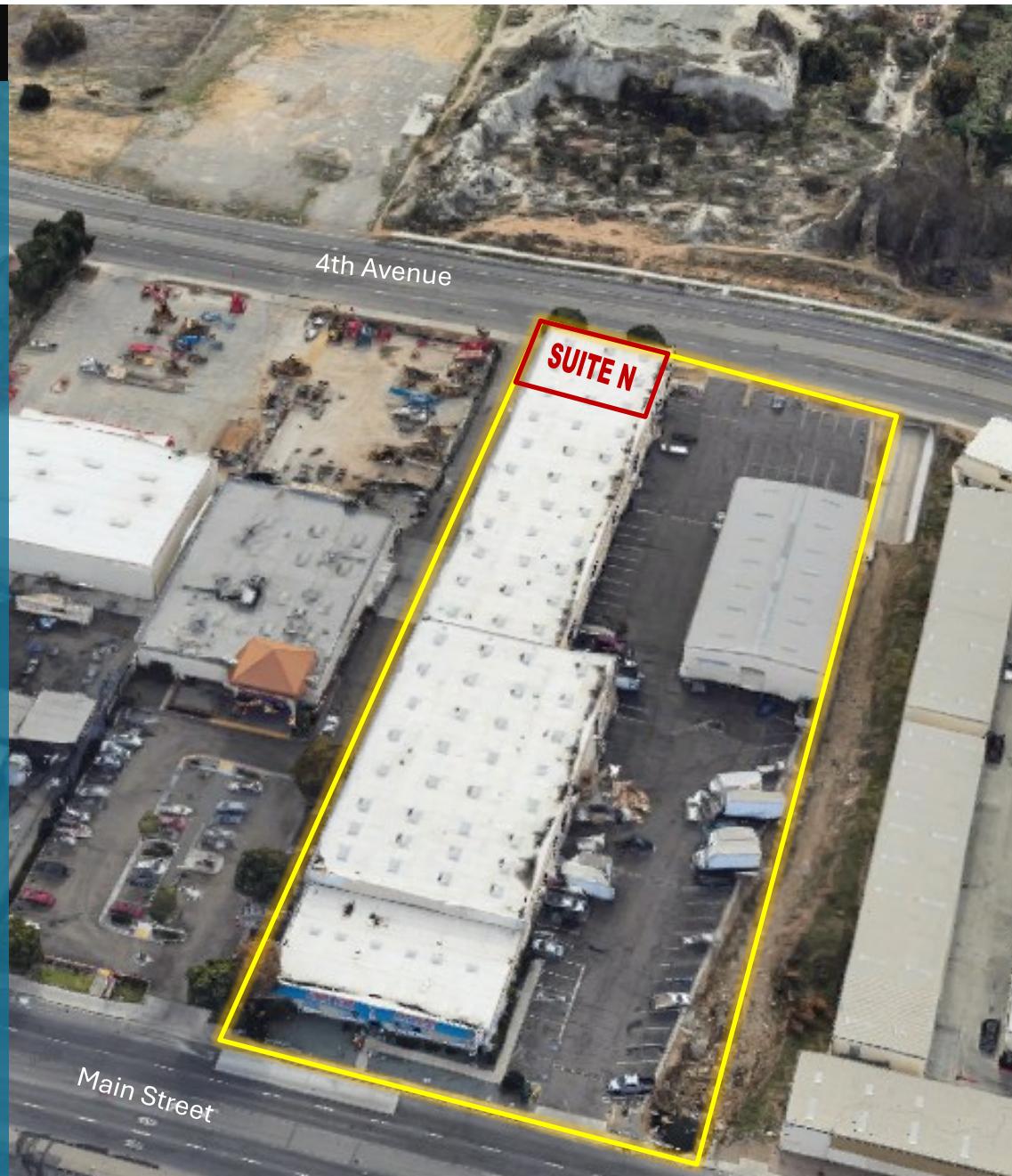
FREEWAY

Easy Access to I-5 & I-805 Freeways



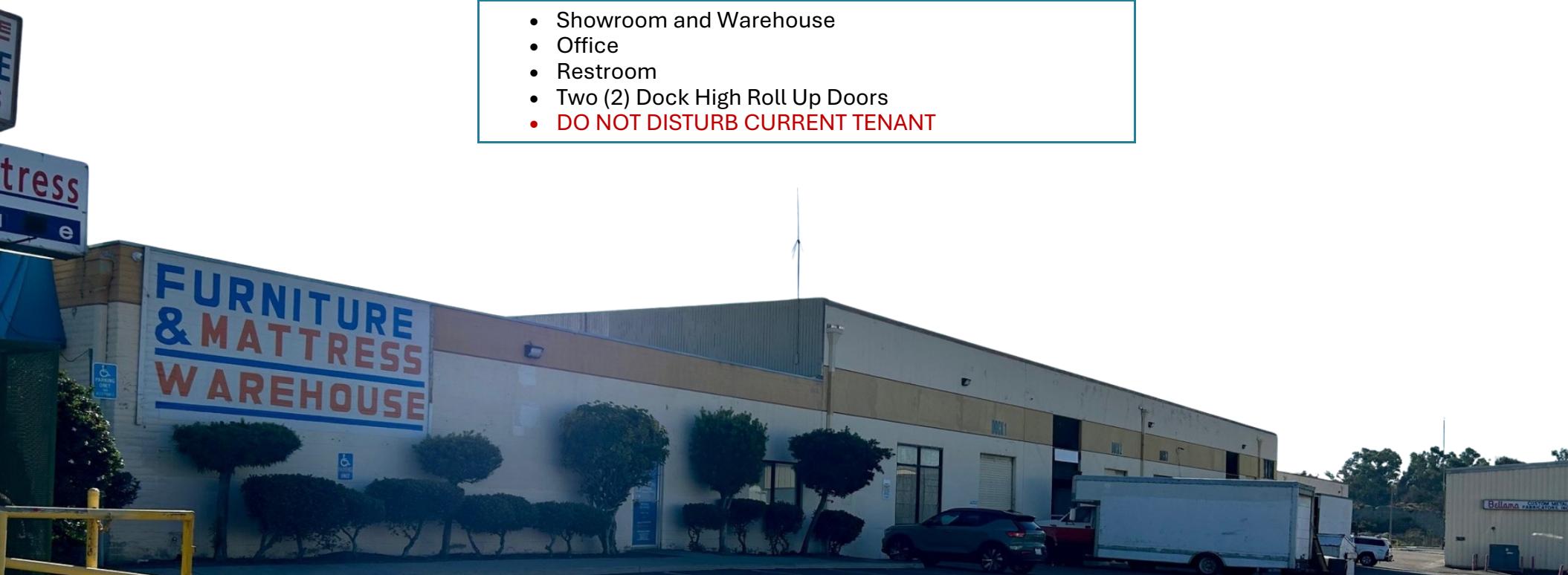
ZONING

ILP (Limited Industrial Precise Plan)



Lease Rate: \$1.45/SF NNN

3121—Suite N	\pm 4,926 SF	\$1.45/SF NNN
<ul style="list-style-type: none">• Showroom and Warehouse• Office• Restroom• Two (2) Dock High Roll Up Doors• DO NOT DISTURB CURRENT TENANT		



Chula Vista is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.

**202,484**

Population (2024)

**199,862**

Population Projection (2029)

**58,937**

Households

**\$2 B+**

Consumer Spending

**6,967**

Businesses

**44,389**

Employees

