

# 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



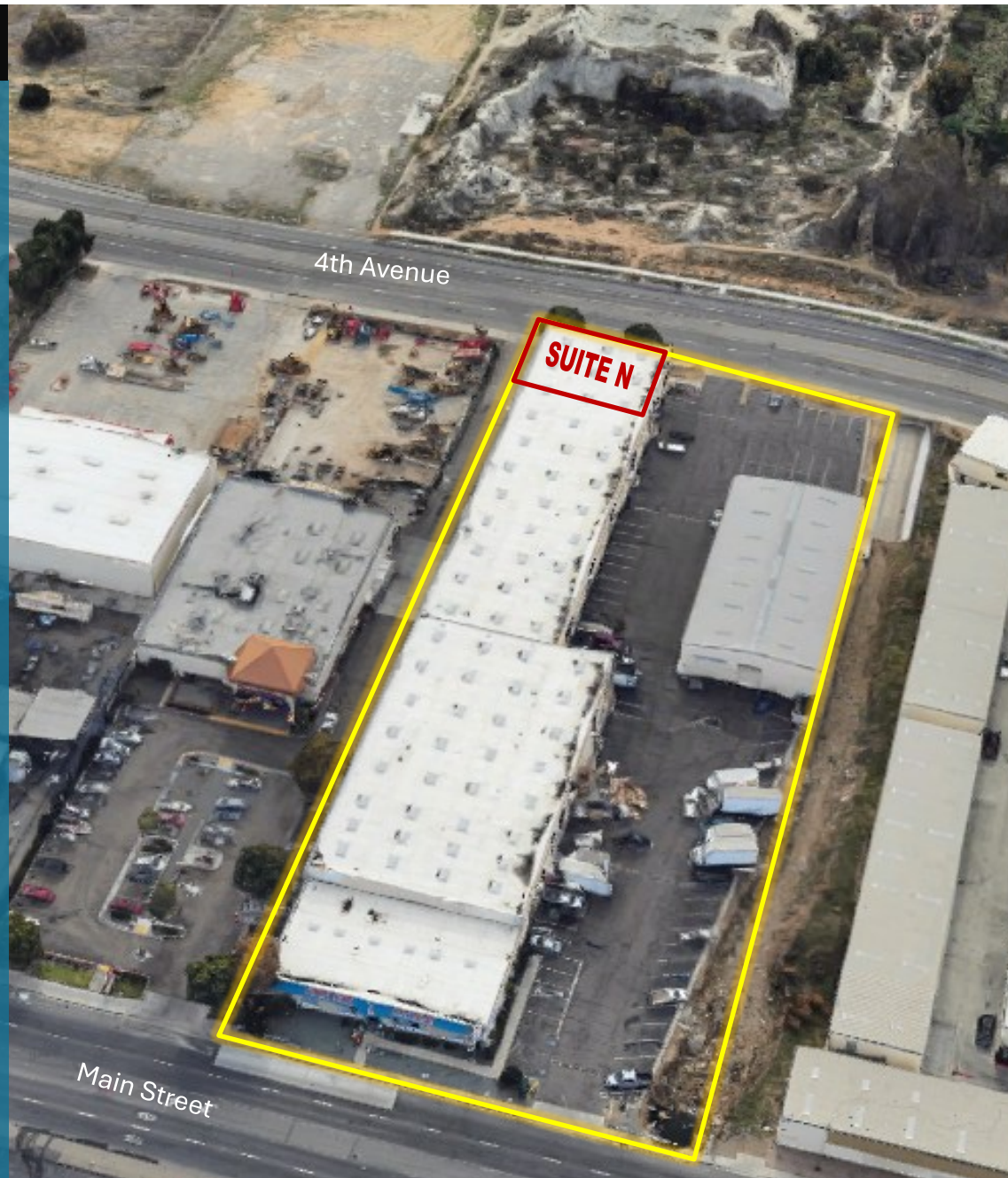
### FREEWAY

Easy Access to I-5 & I-805 Freeways



### ZONING

ILP (Limited Industrial Precise Plan)



Lease Rate: \$1.45/SF NNN

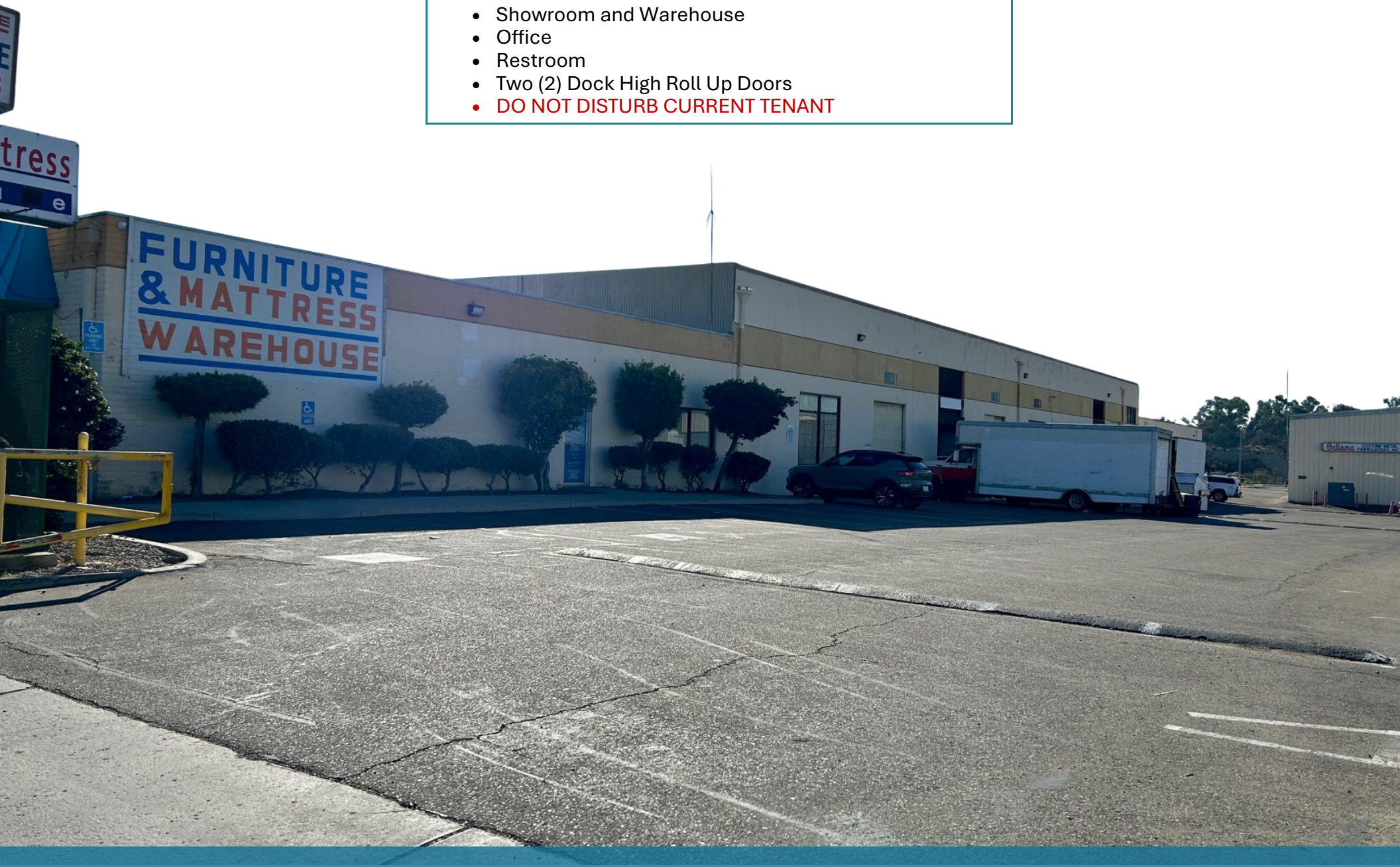


**3121—Suite N**

± 4,926 SF

\$1.45/SF NNN

- 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

