

FOR SALE: ±4,680 SF WAREHOUSE/FLEX BUILDING

1497 JAYKEN WAY, CHULA VISTA, CALIFORNIA 91911

**PRICE
REDUCED**



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PROPERTY FEATURES

- » ±4,680 SF freestanding Industrial building
- » ±10,315 SF parcel (APN 622-230-20-00)
- » (1) Grade level loading door in Unit A; (1) Glassed-in door in Unit B (can be turned back into another grade level door)
- » Currently demised into 2 separate units of approximately 2,340 SF each, which will be delivered vacant at close of escrow:
 - 1497 Jayken Way, Suite A is 2,340 SF of Industrial space
 - 1497 Jayken Way, Suite B is 2,340 SF of HVAC Office
- » Walking distance to numerous retail amenities including Target, Walmart, and Costco
- » Walking distance to Palomar Trolley / Bus Station for easy access to labor

ASKING PRICE: REDUCED FROM \$1,544,400 (\$330/SF) TO \$1,310,400 (\$280/SF)

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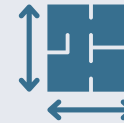
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4,680 SF

BUILDING SIZE



0.24 AC/10,315 SF

LOT SIZE



1983

YEAR BUILT



1-2

GRADE LEVEL DOORS



±15' AVERAGE

CLEAR HEIGHT



200 AMP

208/220 VOLT 3 PHASE POWER
(MIN 100 AMPS IN EACH UNIT)



ILP

ZONING
CITY OF CHULA VISTA



OPPORTUNITY

ZONE



CLICK IMAGE TO TAKE A VIRTUAL TOUR







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