

FOR LEASE

222,293 SF (divisible from ± 95k - 222k SF)
State of the Art Industrial Building
Available Now

1756 Weld Boulevard | El Cajon

Gillespie
Field
iPark 

Delivering into a Sustainable Future



+



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Project Highlights

- Largest availability under one roof in Central San Diego County
- 381,240 SF Industrial building
- **222,293 SF available now** (divisible from ± 95k - 222k SF)
- Prime El Cajon location with excellent freeway access and desirable reverse commute
- State-of-the-art features: **30 - 32' minimum clear height, ESFR sprinklers** with K-25 heads
- **38 loading docks, 2 grade level doors**
- **Rare excess land: 115 additional truck trailer stalls** or concrete yard area
- Access to excellent East San Diego county labor pool
- Designed to accommodate solar rooftop installation providing reduced energy costs and meeting sustainability initiatives
- Employee car EV charging stations (expandable)
- Another first class project by Chesnut Properties
- Building offers ± 8,000 amps of 480V power, with a truck yard convertible to employee parking
- Approved for over 3 MW of rooftop solar, with a 1.4 MW first phase set for completion by late 2025
- The project includes underground conduits for 200+ EV chargers, cutting employee EV transition costs

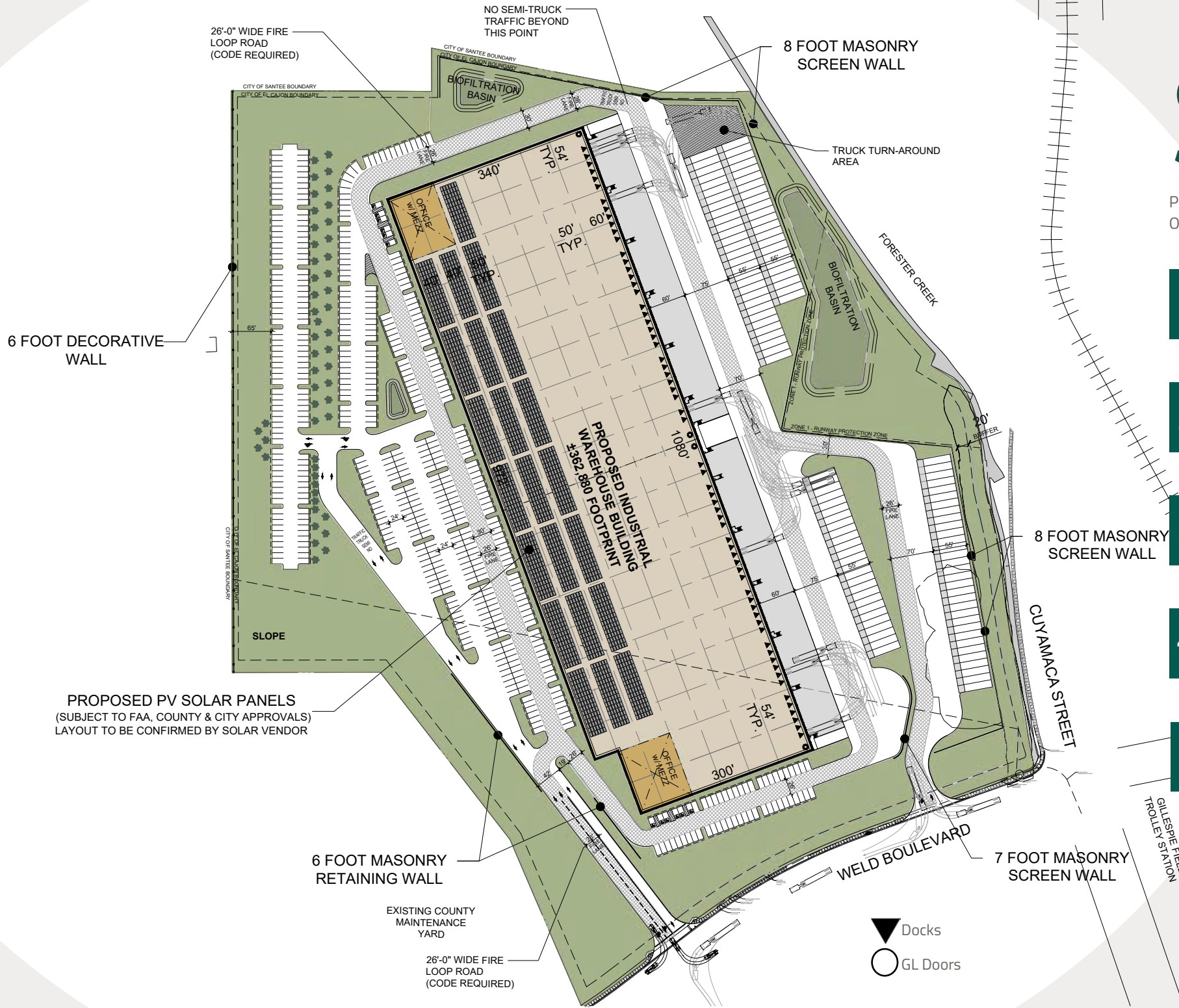


Site Plan

Prime, 30 acre industrial site located just off the 52 freeway in El Cajon. One of a kind location, project size and scale, county-wide.

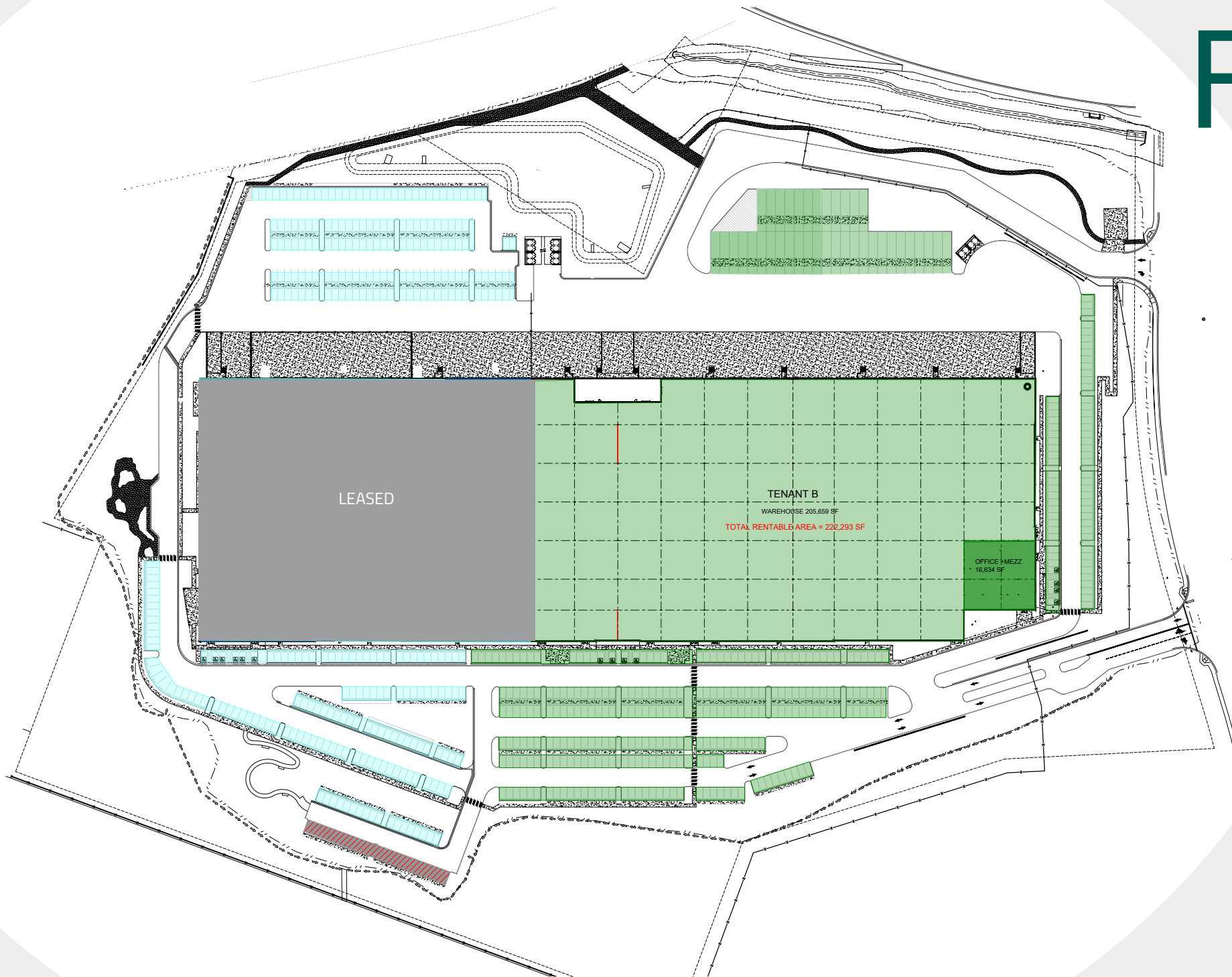
- 1** Rare opportunity
 Rare opportunity for 222,293 SF under one roof.
- 2** Sustainability
 Designed with the latest sustainability requirements in mind: rooftop solar, employee EV charging stations.
- 3** state of the art
 Class A, state of the art features and design: 30-32' clear height, ESFR sprinklers, 38 docks, 2 GL doors.
- 4** Excess land component
 Rare excess land component - additional 115 truck trailer stalls or concrete yard are possible.
- 5** divisibility
 Building divisibility from ± 95k - 222k SF.

*Tenant incentive subject to approved deal terms



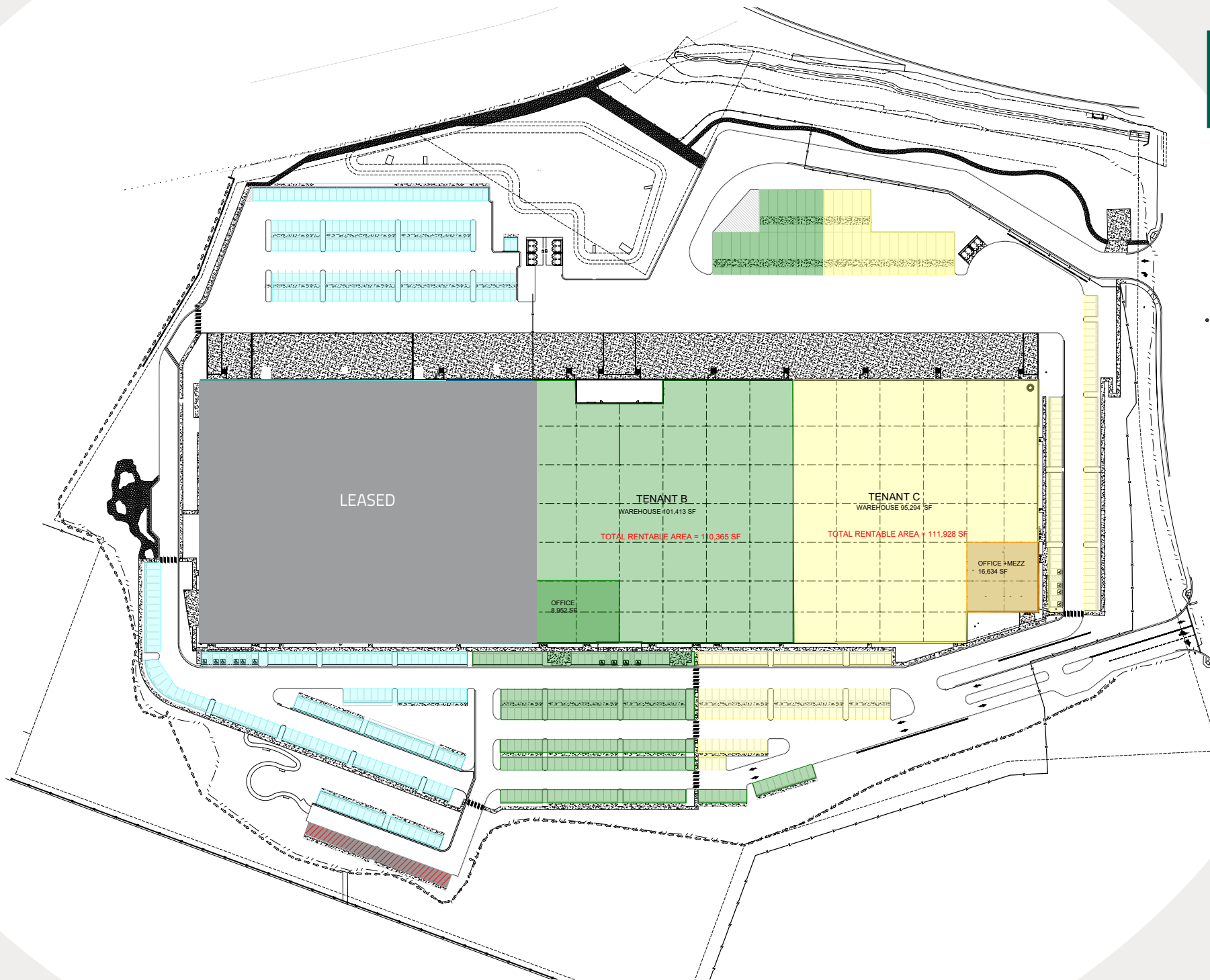
FloorPlan

Single-Tenant - 222,293 SF



Warehouse	± 205,659 SF
Office	± 16,634 SF
Parking	± 324 spaces
Docks	± 38
Trailer stalls	± 38

FloorPlan



Tenant B - ± 110,365 SF

Warehouse	± 101,413 SF
Office	± 8,952 SF
Parking	± 163 spaces
Docks	± 23
Trailer stalls	± 19

* can move demising wall to ± 95k SF

Tenant C - ± 111,928 SF

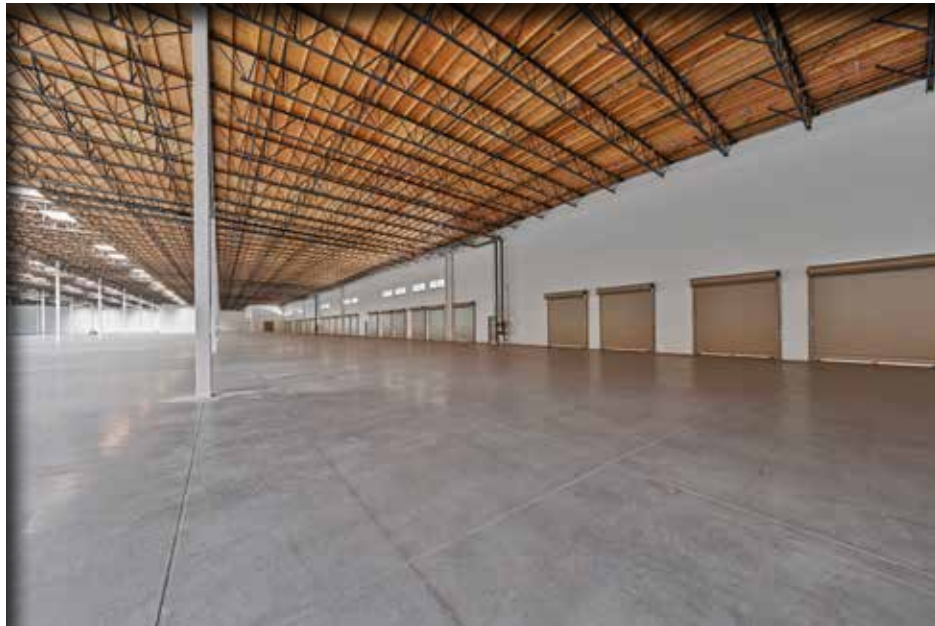
Warehouse	± 95,294 SF
Office	± 16,634 SF
Parking	± 161 spaces
Docks	± 15
Trailer stalls	± 19

* can move demising wall to ± 95k SF

Exterior Photos



Interior Photos





gillespie field

Cuyamaca St

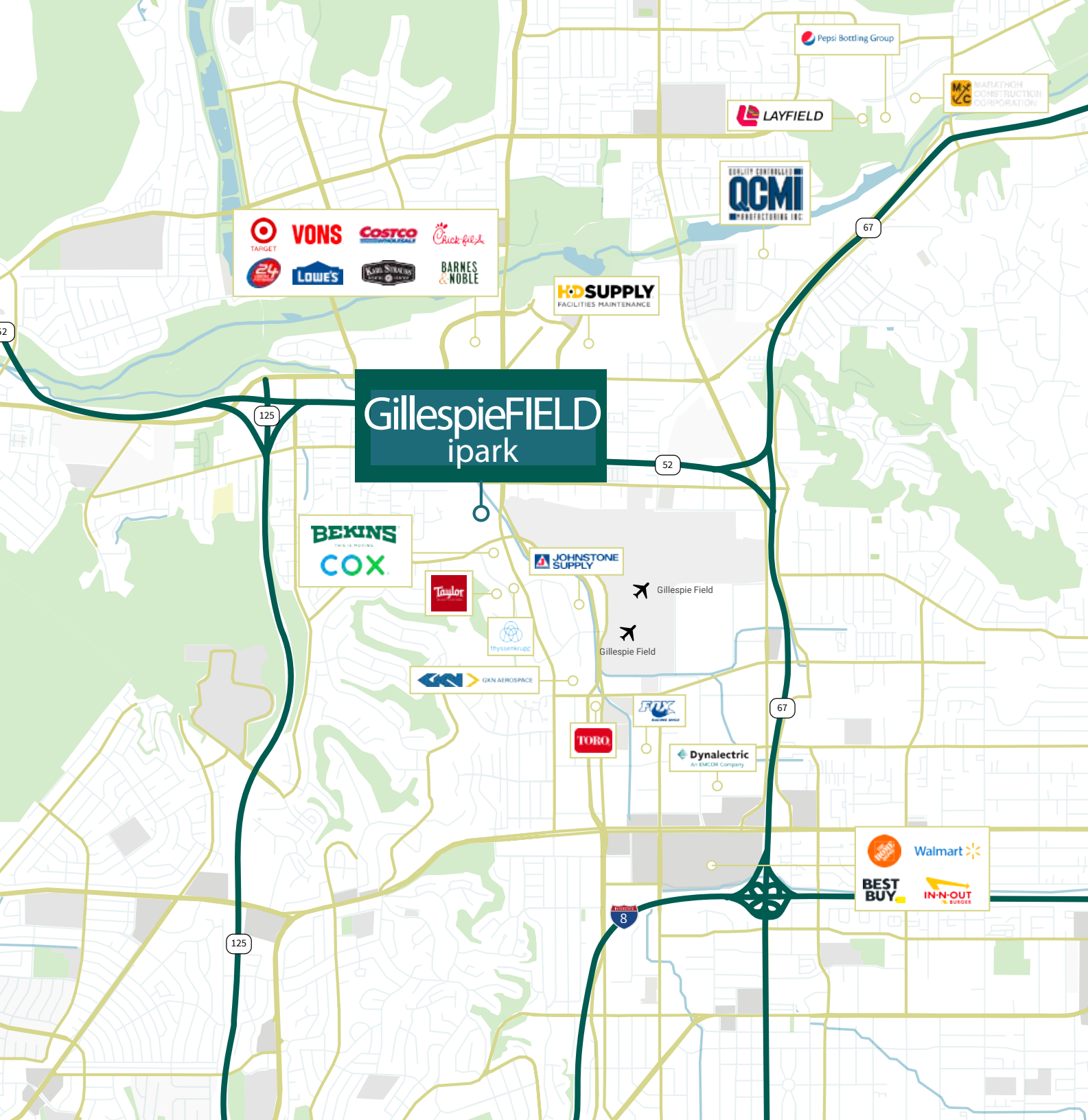
Weld Blvd



LOCATION, LOCATION, LOCATION.

- 2 hrs** Ports of LA/Long Beach
- 1.5 hrs** Orange County
- 1.75 hrs** Riverside County
- 15 min** Kearny Mesa
- 25 Min** Downtown/San Diego Airport
- 25 min** Mexico Border





Corporate Neighbors and Retail Amenities





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