

LAND PURCHASE OPPORTUNITY

OTAY RIVER BUSINESS PARK

- » 2775 Faivre Street, Chula Vista, CA 91911
- » Lots 1 & 2 (Faivre Street): 4.35 Acres
(2 Separate lots; Lot 1: 2.20 Acres, Lot 2: 2.15 Acres)
- » Opportunity for a Land Purchase or for Build to Suit for Sale or for Lease
- » Lots sold together (No individual sales)
- » 68,758 SF Warehouse Industrial Building is Entitled & Approved for this site - Ready to pull permits and start building
- » Within the Otay River Business Park which is 33.5 Acre Master Planned Industrial Project
- » Central Chula Vista Location
- » Easy Access to I-5 & I-805 via Main Street
- » Otay River Business Park is located in an Opportunity Zone (potential tax advantage)

MASTER PLANNED BUSINESS PARK

MICHAEL MOSSMER, SIOR / SENIOR VICE PRESIDENT / PARTNER | 858.405.4284 | mmossm@voitco.com | Lic #00998326

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Voit
REAL ESTATE SERVICES



THE OFFERING

Voit Real Estate Services is pleased to present this unique opportunity to acquire 4.35 acres (189,486 SF) of finished, and entitled/permit-ready land to build an approved and permitted 68,758 SF Industrial Building. Purchase may be for the Land or for a Build to Suit for lease/sale. Property is located in the South San Diego County neighborhood of Chula Vista.

The subject property is conveniently positioned between Interstate 5, on the west side, and Interstate 805, to the east, providing easy access to these freeways and throughout San Diego County.

EXECUTIVE SUMMARY

ADDRESS

2775 Faivre Street, Chula Vista, CA 91911

LAND SIZE

4.35 Acres (189,486 SF)
[Two Separate parcels 2.20 Acres and 2.15 Acres, respectively]

PARCEL NUMBERS

629-040-28 + 629-040-29

OPPORTUNITY ZONE

Offering tax benefits for investing unrealized capital gains

- Temporary deferral of taxes on all previously earned capital gains
- Basis step-up of previously earned capital gains invested
- Permanent exclusion of taxable income on new gains

ZONING

Otay River Business Park Specific Plan to build a 68,758 SF Industrial Building
[\[View Zoning Allowance\]](#)

AMENITIES

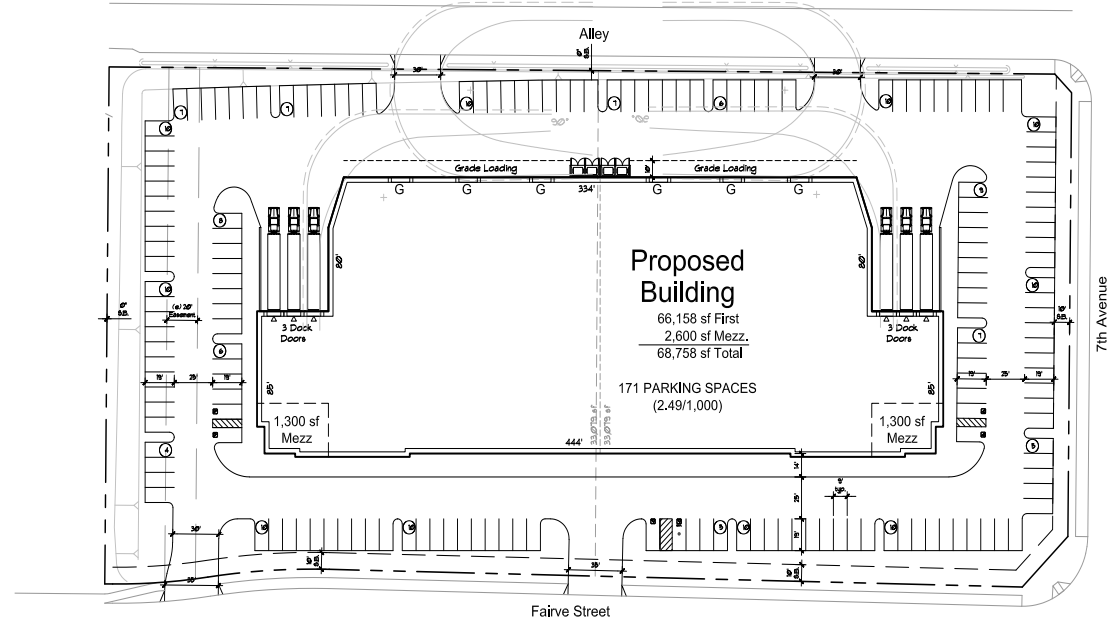
Starbucks, Jamba Juice, Mexican Food, Car Wash and more.

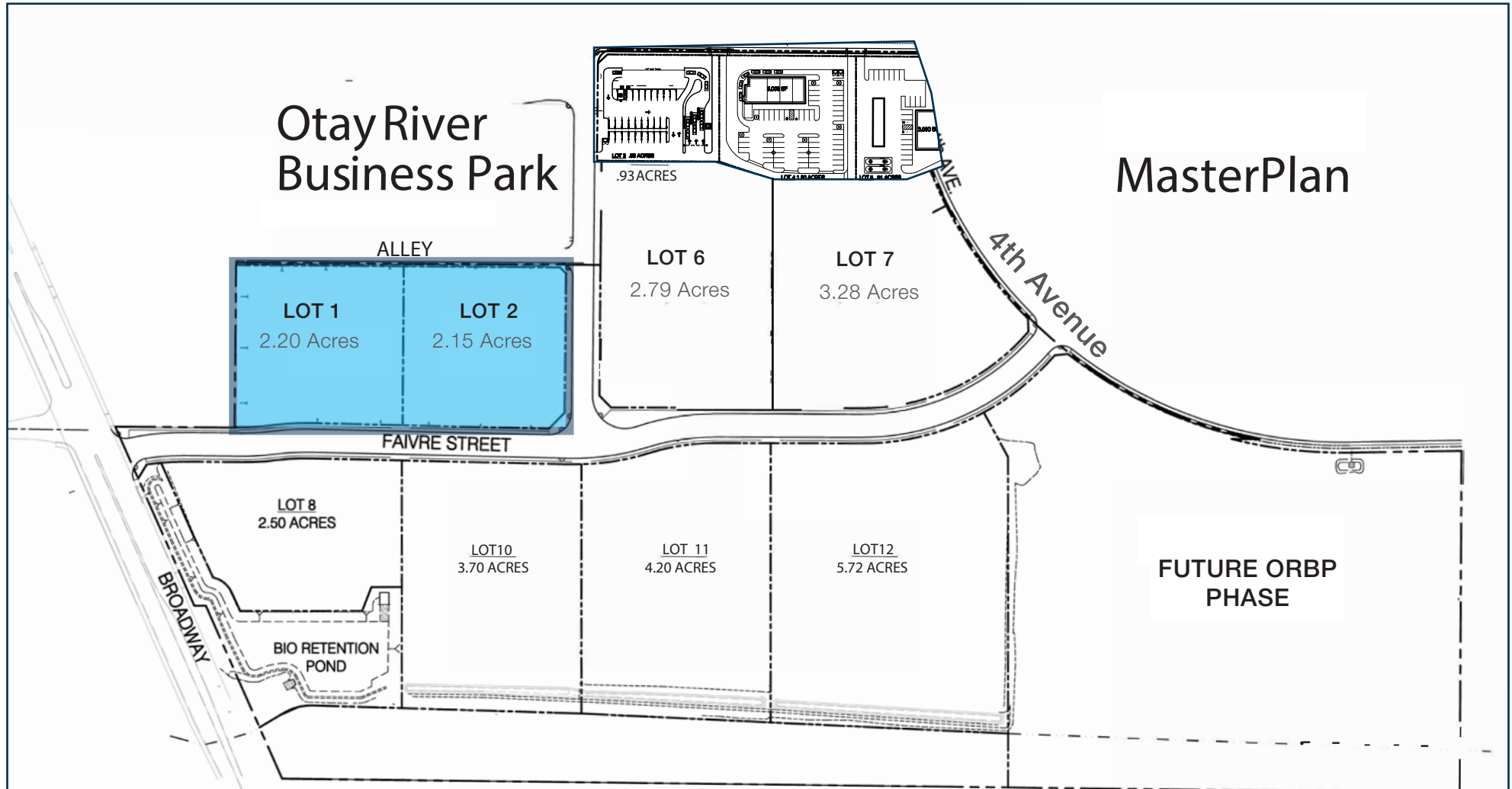
LOTS 1 & 2: 2775 FAIVRE ST

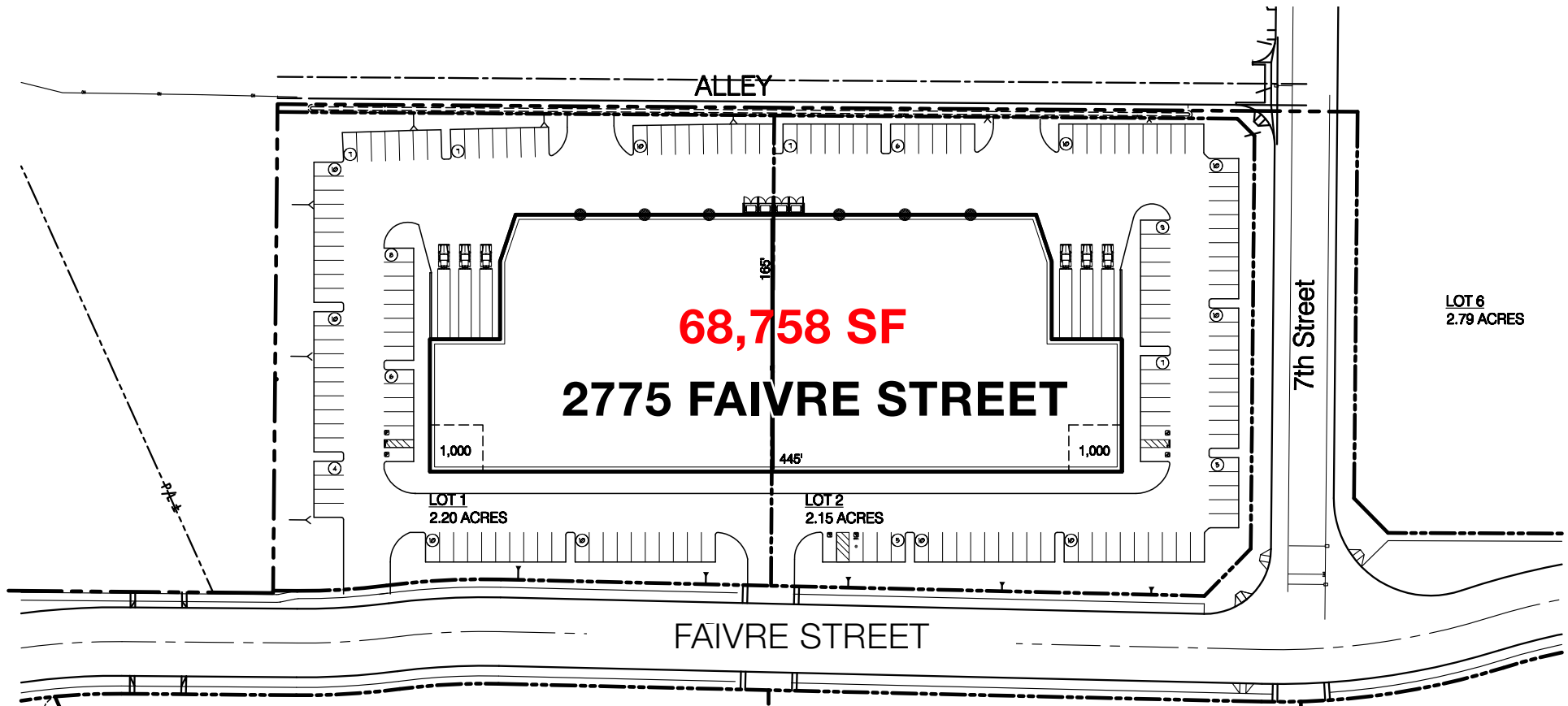
- » Entitled, approved, and permitted to build a 68,758 SF Freestanding Industrial Building
- » 4.35 Acre property comprised of 2 separate parcels
- » Building is Divisible into 2 separate 34,379 SF units
- » 2,000+ Amps of 277/480 Volt Power (suggested)
- » 2.49/1,000 Parking Ratio
- » 24' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Six (6) 9'x10' Dock Doors and six (6) 12'x14' Grade Level Loading Doors
- » Zoning: Otoy River Business Park specific plan
- » Can be built and occupied within approximately 12 months



CLICK IMAGE TO TAKE A VIRTUAL TOUR

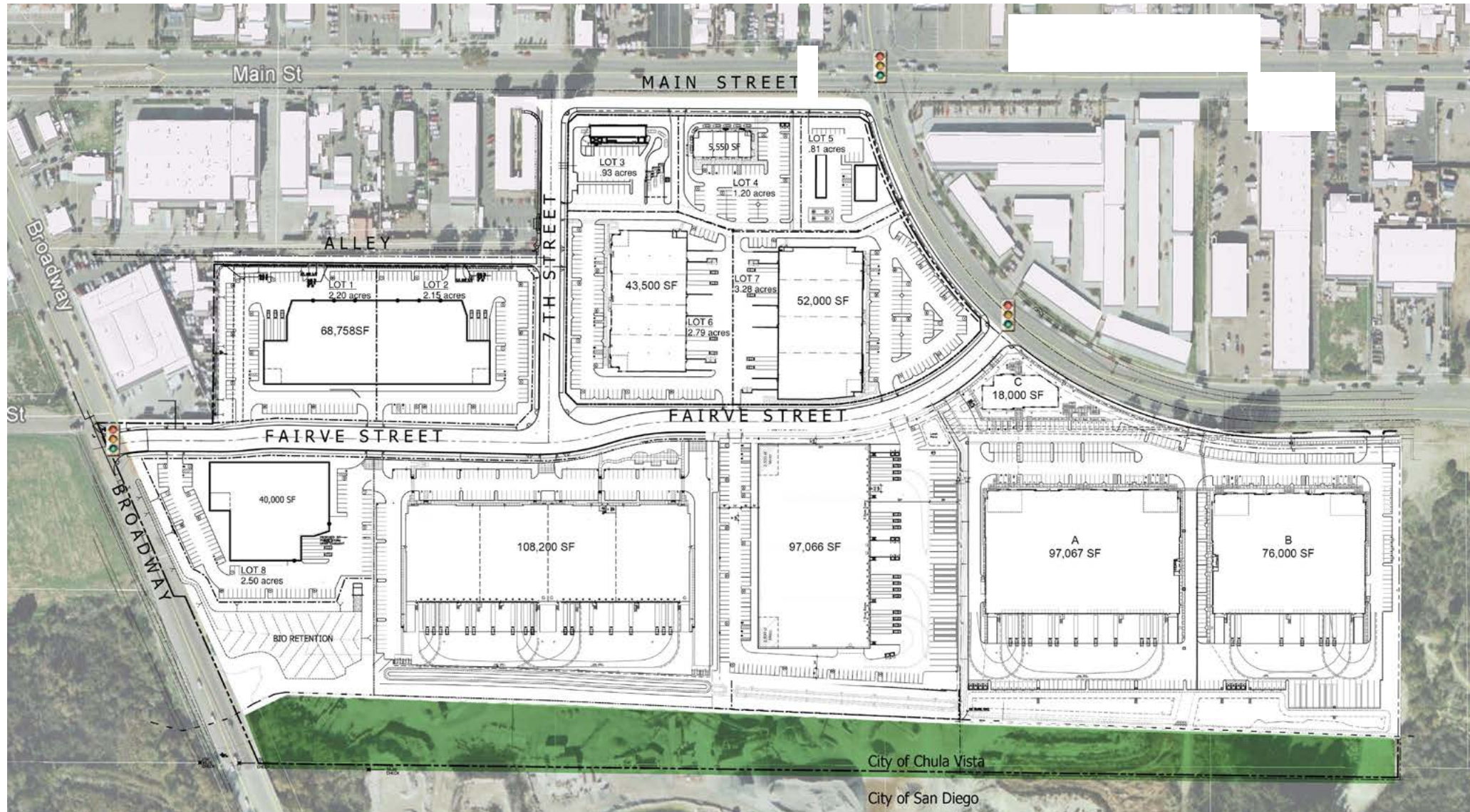


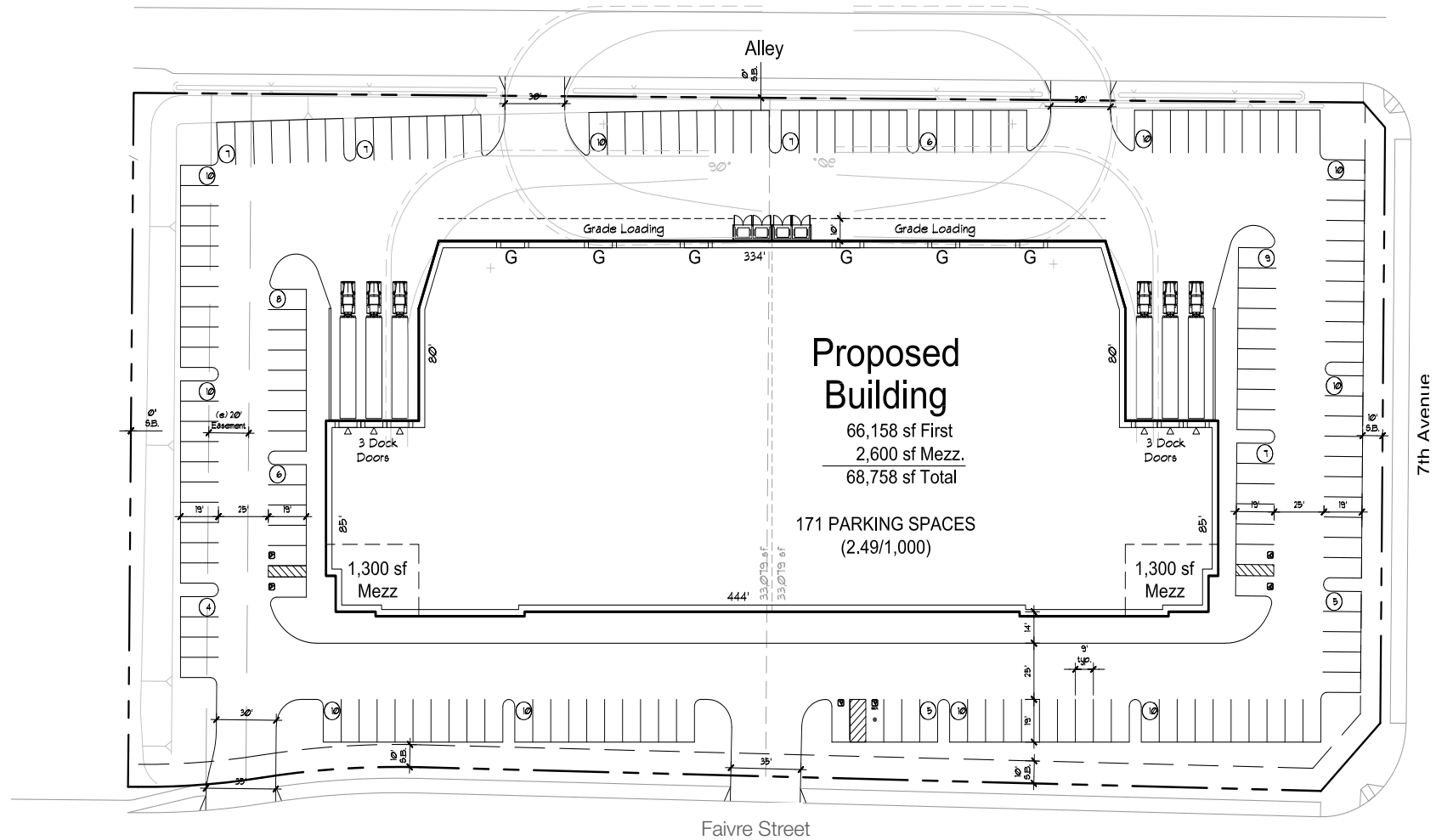


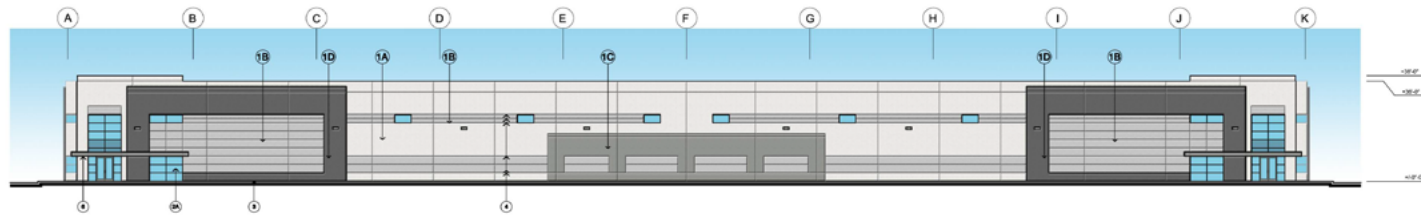


OTAY RIVER

BUSINESS PARK

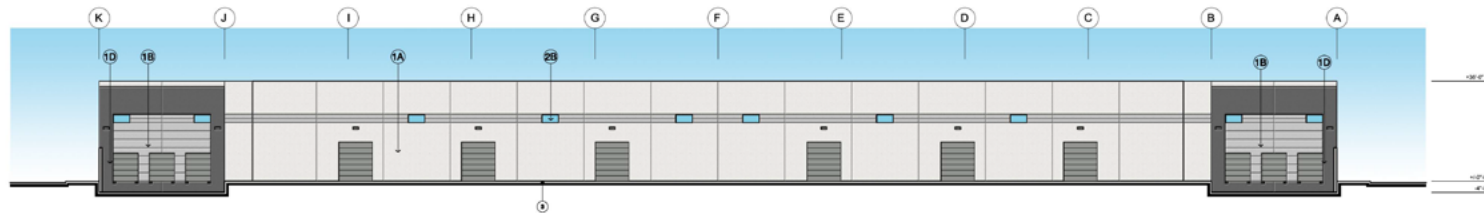






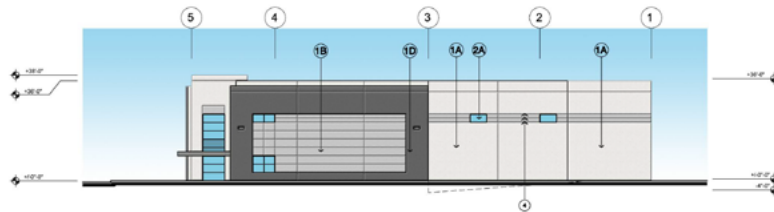
South Exterior Elevation

SCALE: 1" = 20'-0"



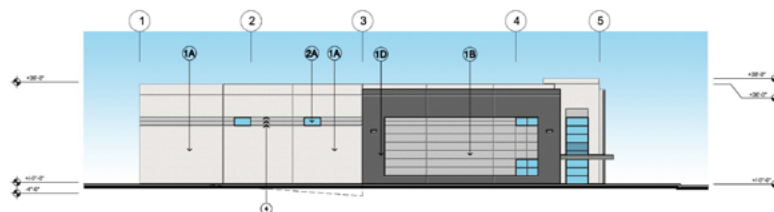
North Exterior Elevation

SCALE: 1" = 20'-0"



West Exterior Elevation

SCALE: 1" = 20'-0"



East Exterior Elevation

SCALE: 1" = 20'-0"

(1A) PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL

(1B) PAINTED CONCRETE WALL
COLOR: SW 2550 CHELSEA GRAY

(1C) PAINTED CONCRETE WALL
COLOR: SW 9143 TIN LIZZIE

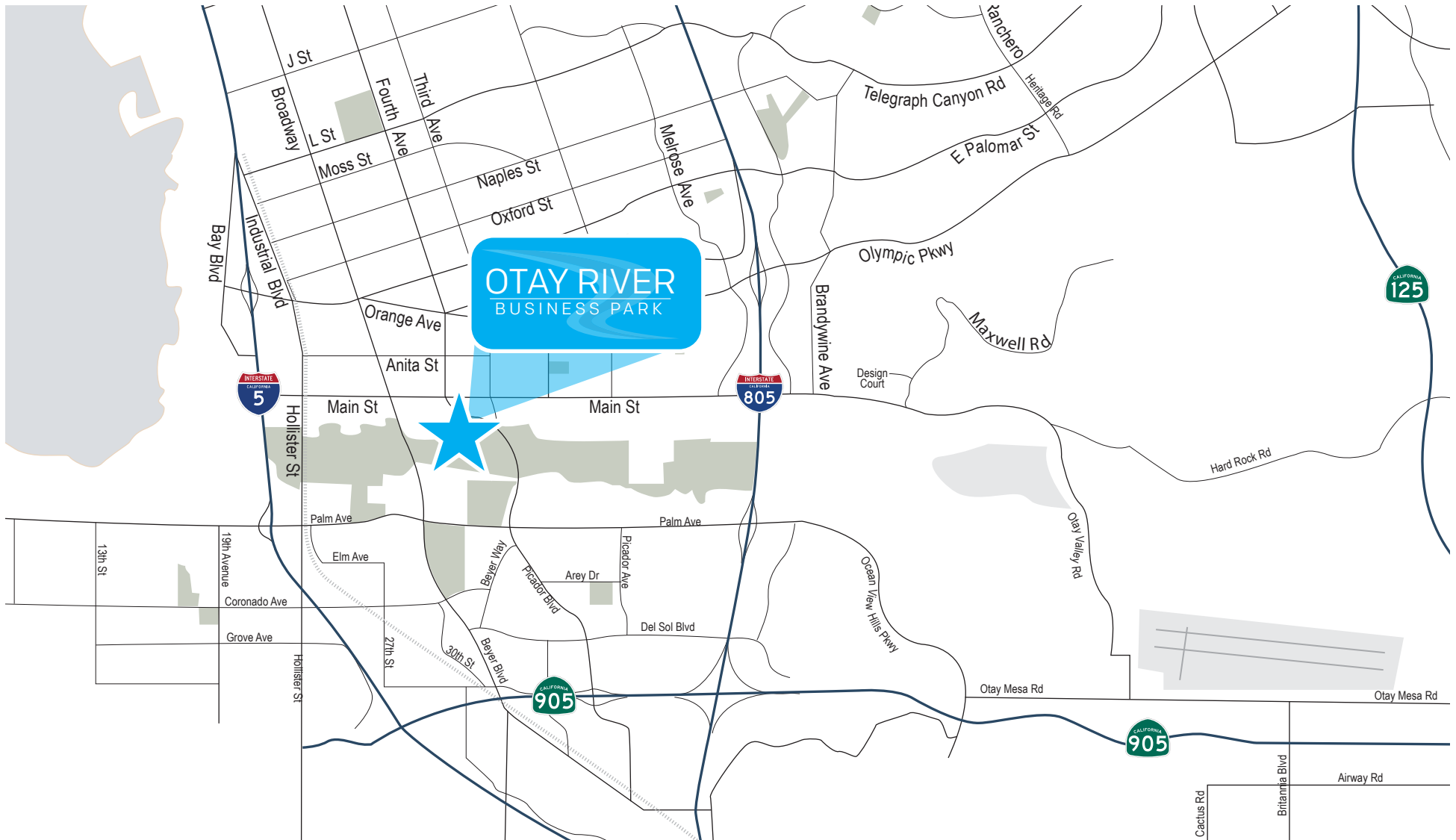
(1D) PAINTED CONCRETE WALL/METAL CANOPY
COLOR: SW 7056 GRIZZLE GRAY

LEGEND

- (1A) PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL
- (1B) PAINTED CONCRETE WALL
COLOR: SW 2550 CHELSEA GRAY
- (1C) PAINTED CONCRETE WALL
COLOR: SW 7967 CITYSCAPE
- (1D) PAINTED CONCRETE WALL
COLOR: SW 7968 GRIZZLE GRAY
- (2A) 2'X4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM,
w/CAPTURED HORIZONTALS AND VERTICALS w/ DUAL PANE
TINTED GLAZING.
GLAZING: PPG SOLARBAN 60 SOLARBLUE + CLEAR
MULLIONS: CLEAR ANODIZED
- (2B) ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR
FACADE ONLY: 2'X4 1/2" STOREFRONT, FRONT SET SYSTEM,
w/SINGLE PANE TINTED GLAZING.
GLAZING: PPG SOLARBAN 60 SOLARBLUE.
MULLIONS: CLEAR ANODIZED
- (3) FINISHED GRADE
- (4) 2" HORIZONTAL REVEAL IN TILT UP PANEL
- (5) 1" VERTICAL REVEAL IN TILT UP PANEL
- (6) METAL STUD-FRAMED CANOPY w/PLYWOOD SHEATHING,
WATERPROOFING MEMBRANE, AND 1/8" PREFORMED
ALUMINUM PANEL SYSTEM - ALPOLIC DVS GREY
- (7) PPG METAL MAIN DOOR COLOR TBD
- (8) CONCRETE FIRE DEPARTMENT ACCESS STAIR
- (9) COLLING DOOR

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