



CHULA HEIGHTS



FOR SALE | 13.3 ACRE INDUSTRIAL LAND | CHULA VISTA





THE PROPERTY

PROPERTY TYPE:	Industrial Land
PROPERTY SIZE:	13.3 acres
ZONING:	I-L - Limited Industrial Zone
PARCEL NUMBERS:	644-050-13, 644-050-14
USE:	Great owner/user or development opportunity
ACCESS:	1.3 miles away from the I-805 with easy access via Nirvana Ave and Main St
SALE HIGHLIGHTS:	<ul style="list-style-type: none">- Fully entitled- CEQA IS/MND Approved

Colliers International is pleased to present the opportunity to acquire 821 Main St, Chula Vista (the "Property"), approximately 13.3 acres of industrial land. The Property has dramatic views along Main St and Nirvana Ave and is located close to Brown Field Municipal Airport, I-805 and numerous retail amenities.

ADDRESS
821 MAIN STREET
CHULA VISTA, CA 91911

LAND SIZE
13.3 AC
(579,976 SF)



NIRVANA AVE

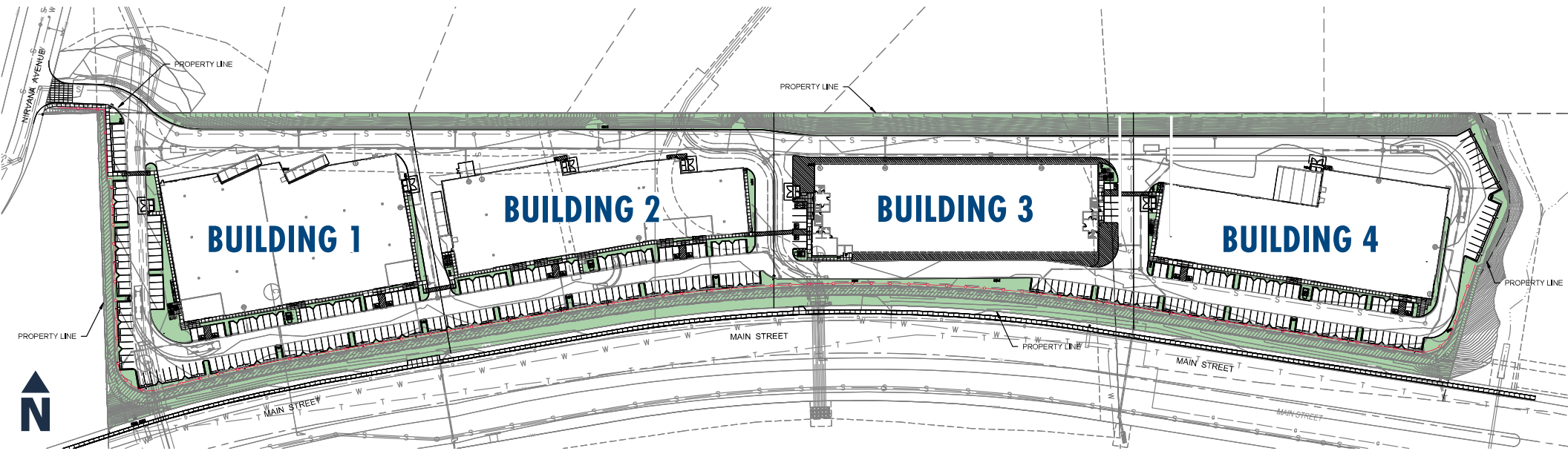
PARCEL A: 644-050-13

PARCEL B: 644-050-14

MAIN ST

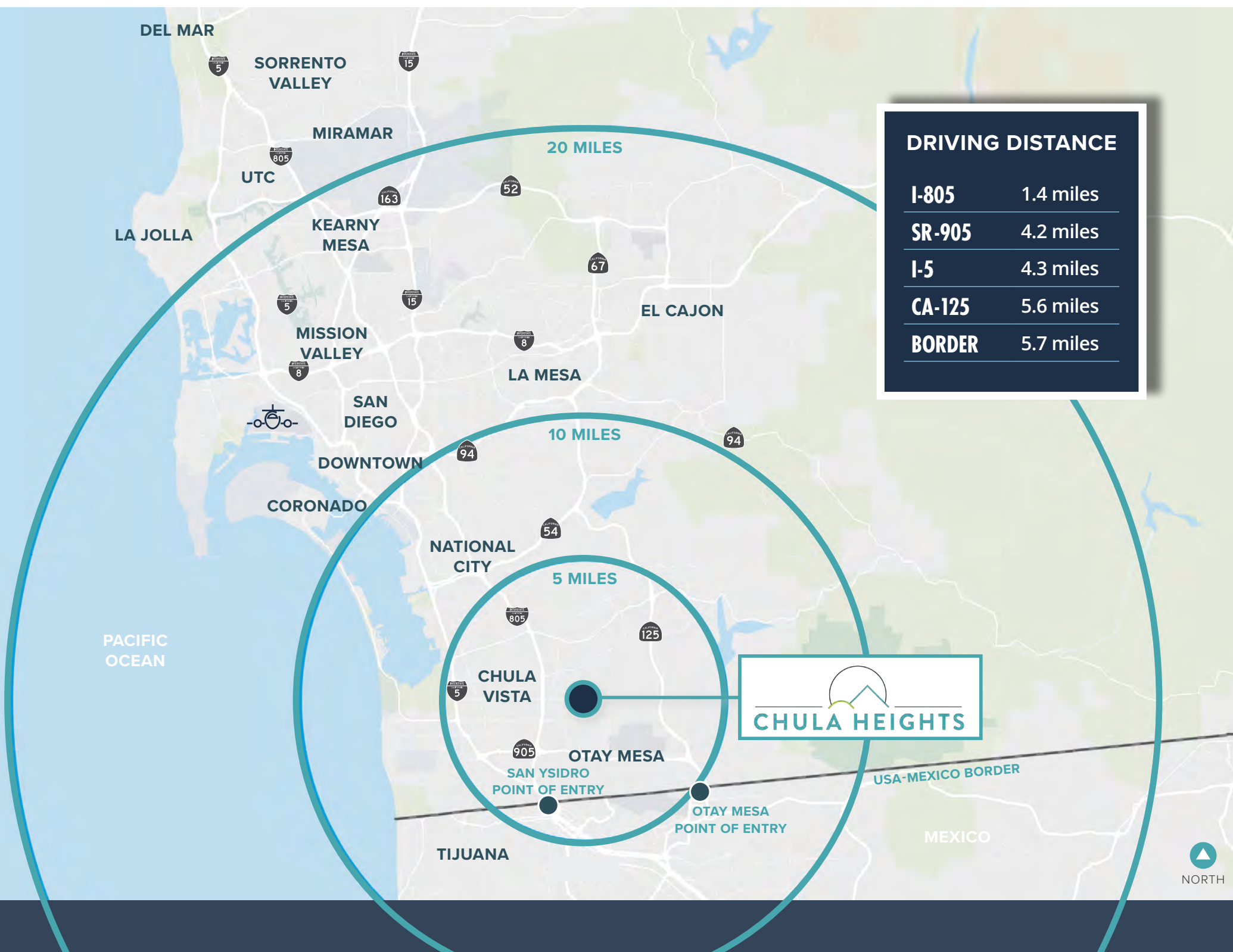


PROPOSED BUILDING PLANS



BUILDING HIGHLIGHTS

- **BUILDING 1** | 57,939 SF | DIVISIBLE TO 8,000 SF
- **BUILDING 2** | 45,064 SF | DIVISIBLE TO 8,000 SF
- **BUILDING 3** | 135,000 | SELF STORAGE
- **BUILDING 4** | 47,071 SF | DIVISIBLE TO 15,000 SF
- FULLY ENTITLED
- CEQA IS/MND APPROVED



DRIVING DISTANCE

I-805	1.4 miles
SR-905	4.2 miles
I-5	4.3 miles
CA-125	5.6 miles
BORDER	5.7 miles



FOR SALE

**13.3 ACRE INDUSTRIAL LAND
CHULA VISTA**

TUCKER HOHENSTEIN, SIOR

Sr. Executive Vice President
760 930 7966
tucker.hohenstein@colliers.com
Lic. 00999360

MARK LEWKOWITZ, SIOR

Senior Vice President
858 922 8988
mark.lewkowitz@colliers.com
Lic. 01785338

MIKE ERWIN, SIOR

Sr. Executive Vice President
760 930 7971
mike.erwin@colliers.com
Lic. 01242826



Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s) 2023. All rights reserved.

