

# 358 TROUSDALE

358 Trousdale Drive | Chula Vista, CA



RARE YARD | .59 ACRES!



# THE SPACE

Location

358 Trousdale Drive  
Chula Vista, CA 91910

## HIGHLIGHTS

- Rare Industrial Yard w/ Office!
- .59 acre lot | approximate 1,659 sf office w/garages!
- Outdoor covered area!
- Employee parking!
- Close to 54 and I-5/Ship yards!
- Available February 1, 2025
- \$11,500/month, NNN



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,482	173,669	417,308

### AVERAGE HOUSEHOLD INCOME

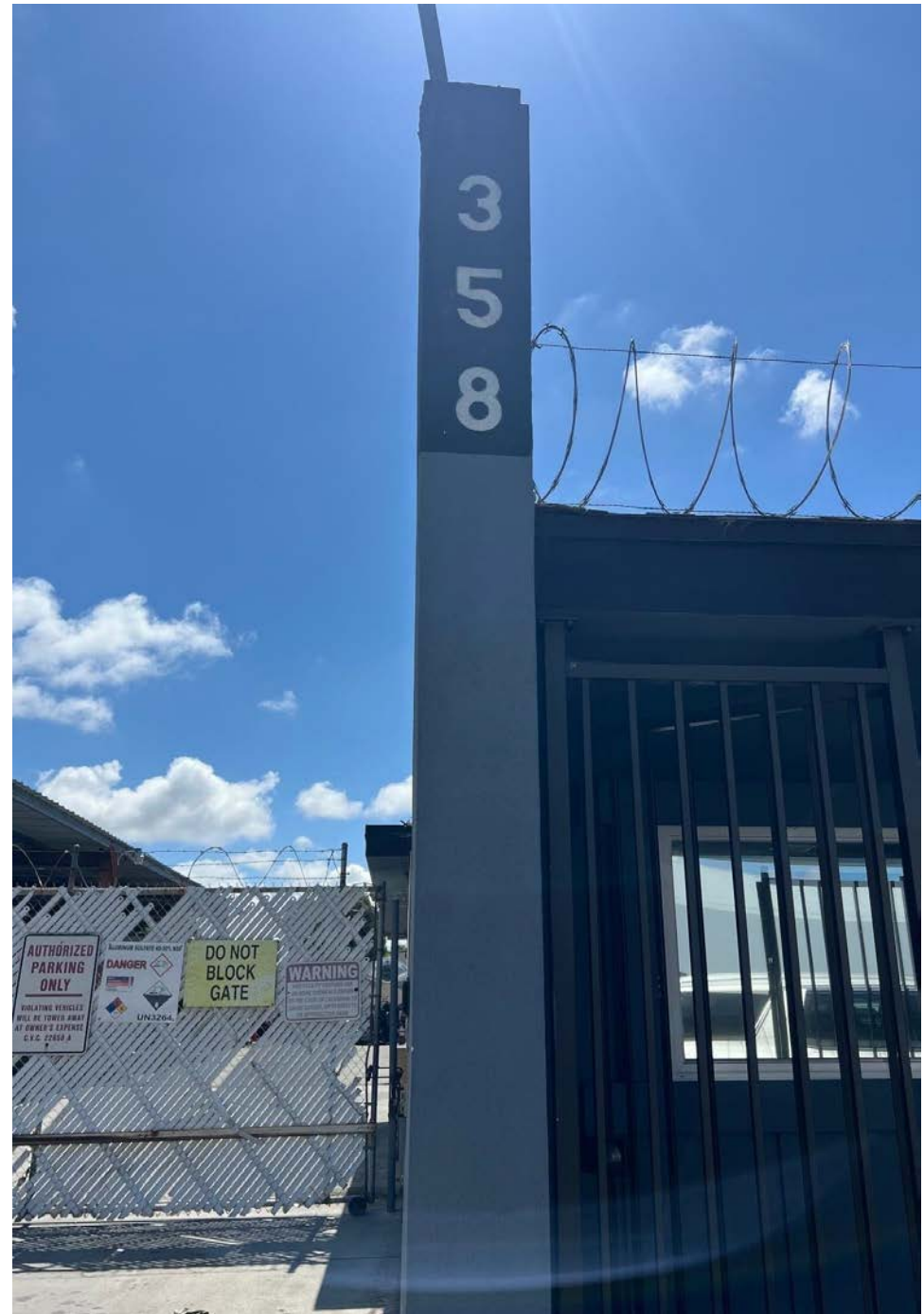
1.00 MILE	3.00 MILE	5.00 MILE
\$84,837	\$94,916	\$102,386

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,551	53,518	125,898

## PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	1,659
LAND SF	25,905
LAND ACRES	.59
ZONING TYPE	IL - check w/ city
TOPOGRAPHY	Level
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1



## Rare .59 Acre Industrial Lot!

- Rare .59 Acre Industrial Yard with Office Building – Prime Location

A unique opportunity to Lease a highly sought-after .59 acre industrial yard with office building in a prime location, just off Highway 54 and I-5. Ideal for businesses looking for immediate access to major transportation routes, this property offers both convenience and functionality.

### Key Features:

**Size:** .59 acres of versatile industrial land, perfect for equipment storage, fleet parking, or light manufacturing.

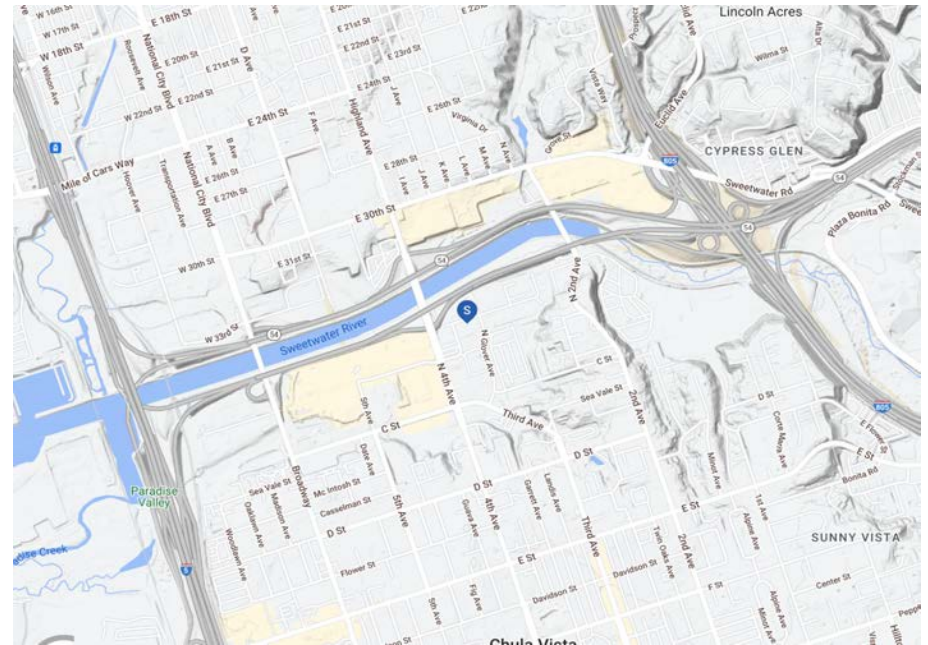
**Location:** Strategically positioned near Highway 54 and Interstate 5, offering easy access to key logistical routes, minimizing transportation costs.

**Office Building:** Includes an on-site office building, ideal for administrative tasks, customer meetings, or operations control.

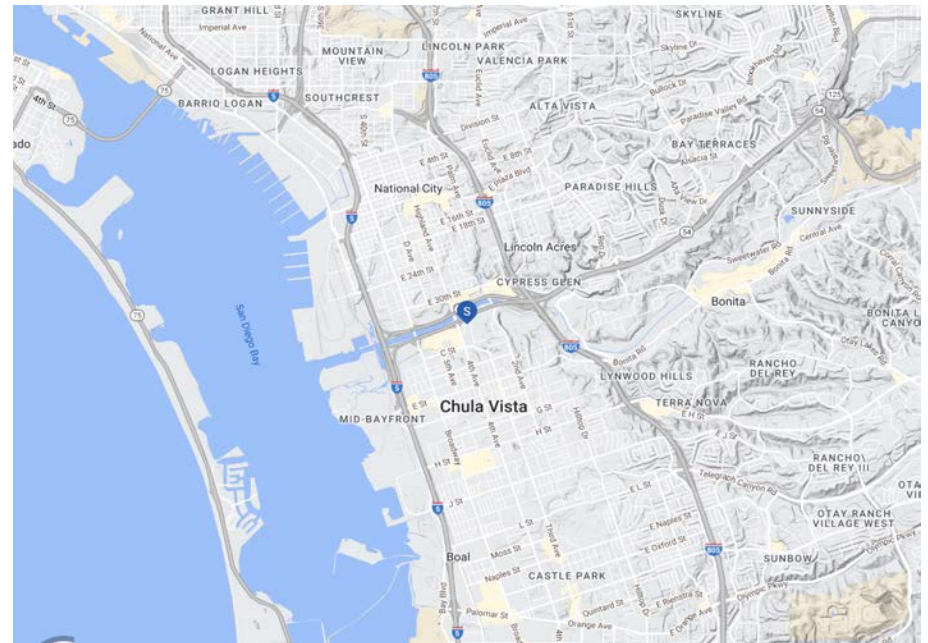
- **Utilities:** Fully equipped with electricity, water, and sewage connections, ready for immediate use.
- **Zoning (Tenant to check with city of Chula Vista):** \*Zoned for industrial use, suitable for a wide range of industries including logistics, construction, and warehousing.
- **Security:** Fenced and gated for enhanced security, ensuring the safety of your assets and equipment.
- **Additional Benefits:** Proximity to major commercial centers and supply chains.
- **Ample room for expansion or customization** to suit your business needs.
- **Located in an industrial pocket with high demand** for industrial/yard spaces.
- **Don't miss out on this rare find in a high-demand industrial area.** Ideal for investors or business owners looking to expand their operations.

\*Tenant to check zoning. Broker does not represent any zoning or allowable uses.

Locator Map



Regional Map









358 Trousdale

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