

2365 MAIN STREET

CHULA VISTA, CA



INDUSTRIAL OUTDOOR STORAGE

9,680 SF - 24,018 SF Building Area

1.0 - 3.05 Acre Yard Area

FOR LEASE

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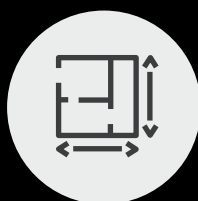


PROPERTY HIGHLIGHTS

| | |
|------------------------------|---|
| PROPERTY ADDRESS | 2365 Main Street Chula Vista, CA 91911 |
| PROPERTY TYPE | Industrial service - 3 Freestanding Buildings with Yard Fenced Parking |
| OFFICE BUILDING | ±2,245 SF |
| WAREHOUSE 1 | ±11,151 SF |
| WAREHOUSE 2 | ±9,680 SF |
| TOTAL BUILDING SIZE | ±24,018 SF |
| LOT SIZE | ±3.05 Acres ±132,858 SF Potential to demise yard |
| WAREHOUSE 1 LOADING | 3 - 16'x16' Grade Doors |
| WAREHOUSE 2 LOADING | 4 - 12'x13.5' Grade Doors |
| ZONING | ILP (click for more information) |
| USES ALLOWED BY RIGHT | Equipment rental, contractor storage yard, building material yard, truck trailer, sales establishments, wholesale business, manufacturing. |
| CONDITIONAL USES | Major auto repair and paint shop, recycling collection center, brewery & distillery, steel fabrication, plastic manufacturing, truck yard and terminals |
| LOCATION | 0.3 miles to Interstate 5; 2.7 miles to Interstate 805 |



3 Freestanding Buildings



3.05 Acre Industrial Lot



Potential to demise yard



Fully Fenced & Secured



2,245 SF OFFICE

MAIN STREET

11,151 SF WHS

3.05 ACRE YARD

9,680 SF WHS

FAIVRE STREET



Nearby Access to Interstate 5 and 805, close proximity to SR905



Zoned ILP Outdoor Storage of Equipment and Materials Permitted



Large Cul-De-Sac for Commercial Truck Access



Ample Parking & Yard Area

LOCATION & SITE PLAN



PALOMAR STREET



BROADWAY

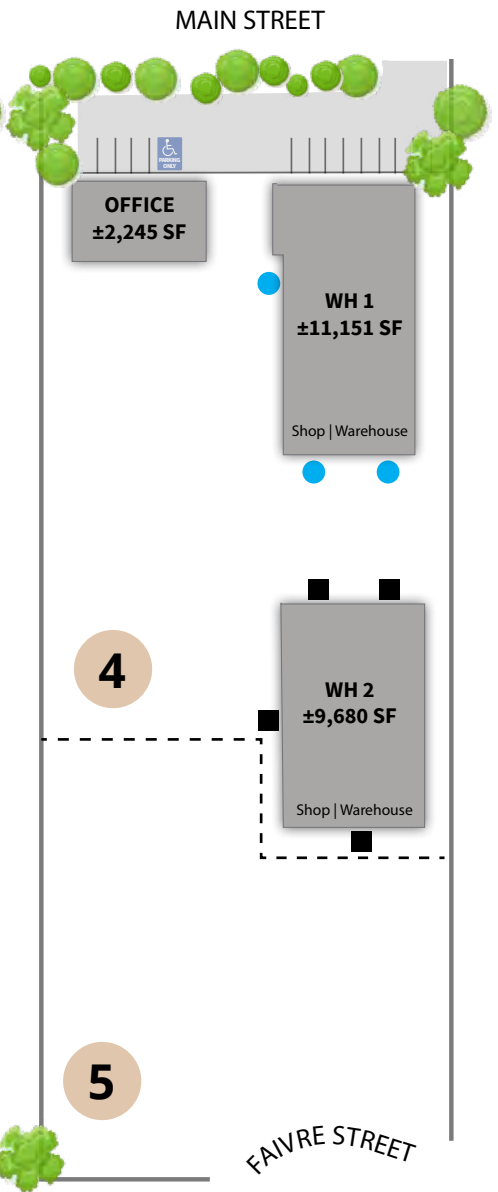
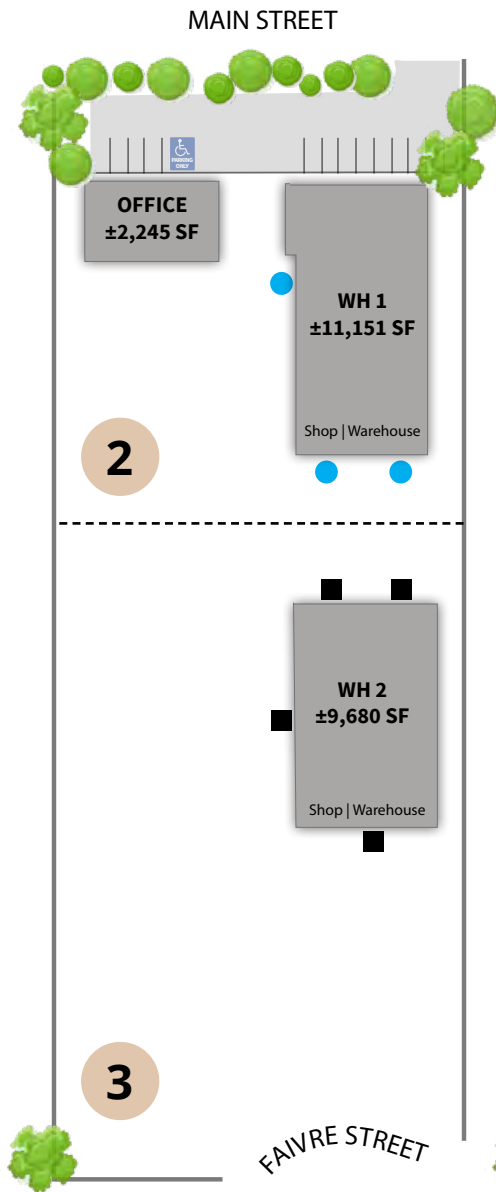
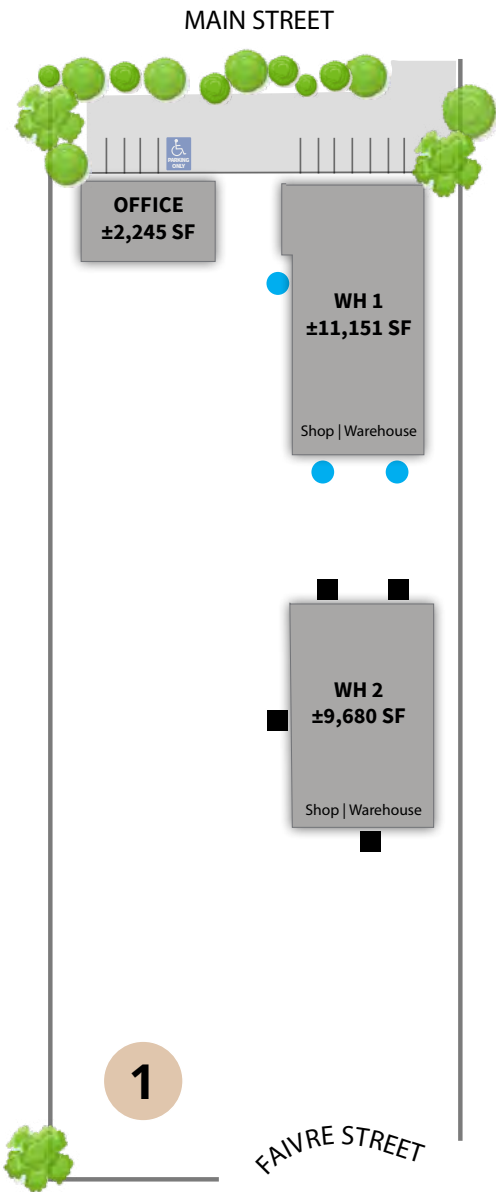
HOLLISTER STREET

MAIN STREET



FAIVRE STREET

2365
MAIN STREET



OPTION 1

| | |
|-----------------|------------|
| Office Building | ±2,245 SF |
| Warehouse 1 | ±11,151 SF |
| Warehouse 2 | ±9,680 SF |
| Yard Area | ±3.05 AC |

OPTION 2

| | |
|-----------------|--------------|
| Office Building | ±2,245 SF |
| Warehouse 1 | ±11,151 SF |
| Warehouse 2 | Not Included |
| Acres | ±1.5 AC |

OPTION 4

| | |
|-----------------|------------|
| Office Building | ±2,245 SF |
| Warehouse 1 | ±11,151 SF |
| Warehouse 2 | ±9,680 SF |
| Acres | ±2.0 AC |

OPTION 3

| | |
|-----------------|--------------|
| Office Building | Not Included |
| Warehouse 1 | Not Included |
| Warehouse 2 | ±9,680 SF |
| Acres | ±1.55 AC |

OPTION 5

| | |
|-----------------|--------------|
| Office Building | Not Included |
| Warehouse 1 | Not Included |
| Warehouse 2 | Not Included |
| Acres | ±1.05 AC |

● GRADE DOOR | 16'x16'

■ GRADE DOOR | 12'x13.5'

2365
MAIN STREET

Costco petco 
WHOLESALE



TARGET

Michaels
Where Creativity Happens



FOOD4LESS

GameStop

DOLLAR TREE

Walmart 

BROADWAY

MAIN STREET

Walmart 



BIG 5
SPORTING GOODS



VONS

CVS
pharmacy



CORONADO AVENUE

HOLLISTER STREET

planet fitness
Foot Locker
ROSS
DRESS FOR LESS®
REE
Starbucks



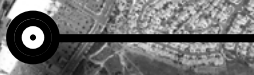
NEARBY FOOD & DRINK

IN-N-OUT BURGER TACO BELL McDonald's Wendy's
chili's Applebee's Luna Grill Jack in the box
Olive Garden Denny's KFC Church's Chick-fil-ê

NEARBY SERVICES

EquipmentShare BAE SYSTEMS
SUNBELT RENTALS HAWTHORNE CAT United Rentals
HARBOR FREIGHT 4 WHEEL PARTS
QUALITY TOOLS LOWEST PRICES SINCE 1962

PALM AVENUE



Walmart Starbucks VONS THE HOME DEPOT
Burlington AMC THEATRES
AutoZone



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