

FOR SALE

INDUSTRIAL LAND OPPORTUNITY - 9.73 ACRE INDUSTRIAL LAND

517 Shinohara Lane, Chula Vista, CA 91911 | APN: 644-040-01-00 | ±9.73 Acres



Property Highlights

- 9.73-acre parcel in South San Diego County
- I-LP (Limited Industrial) zoning — City of Chula Vista ([Link to Zoning](#))
- Ideal for industrial outdoor storage (IOS) and other light industrial uses
- Excellent access to I-805 (just 0.4 miles away)
- Usable site with flexible development potential
- Zoning Highlights – I-LP Permitted Uses Include: Contractor yards, Fleet vehicle or equipment storage, Outdoor storage (IOS), Light manufacturing / assembly, Warehousing & logistics, Service commercial uses, Automotive services / repair, Construction material or landscape supply, Research & development (R&D), Public utility facilities, Recycling/salvage (subject to CUP)
- SALE PRICE: \$13,500,000 (\$31.85/SF)

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APN: 644-040-01
9.73 ACRES

▼ **ENTRANCE**

SHINOHARA LN

NORTH

**CHULA VISTA
CROSSINGS**

Panda Express
In-n-Out Burger
Shell
ALDI
PetSmart
Kohl's

**FIESTA
PLAZA**

Starbucks
7-Eleven
Asada Mexican
Chango Mango
Best Western
99 Cents Plus



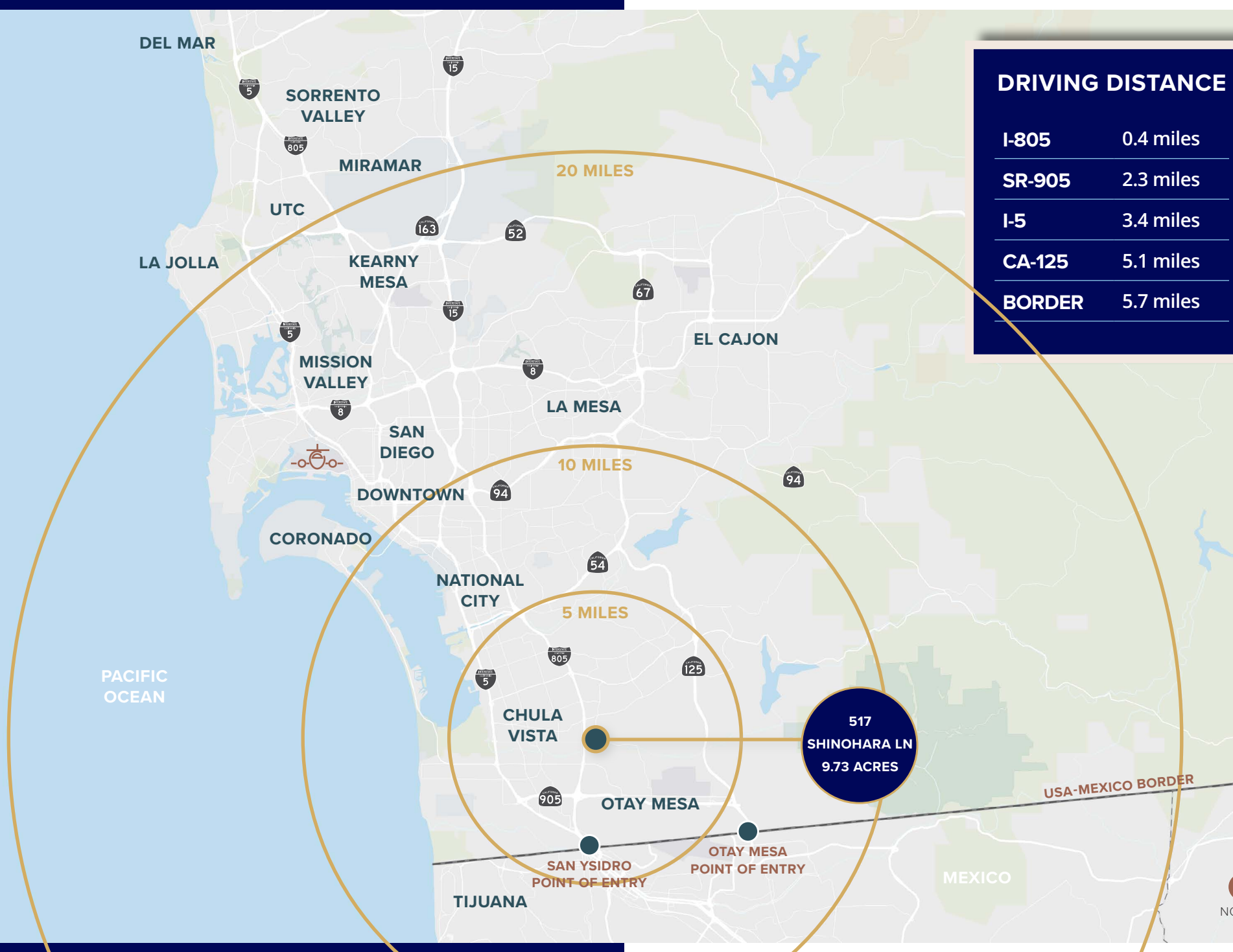
MAIN STREET

OLEANDER AVENUE

SHINOHARA LANE

NORTH





DRIVING DISTANCE	
I-805	0.4 miles
SR-905	2.3 miles
I-5	3.4 miles
CA-125	5.1 miles
BORDER	5.7 miles

517
SHINOZAKI LN
9.73 ACRES

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