

INDUSTRIAL SPACE  
± 6,784 RSF AVAILABLE  
FOR LEASE



**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

## PROPERTY FEATURES



### AVAILABILITY

Suite F:  $\pm$  6,784 SF Industrial Space  
 $\pm$  5,884 SF Warehouse & 900 SF Office Buildout



### FEATURES

Two (2) Private Offices, Reception/Open Area  
Two (2) Restrooms



### GRADE LEVEL DOORS

Three (3) Grade Level Roll Up Doors



### DOCK HIGH

One (1) Dock High Roll Up Door



### CEILING HEIGHT

18' Ceiling Height



### ACCESS

Ingress & Egress from both Main St & 4th Ave



### FREEWAY

Easy Access to I-5 & I-805 Freeways



### ZONING

ILP (Limited Industrial Precise Plan)



Lease Rate: \$1.45/SF NNN

## FLOOR PLAN

Suite F

± 6,784 SF

\$1.45/SF NNN

Two (2) Private Offices, Reception/Open Area  
Two (2) Restrooms  
Three (3) 12' Grade Level Roll Up Doors  
One (1) 12' Dock High Roll Up Door  
Ceiling Height 18'



\* FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

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**Chula Vista** is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



**202,484**

Population (2024)



**199,862**

### Population Projection (2029)



**58,937**

Households



**\$2 B+**

## Consumer Spending



**6,967**

## Businesses



**44,389**

## Employees

