



2360 & 2390 Boswell Road

CHULA VISTA, CALIFORNIA 91914

28,841 SF END-CAP LOGISTICS/WAREHOUSE & 78,350 SF FREESTANDING LOGISTICS FACILITY



# 04

PROPERTY  
HIGHLIGHTS

# 06

2360 - WEST  
BOSWELL RD.

# 12

2390 - EAST  
BOSWELL RD.

# 18

LOCATION  
HIGHLIGHTS

INTERSECTION  
110 W. A Street, Suite 1125  
San Diego, CA 92101  
619.239.1788  
[www.intersectioncre.com](http://www.intersectioncre.com)  
Lic. #02208857

DAN MCCARTHY  
Senior Director  
619.577.4557  
[dmccarthy@intersectioncre.com](mailto:dmccarthy@intersectioncre.com)  
Lic. #00928868

KYLE CLARK  
Senior Director  
619.577.4557  
[kclark@intersectioncre.com](mailto:kclark@intersectioncre.com)  
Lic. #00867784



## SALT CREEK INDUSTRIAL

28,841 SF END-CAP DISTRIBUTION/WAREHOUSE & 78,350 SF FREESTANDING DISTRIBUTION FACILITY



# PROPERTY HIGHLIGHTS

	2360 BOSWELL ROAD - WEST	2390 BOSWELL ROAD - EAST
<b>AVAILABLE</b>	78,350 SF Industrial Building	SUITE 400 - 28,841 SF Industrial Space
<b>LOT SIZE</b>	4.19 ACRES (182,516 SF)	5.90 ACRES (257,004 SF)
<b>BUILDOUT</b>	90% WAREHOUSE, 10% OFFICE	85% WAREHOUSE, 15% OFFICE
<b>GRADE-LEVEL LOADING</b>	TWO (2)	ONE (1)
<b>DOCK-HIGH LOADING</b>	FOURTEEN (14)	TWO (2)
<b>CLEAR HEIGHT</b>	30'	30'
<b>COLUMN WIDTH</b>	50' with some variance	50' with some variance
<b>POWER</b>	1,600 AMPS, 277/480v - 3 phase	1,000 AMPS, 208/440v - 3 phase
<b>FIRE SPRINKLER</b>	ESFR	ESFR
<b>PARKING</b>	1.39/1,000 SF (109 SPACES)	1.10/1,000 SF (100 SPACES)
<b>NATURAL GAS</b>	YES	YES
<b>ZONING</b>	BC-2, CITY OF CHULA VISTA	BC-2, CITY OF CHULA VISTA
<b>YEAR BUILT</b>	1999	1999
<b>ROOF/SOLAR</b>	109kW PHOTOVOLTAIC	REPLACED IN 2020 SKYLIGHTS & SMOKE HATCH
<b>SIGNAGE</b>	BUILDING & MONUMENT	BUILDING
<b>LEASE RATE</b>	\$1.30/SF, NNN	\$1.30/SF, NNN
<b>TERM</b>	NEGOTIABLE	NEGOTIABLE



**CLASS A LOGISTICS FACILITY**  
full building and end cap availability



**EASTLAKE LOCALE**  
proximity to two international ports of entry



**LARGE TRUCK COURT**  
excellent turning radius



**EXCELLENT LOADING ACCESS**  
dock high & grade level doors



**HEAVY POWER**  
upgraded 1,000 & 1,600 amp panels



**HIGH BAY DISTRIBUTION**  
30' clear height in warehouse



**EXCLUSIVE AMENITIES**  
adjacent to Scobee Park



MANUFACTURE

DISTRIBUTION

WAREHOUSE

E-COMMERCE

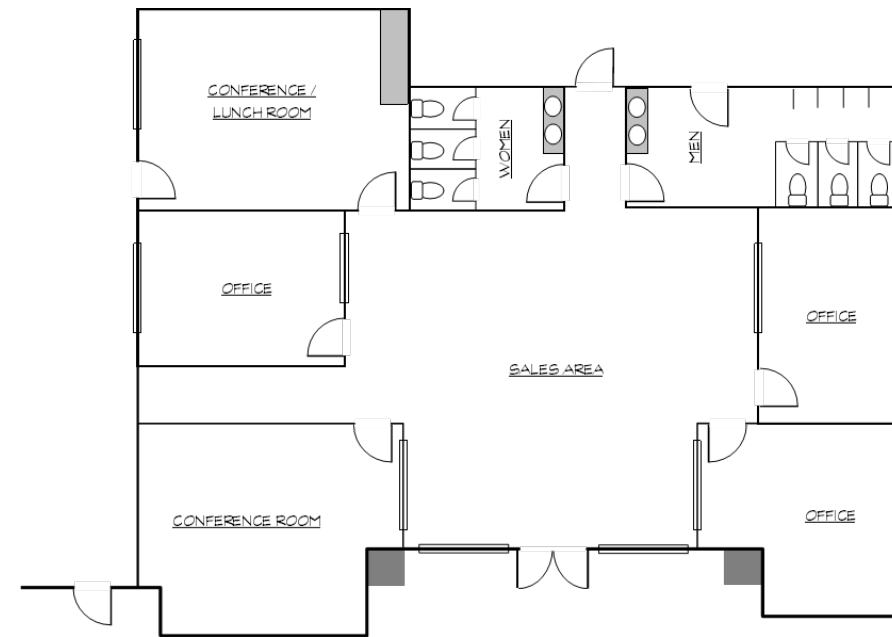
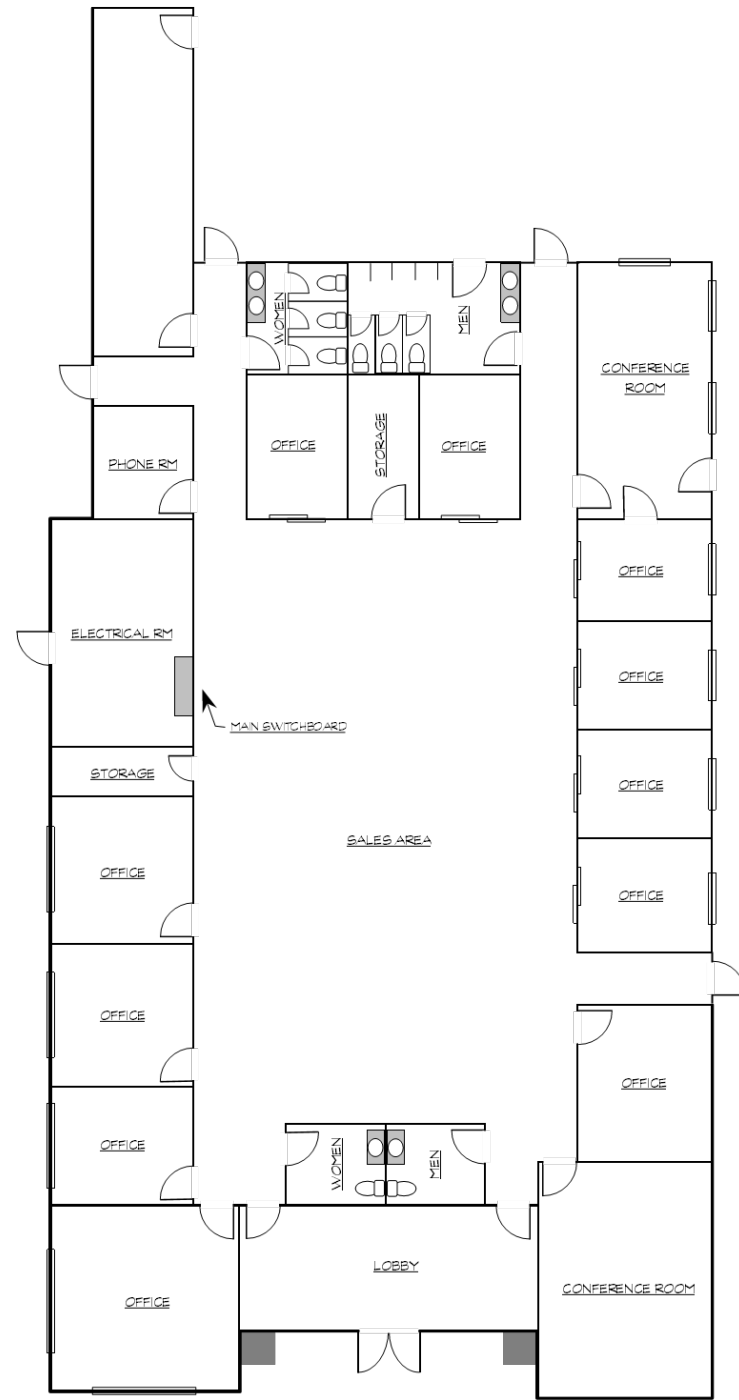
HEADQUARTERS

RECREATION



# SPACE PLANS - OFFICE

## 2360 BOSWELL ROAD (WEST)



SUITE A	6,367 SF
SUITE B	2,104 SF
<b>TOTAL</b>	<b>8,471 SF</b>

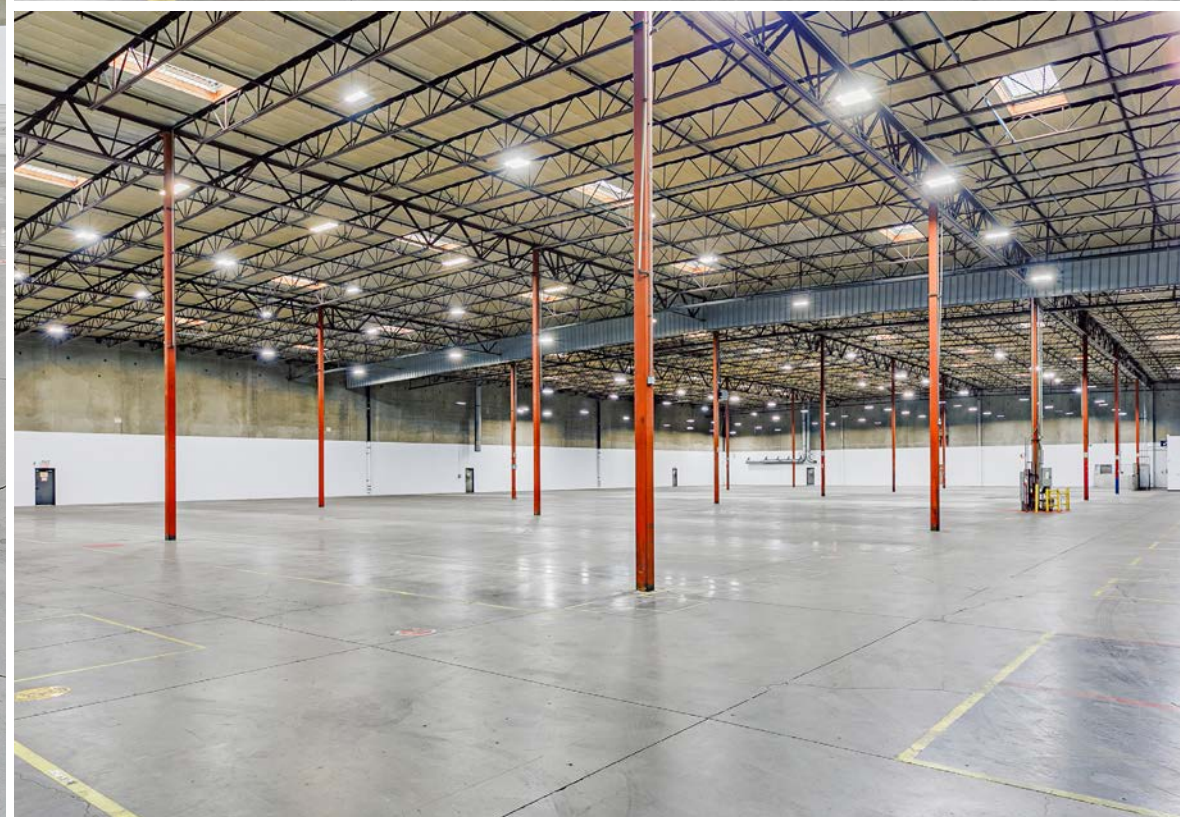






**OFFICE**  
2360 BOSWELL ROAD (WEST)



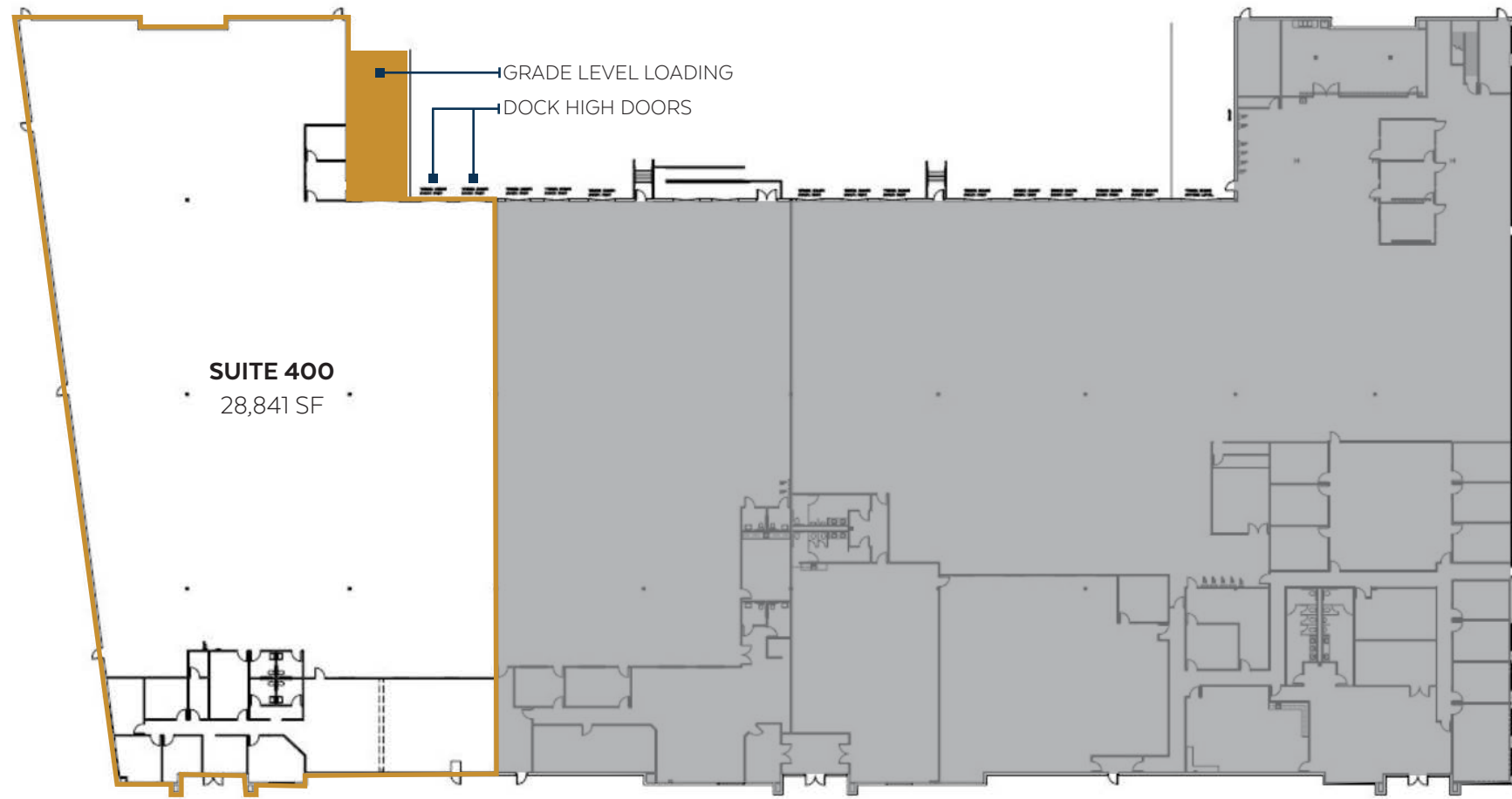


**WAREHOUSE**  
2360 BOSWELL ROAD (WEST)

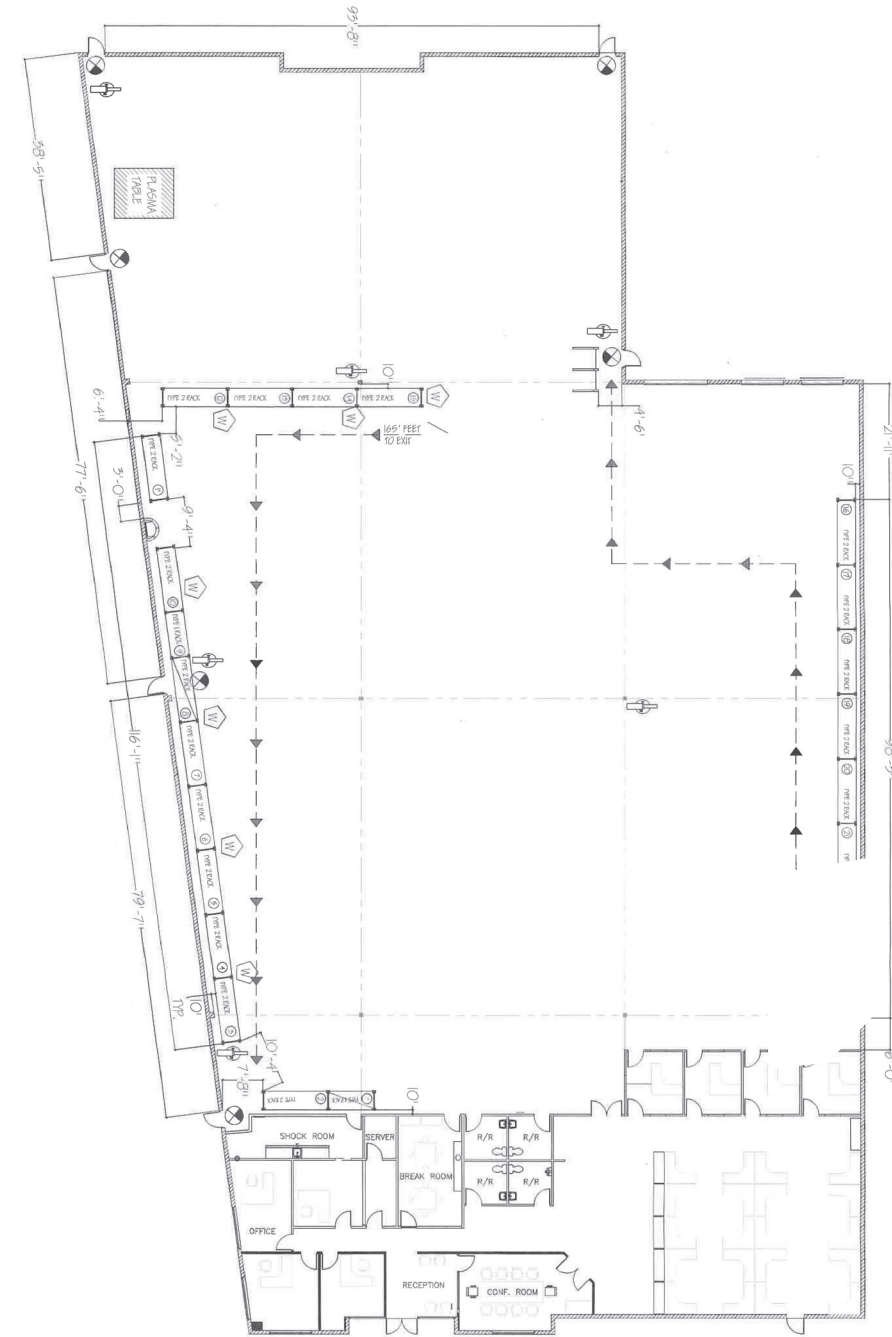


# SPACE PLAN - SUITE 400

2390 BOSWELL ROAD (EAST)



BOSWELL ROAD



LANE AVENUE







**OFFICE - SUITE 400**  
2390 BOSWELL ROAD (EAST)



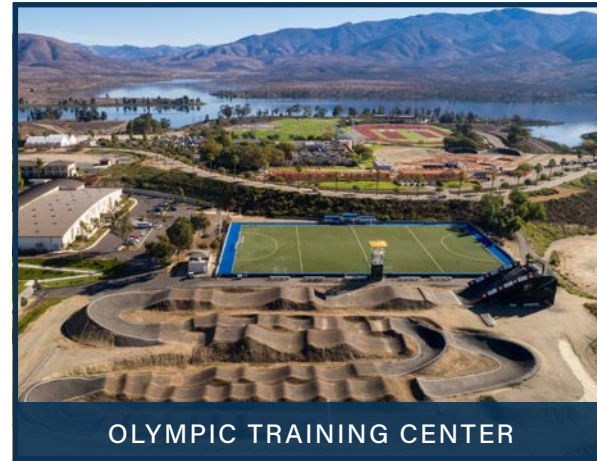


**WAREHOUSE- SUITE 400**  
2390 BOSWELL ROAD (EAST)



# LOCATION HIGHLIGHTS

- Located within the Eastlake Business Center
- Easy access to South Bay Expressway (Hwy-125)
- Walk Score®: Very Walkable (80)
- Within walking distance to U. S. Post Office and UPS
- Proximity to five large retail centers:
  - Venture Commerce Center** - SkyZone San Diego, Eastlake Medical College, Hampton Inn, Homewood Suites
  - Eastlake Village Marketplace** - Lowe's BevMo!, Target, Office Depot, Mattress Firm, Chase Bank, GameStop
  - Eastlake Village Center** - Vons, Rite Aid, Dunkin Donuts, SDCCU, McDonald's, IHOP, Citibank, Chipotle
  - Village Walk at Eastlake** - Trader Joe's, Sprouts, T.J. Maxx
  - The Shops at San Miguel Ranch** - Sherwin Williams, Anytime Fitness, Subway, Starbuck, Pizza Hut
- Nearby attractions include Eastlake Country Club, Olympic Training Center, North Island Amphitheater, Chula Vista Bayfront, Otay Lakes Reservoir and Open Space Preserve
- Adjacent to Scobee Park, a 7-acres exclusive amenity for Eastlake Business Center, including volleyball, basketball and tennis courts, soccer and softball fields, showers, lockers and picnic areas



**DRIVE  
TIMES TO**

**5min.**  
OTAY RANCH  
TOWN CENTER

**15min.**  
OTAY MESA  
PORT OF ENTRY

**20min.**  
SAN YSIDRO  
PORT OF ENTRY

**25min.**  
DOWNTOWN  
SAN DIEGO

**30min.**  
SAN DIEGO  
INTN'L AIRPORT





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**DAN McCARTHY**

dmccarthy@intersectioncre.com  
619.577.4557 | Lic. #00928868

**KYLE CLARK**

kclark@intersectioncre.com  
619.577.4558 | Lic. #00867784

Intersection Commercial Brokerage, Inc. | 110 W. A Street, Suite 1125, San Diego, CA 92101 | P: 619.239.1788 | DRE #02208857 | [www.intersectioncre.com](http://www.intersectioncre.com)

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