



# SOUTH COUNTY DISTRIBUTION CENTER

CLASS A DISTRIBUTION SPACE AVAILABLE FOR LEASE







# SOUTH COUNTY DISTRIBUTION CENTER

# PROPERTY FEATURES

Located just 15 miles from the San Diego Airport, South County Distribution Center is a four building multi-tenant industrial park featuring a variety of functional suite sizes with dock and grade level loading.



**328,465 SF  
TOTAL SQ FT**



**22' - 26'  
CLEAR HEIGHT**



**39 DH & 18 GL  
LOADING**

**1669-1690 BRANDYWINE AVE, CHULA VISTA, CA**

**LAND AREA**

21.77 Acres (948,299 SF)

**PARKING**

1.1 - 2.1 per 1,000 SF

**ZONING**

ILP

**CONSTRUCTION**

Reinforced Concrete

**SPRINKLERS**

0.33/3,000 SF

**TENANCY**

Multi-Tenancy



# PROPERTY AVAILABILITY

## 1670 BRANDYWINE AVE SUITE C&D

- » 48,869 SF
- » 6 DOCK HIGH DOORS
- » 2 GRADE LEVEL DOORS
- » FENCED SIDE YARD (EXPANDABLE)
- » AVAILABLE NOW
- » LEASE RATE: NEGOTIABLE
- » NNNS = \$0.43

[CLICK HERE VIRTUAL TOUR](#)

## 1669 BRANDYWINE AVE SUITE A&B

- » 34,460 SF
- » 3 DOCK HIGH DOORS
- » 3 GRADE LEVEL DOORS
- » AVAILABLE FEBRUARY 2024
- » LEASE RATE: NEGOTIABLE
- » NNNS = \$0.43

## 1669 BRANDYWINE AVE SUITE C

- » 19,558 SF
- » 3 DOCK HIGH DOORS
- » 2 GRADE LEVEL DOORS
- » AVAILABLE JUNE 2024
- » LEASE RATE: NEGOTIABLE
- » NNNS = \$0.43







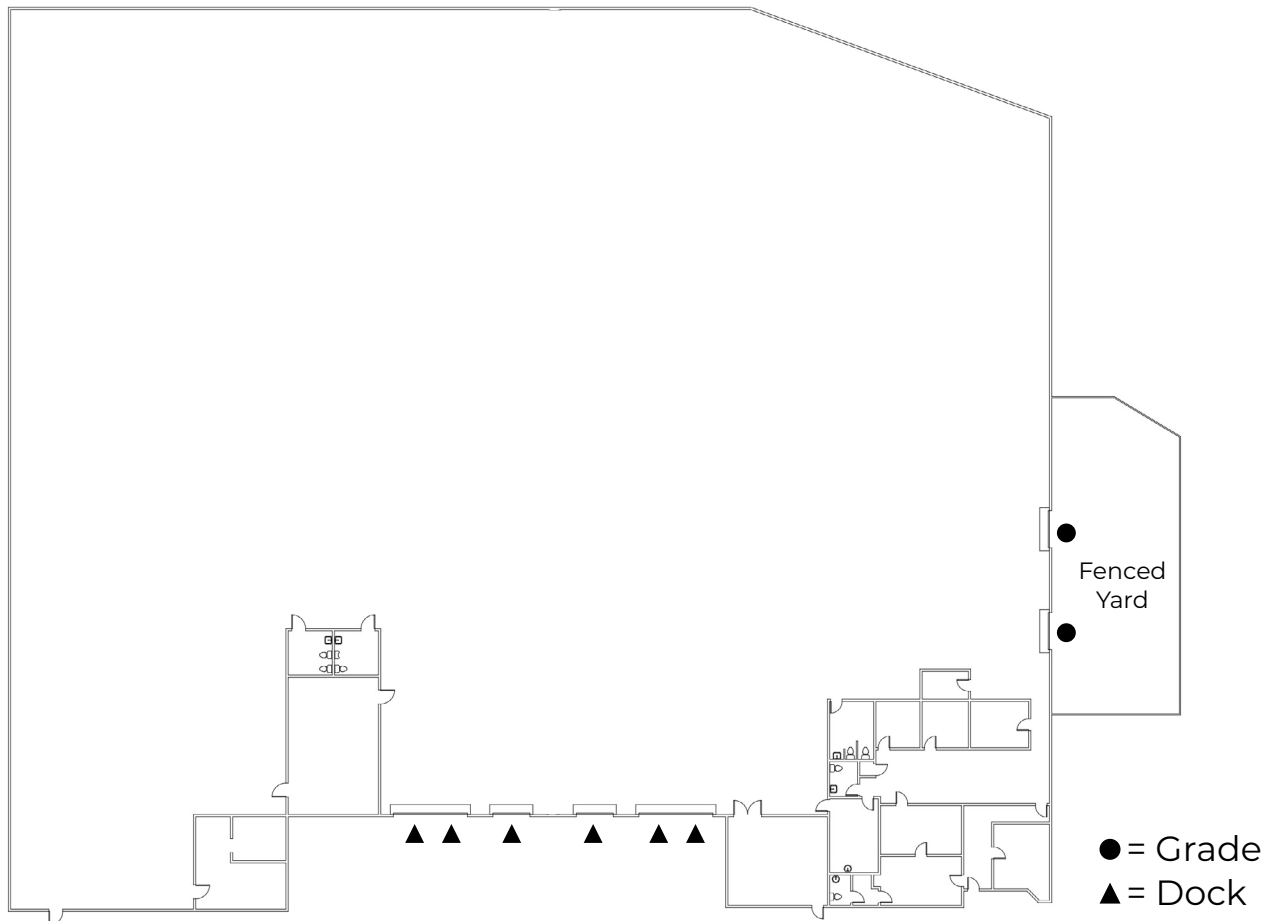
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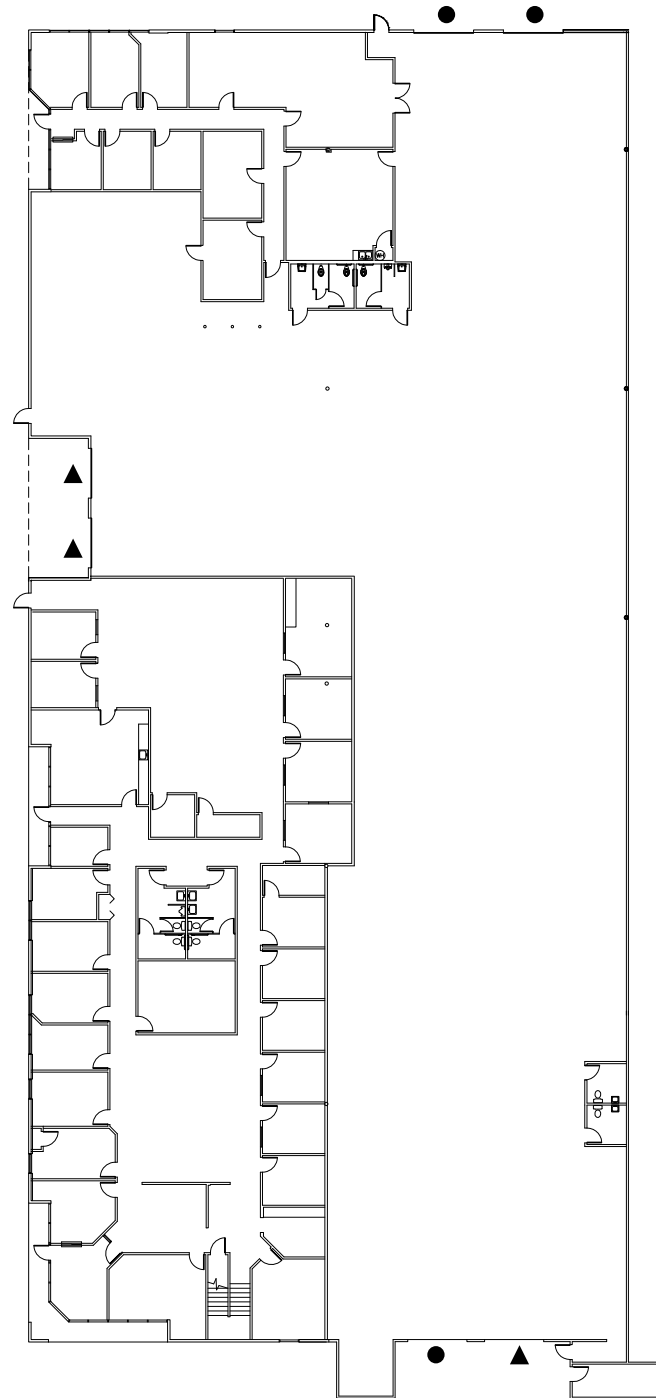
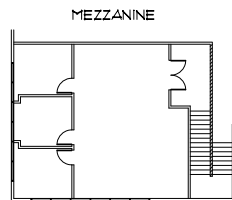
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AS BUILT PLAN



● = Grade  
▲ = Dock

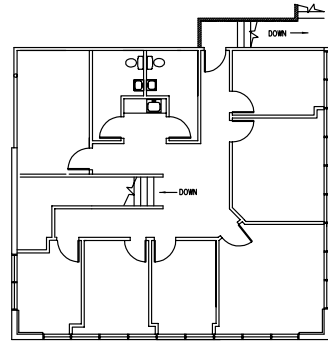
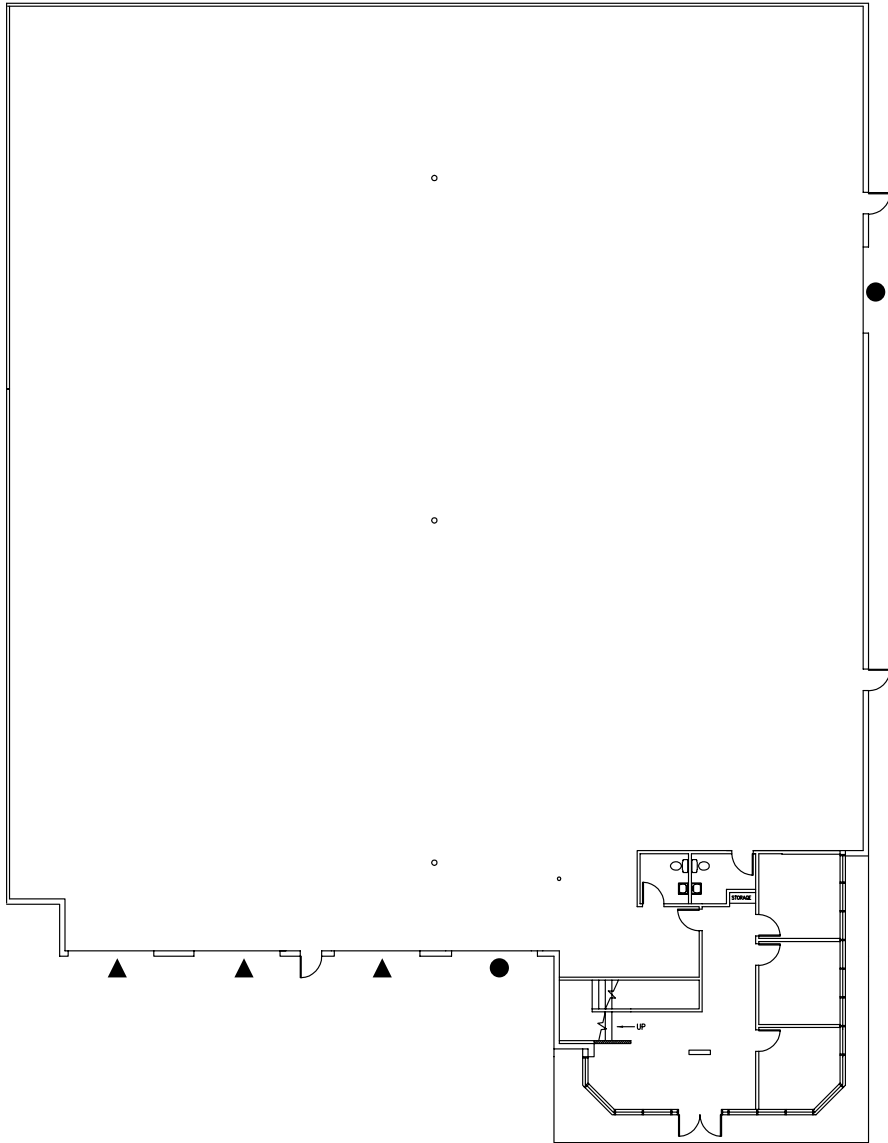


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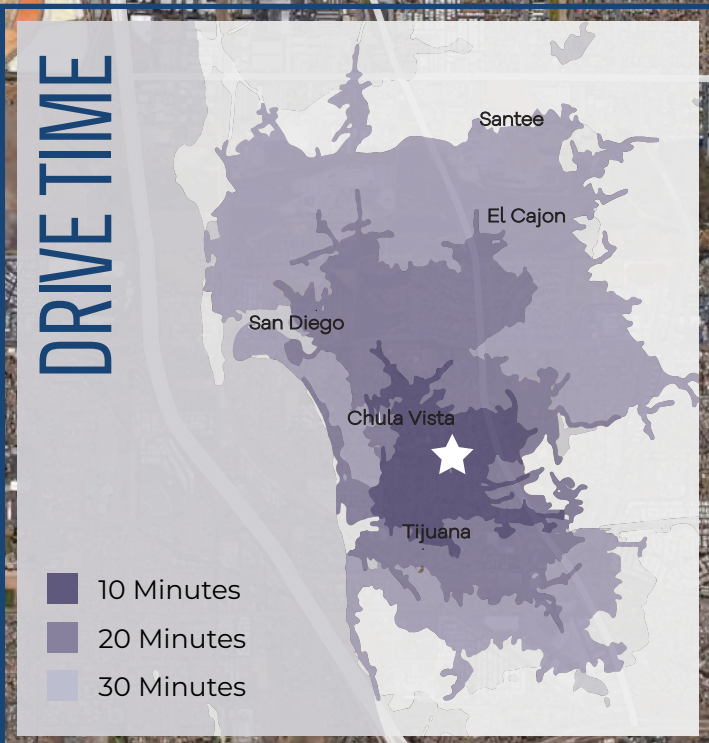
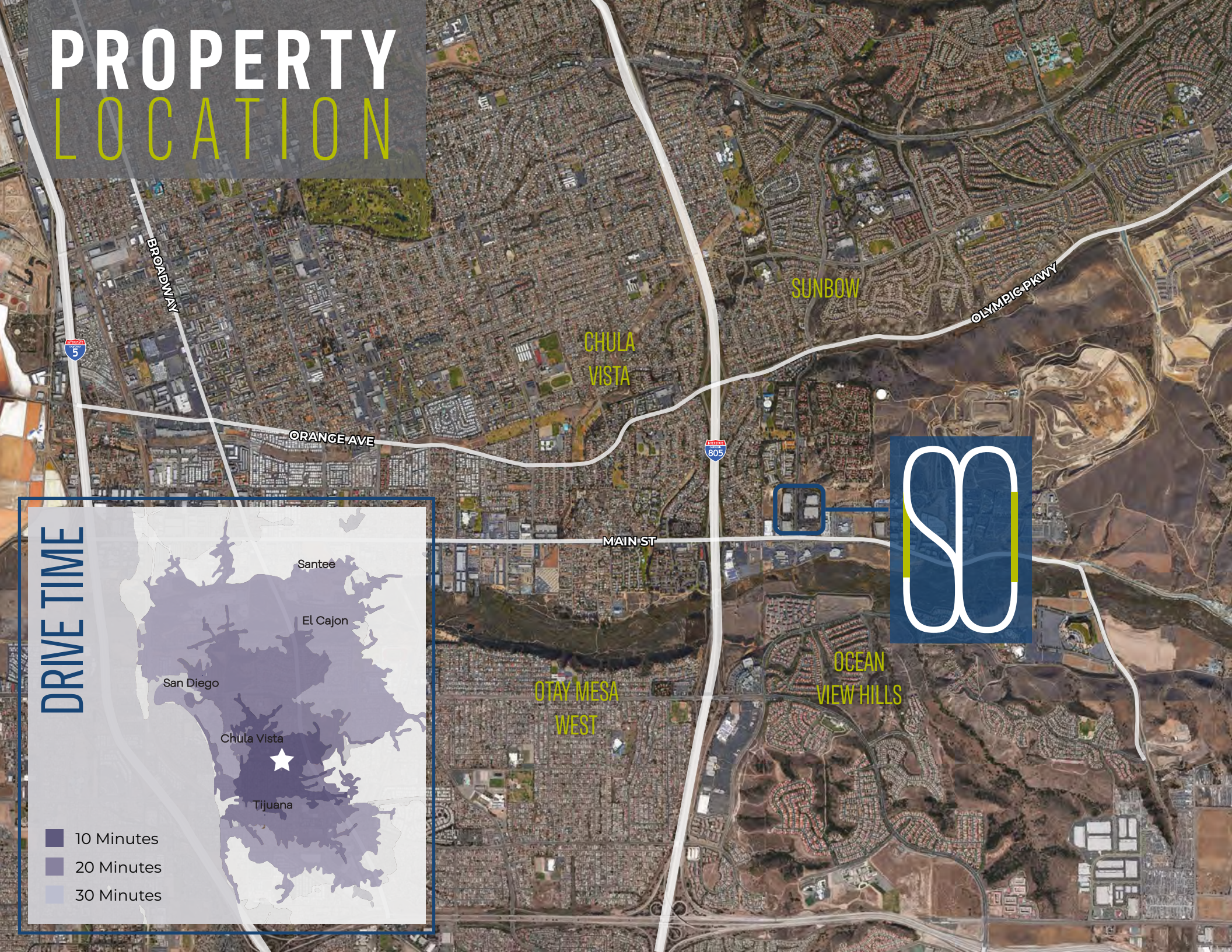


MEZZANINE

● = Grade  
▲ = Dock



# PROPERTY LOCATION







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