

FOR LEASE

± 11,489 SF HIGH IMAGE INDUSTRIAL/FLEX SPACE

3441 MAIN STREET • CHULA VISTA, CA 91911



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- DESCRIPTION -

±11,489 SF Available space is within a ±20,158 SF building, co-tenanted with one other user.

The first floor features a welcoming reception/lobby area, an open bullpen, four private offices, two conference rooms, a kitchenette, two restrooms, dedicated parts/service rooms, and the balance in warehouse space.

The second floor offers ten additional private offices, a coffee bar, and two more restrooms — ideal for an operation needing both functional warehouse space and a substantial, move-in-ready office component.

LEASE RATE: \$1.65/SF - IG

HIGHLIGHTS

-  11,489 SF Industrial/Flex Space
-  24-26' Clear Height
-  Four (4) 16' Grade Level Roll Doors
-  Premium 1st & 2nd Floor Office Build-out
-  68% Office / 32% Warehouse – Potential for Office Demo
-  Sprinklers
-  ILP Zoning – Limited Industrial Zone 
-  Prime Access to I-5 & I-805 Freeways
-  22,500 + Daily Traffic Count
-  Furniture & Equipment Potentially Available

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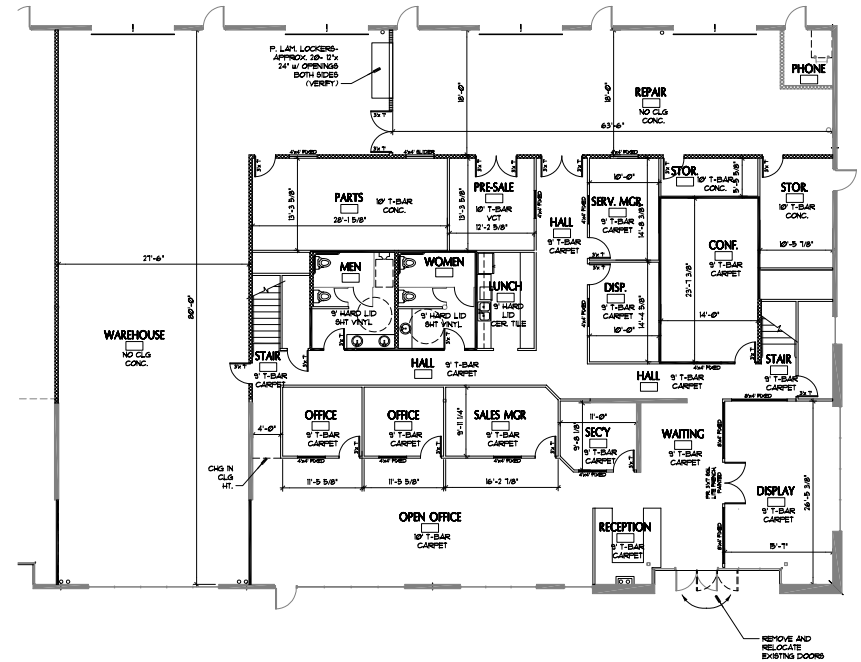
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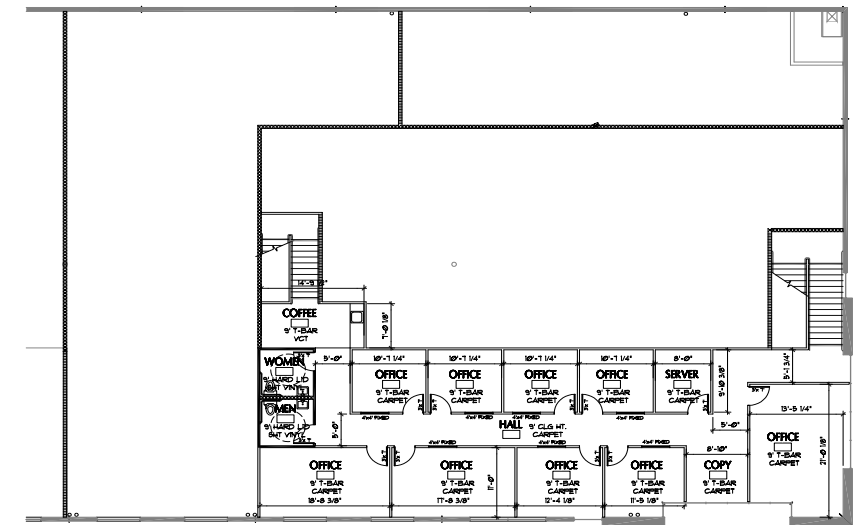


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1ST FLOOR



2ND FLOOR



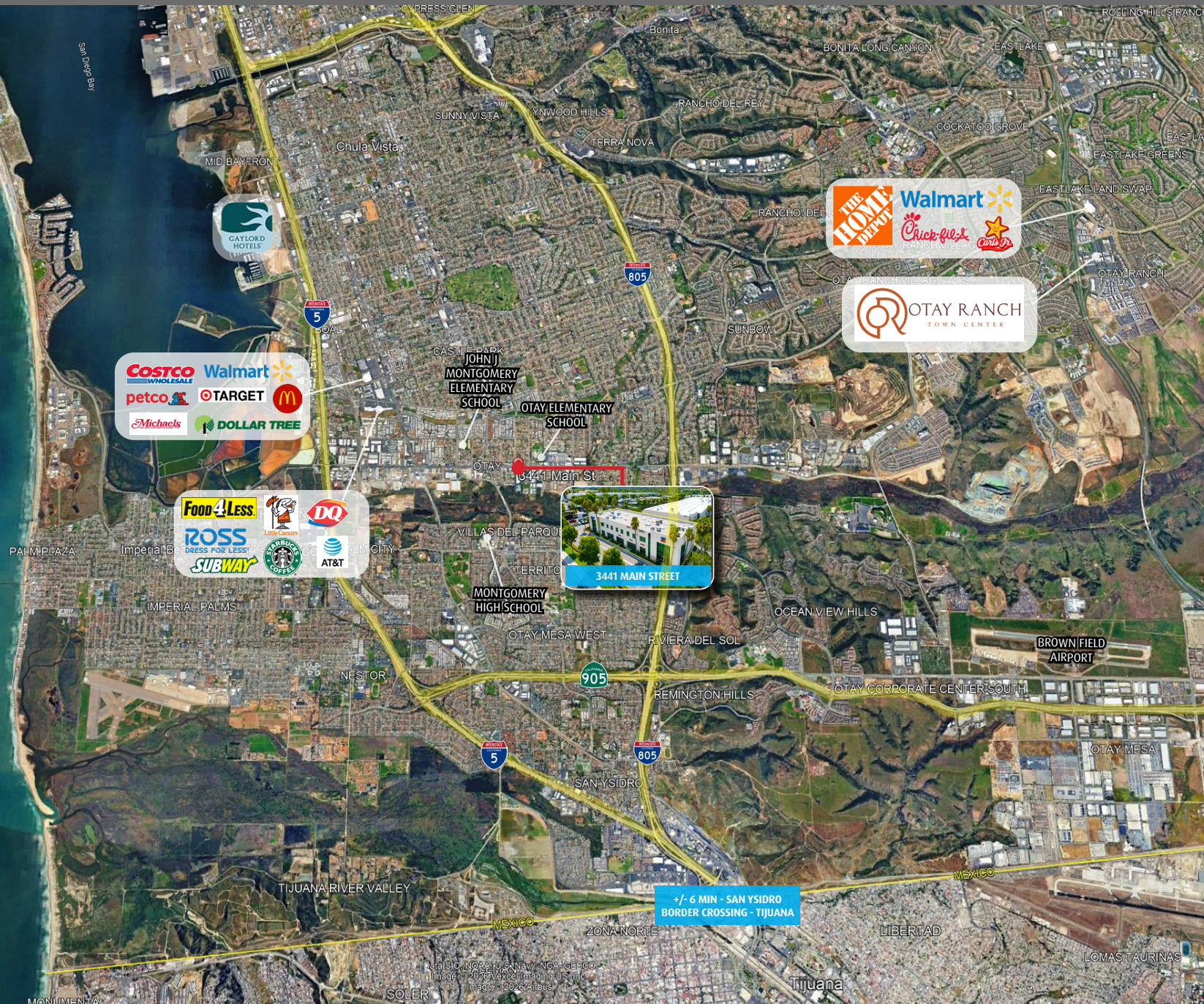
Site plans are for illustrative purpose only. Tenant to verify current configurations and conditions.

CONCEPTUAL PLAN - 1ST FLOOR



2nd Floor is permitted, finished square footage – no demolition permitted.

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