



## SALT CREEK INDUSTRIAL - WEST

2360 Boswell Road, Chula Vista, CA 91914



**OWNER/USER OPPORTUNITY - 78,350 SF LOGISTICS/MANUFACTURING FACILITY**

EXCLUSIVELY REPRESENTED BY:

INTERSECTION  
[www.intersectioncre.com](http://www.intersectioncre.com)

DAN MCCARTHY  
[dmccarthy@intersectioncre.com](mailto:dmccarthy@intersectioncre.com)

KYLE CLARK  
[kclark@intersectioncre.com](mailto:kclark@intersectioncre.com)



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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

 Intersection

**SALT CREEK INDUSTRIAL - WEST**

2360 Boswell Road, Chula Vista, CA 91914

**OWNER/USER OPPORTUNITY - 78,350 SF FREESTANDING LOGISTICS/MANUFACTURING FACILITY**



# EXECUTIVE SUMMARY

Intersection, as the exclusive agent for the Seller, is pleased to present qualified owner-users and investors with the opportunity to acquire 2360 Boswell Road, a 78,350-square-foot free-standing industrial building in the highly desirable Eastlake Business Park. Strategically positioned off CA-125 and Otay Lakes Road, the property offers exceptional accessibility and a prime location for logistics, manufacturing, or distribution users.

The building features a modern and functional design, including rooftop solar power, 14 dock-high and two grade-level loading doors, 109 surface parking stalls, and a spacious truck court for efficient loading and distribution. The interior boasts 30-foot clear height, 50-foot column spacing, heavy power capacity, and approximately 10% office build-out, making it well-equipped to accommodate a variety of industrial operations.

Situated in the thriving Eastlake submarket of Chula Vista, 2360 Boswell Road benefits from excellent access to major transportation routes, including CA-125, I-805, and SR-905, facilitating seamless connectivity to San Diego’s urban core, the Otay Mesa Port of Entry, and the broader Southern California region. The Eastlake Business Park is home to a diverse mix of industrial, logistics, and manufacturing users, offering a well-established business ecosystem supported by a strong labor pool and a pro-business environment. Additionally, the area provides proximity to retail, dining, and essential services, enhancing convenience for both employees and businesses.

OFFERED AT: \$21,938,000 (\$280/SF)

SALT CREEK INDUSTRIAL - WEST	2360 BOSWELL ROAD, CHULA VISTA, CA 91914
BUILDING SIZE	78,350 SF Industrial Building
LOT SIZE	4.19 ACRES (182,516 SF)
APN	595-231-13
BUILDOUT	90% WAREHOUSE, 10% OFFICE
GRADE-LEVEL LOADING	TWO (2)
DOCK-HIGH LOADING	FOURTEEN (14)
CLEAR HEIGHT	30’
COLUMN WIDTH	50’ with some variance
POWER	1,600 AMPS, 277/480v - 3 phase
FIRE SPRINKLER	ESFR capable
PARKING	1.39/1,000 SF (109 SPACES)
NATURAL GAS	YES
ZONING	BC-2, CITY OF CHULA VISTA
YEAR BUILT	1999
ROOF/SOLAR	109kW PHOTOVOLTAIC



**CLASS A LOGISTICS FACILITY**  
freestanding industrial building



**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 1,600 amp panel



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



**EXCLUSIVE AMENITIES**  
adjacent to Scobee Park

MANUFACTURE

DISTRIBUTION

WAREHOUSE

E-COMMERCE

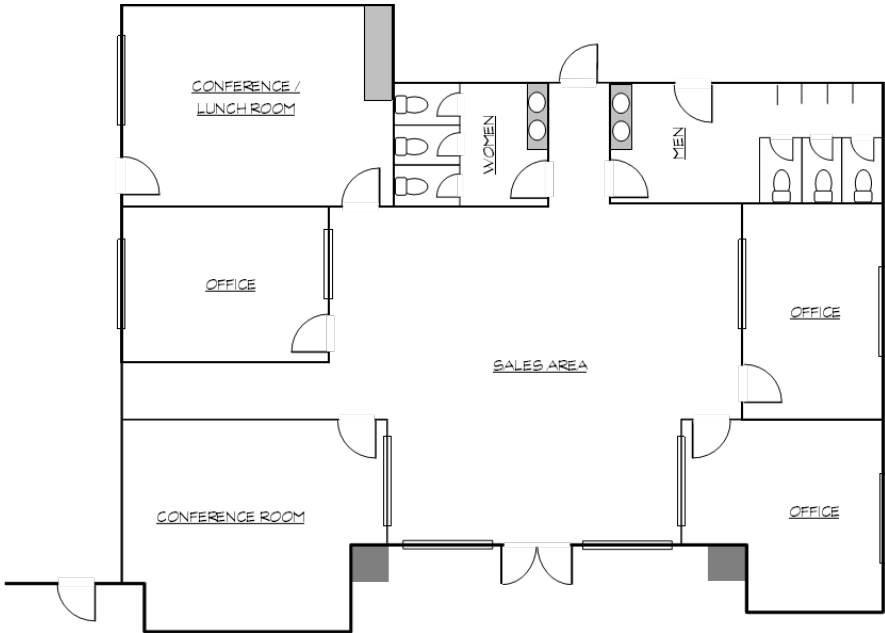
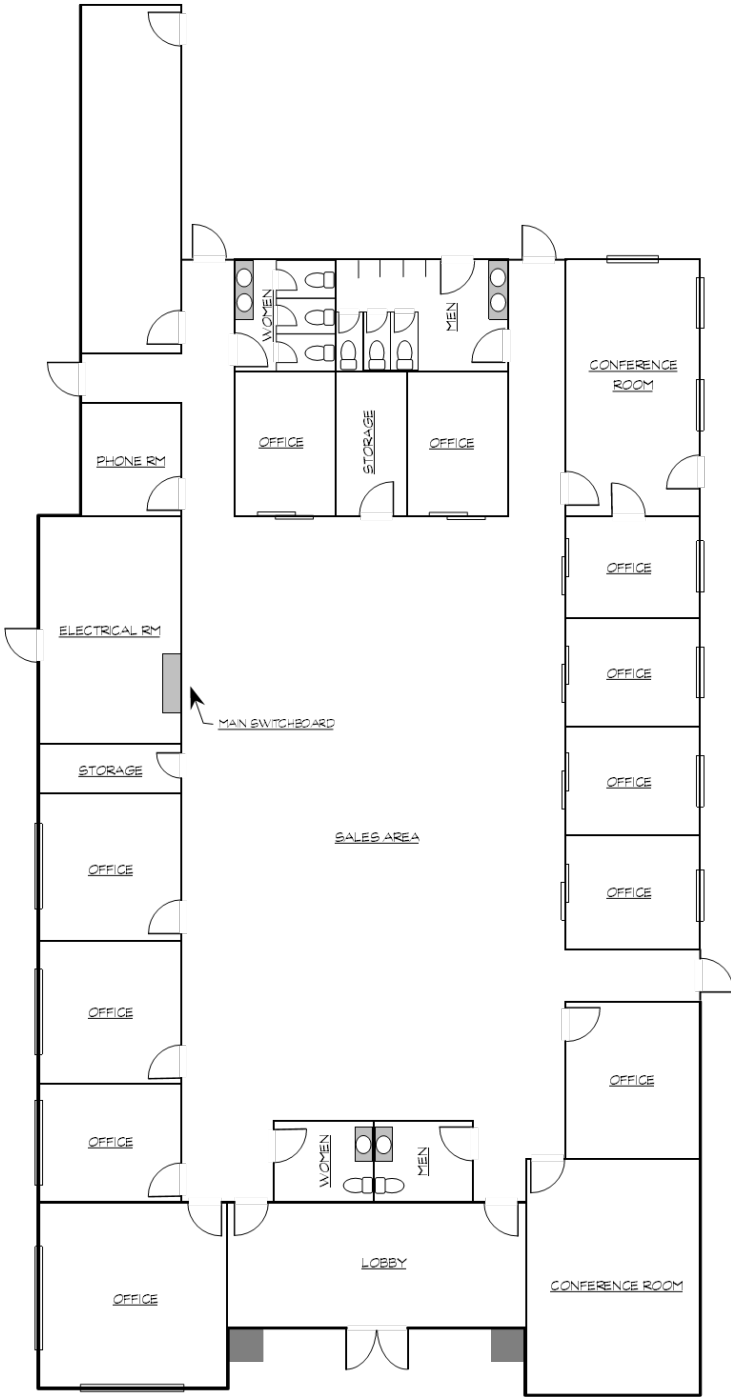
HEADQUARTERS

RECREATION



# SPACE PLANS - OFFICE

2360 BOSWELL ROAD (WEST)



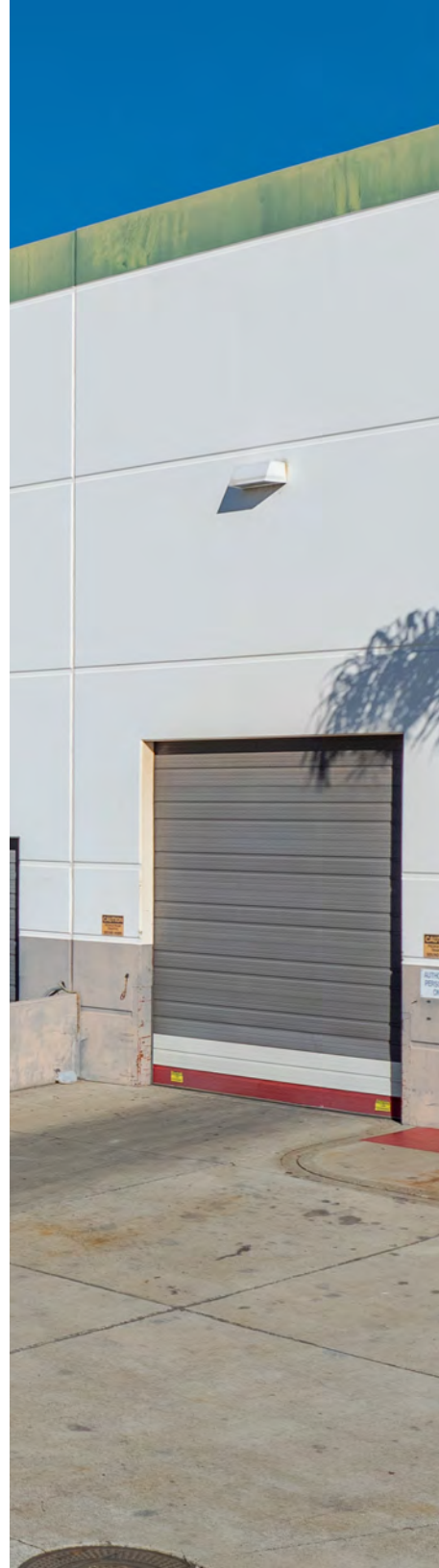
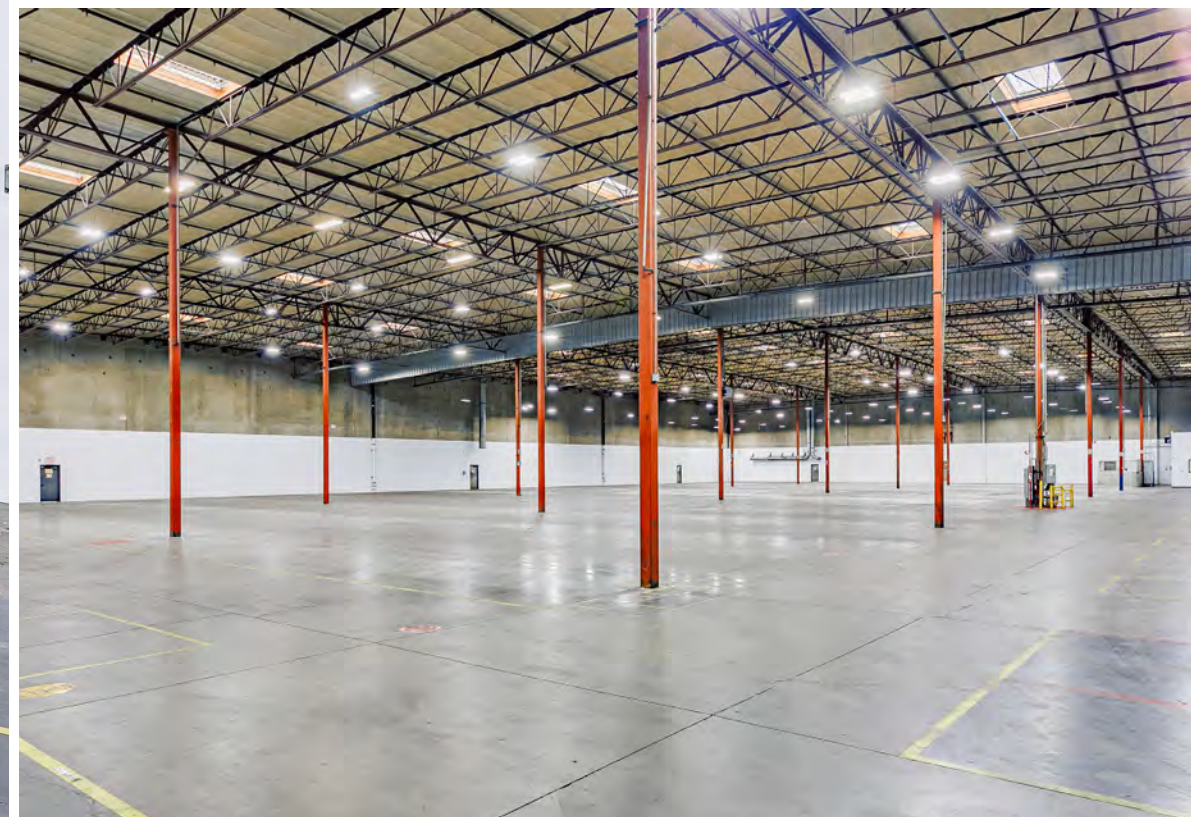
SUITE A	6,367 SF
SUITE B	2,104 SF
<b>TOTAL</b>	<b>8,471 SF</b>













# OWN VS. LEASE ANALYSIS

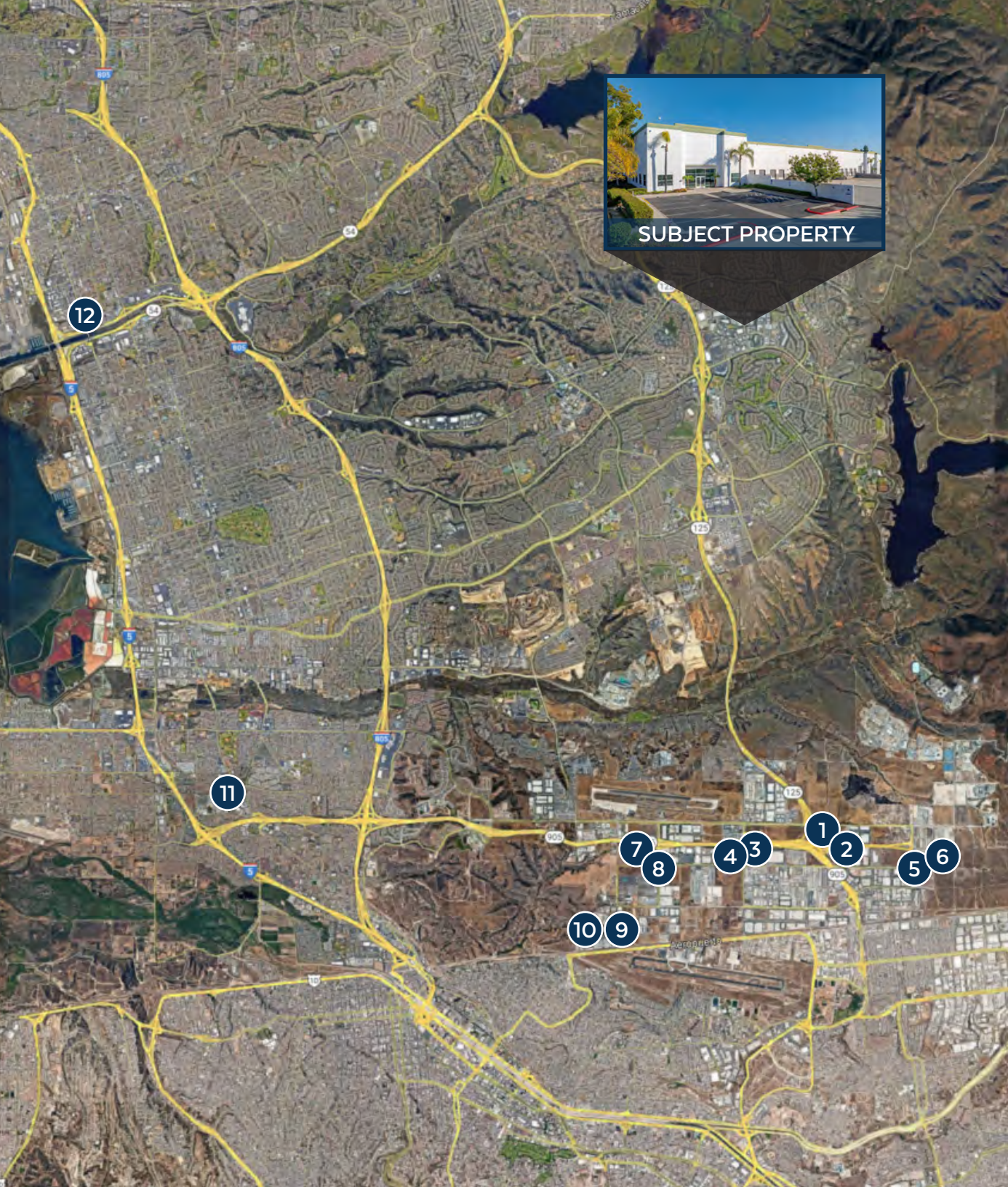
OWN			LEASE		
<b>Purchase Assumptions</b>			<b>Lease Assumptions</b>		
Size (Square Feet)		78,350	Size (Square Feet)		78,350.00
Purchase Price plus improvments		\$21,938,000.00	Lease rate per SF/Month (Gross)		1.30
			Monthly Lease		\$101,855.00
<b>Start-up Costs</b>			<b>Start-up Costs</b>		
10% Down + loan costs		\$2,369,880.35	Prepaid Rent/Sec Deposit		\$203,710.00
			Improvements		\$0.00
Total out of pocket		\$2,369,880.35	Total out of pocket		\$203,710.00
<b>Monthly Costs</b>			<b>Monthly Costs</b>		
	<b>Per SF</b>			<b>Per SF</b>	
Mortgage payment	\$1.831	\$143,453.48	Lease Payment	\$1.300	\$101,855.00
Operating Exp/CAM	\$0.150	\$11,752.50	Operating Exp/CAM	\$0.150	\$11,752.50
Property Taxes	<u>\$0.245</u>	<u>\$19,195.75</u>	Property Taxes	<u>\$0.245</u>	<u>\$19,195.75</u>
Total Monthly Costs	\$2.226	\$174,401.73	Total Monthly Costs		\$132,803.25
<b>Monthly Ownership Benefits (Estimated)</b>			<b>Monthly Ownership Benefits (Estimated)</b>		
<b>Tax Benefits</b>			<b>Tax Benefits</b>		
Mortgage Int. Deduction (5 yr avg)		\$36,364.52	Mortgage Int. Deduction		\$0.00
Operating Exp/CAM deduction		\$4,113.38	Operating Exp/CAM deduction		\$4,113.38
Property Tax deduction		\$6,718.51	Property Tax deduction		\$6,718.51
Depreciation deduction		\$10,894.93	Lease deduction		\$35,649.25
<b>Other Benefits</b>			<b>Other Benefits</b>		
Rental Income		\$0.00	Rental Income		\$0.00
Average Appreciation	2.00%	<u>\$36,563.33</u>	Average Appreciation		<u>\$0.00</u>
Total OnwrsHIP Benefits		\$94,654.67	Total Ownership Benefits		\$46,481.14
Total Effective Monthly Cost:		\$79,747.06	Total Effective Monthly Cost:		\$86,322.11

<b>Ownership Analysis Summary</b>	
Annual Effective Cost Difference	\$78,901
Average Annual Principal Paydown	\$474,658
<b>Annual Wealth Creation</b>	<b>\$553,559</b>
<b>15 Year Wealth Creation</b>	<b>\$6,642,708</b>
*Terms subject to change. Do not rely on the assumptions used in this analysis: please consult your financial advisor approval subject to credit qualifications/not a commitment to lend	



# SALE COMPARABLES

	PROPERTY NAME/ADDRESS	SUBMARKET	SIZE	SALE DATE	BUYER	SELLER	YEAR BUILT	SALE PRICE	PRICE/SF
	Salt Creek Industrial - West 2360 Boswell Road	Eastlake	78,350 SF 4.19 AC	-		Meridian Group	1999		
1	Runway Distribution 9040 Airway Road - Bldg. 1	Otay Mesa	140,092 8.34 AC	7/12/2023	ARES Management LLC	Lincoln Property Company	2023	\$39.69M	\$283.35
2	Runway Distribution 9050 Airway Road - Bldg. 2	Otay Mesa	59,905 SF 3.57 AC	7/12/2023	ARES Management LLC	Lincoln Property Company	2023	\$17.3M	\$288.86
3	Empire Centre 7920 Airway Road - Bldg. A	Otay Mesa	74,916 SF 4.54 AC	7/12/2023	T & S Properties	The Realty Associates Fund XI Portfolio LP	1999	\$19.07M	\$254.67
4	Empire Centre 7880 Airway Road - Bldg. B	Otay Mesa	57,751 4.05 AC	7/12/2023	T & S Properties	The Realty Associates Fund XI Portfolio LP	1999	\$15.5M	\$268.41
5	Otay Logistics Center 7110 Enrico Fermi Place - Bldg. A	Otay Mesa	69,596 SF 3.81 AC	3/21/2024	Zucarmex	BCI IV Otay Logistics Center LLC	2018	\$	\$266.86
6	Otay Logistics Center 7122 Enrico Fermi Place - Bldg. B	Otay Mesa	198,858 SF 11.1 AC	3/21/2024	Zucarmex	BCI IV Otay Logistics Center LLC	2018	\$	\$266.86
7	Britannia Tech Park 7498 Colchester Court - Bldg. 1	Otay Mesa	102,099 SF 6.91 AC	10/9/2023	Hines	Murphy Development Company	2023	\$30.13M	\$295.14
8	Britannia Tech Park 7222 Airway Road- Bldg. 2	Otay Mesa	101,145 SF 6.91 AC	10/9/2023	Hines	Murphy Development Company	2023	\$30.78M	\$304.36
9	Borderpoint Business Park 6995 Calle De Linea - Bldg. A	Otay Mesa	54,604 SF 1.90 AC	11/27/2024	BKM CapitalPartners	The Realty Associates Fund VII, LP	1999	\$13.32M	\$244.06
10	Borderpoint Business Park 6754 Calle De Linea - Bldg. C	Otay Mesa	93,010 8.49 AC	11/27/2024	BKM Capital Partners	The Realty Associates Fund VII, LP	2001	\$27.21M	\$292.62
11	Trolley Industrial Center 1330 30thth Street	San Ysidro	105,469 SF 5.10 AC	9/24/2024	GID Investment Advisors LLC	Reef Trolley LLC	1985	\$27.2M	\$258.37
12	131 W. 33rd Street	National City	78,699SF 3.23 AC	7/28/2023	131 W 33RD ST - NC LLC	Rand National City LLC	1969/2002	\$20.33M	\$258.33





# 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, Open Space Preserve and more
- 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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