

Colliers



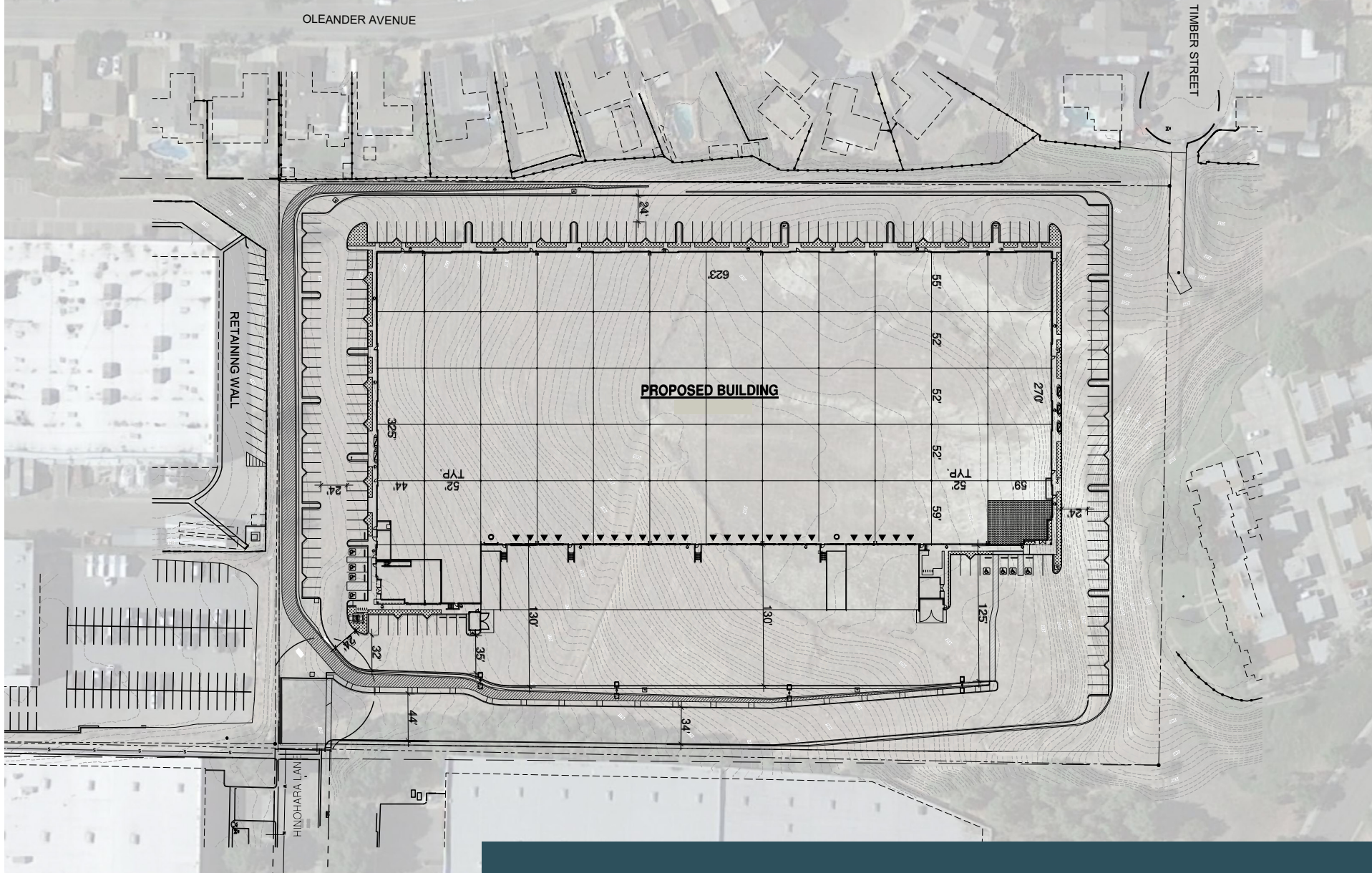
FOR SALE  
**9.73 ACRE INDUSTRIAL LAND**

CHULA VISTA, CALIFORNIA



## PROPERTY HIGHLIGHTS

- OWNER/USER OR DEVELOPMENT OPPORTUNITY
- 9.73 ACRE LOT
- CHULA VISTA SUBMARKET  
Exceptional, Class A property in Chula Vista's booming industrial hub
- FULLY ENTITLED
- CEQA IS/MND APPROVED
- I-LP ZONING (Industrial)  
City of Chula Vista
- IMMEDIATE ACCESS TO I-805 FREEWAY (0.4 Miles)
- 1 BLOCK OFF MAIN STREET
- BUILDING PLANS APPROVED



# 178,156 SF

## APPROVED BUILDING HIGHLIGHTS

- OFFICE WITH MEZZANINE  
2,700 to 5,600 SF
  - 32' CLEAR HEIGHT
  - 4,000 AMPS @ 277/480v
  - ESR FIRE SUPPRESSION
- 223 PARKING SPACES
  - 25 DOCK-HIGH DOORS
  - 2 GRADE-LEVEL DOORS
  - TILT-UP CONSTRUCTION

**CHULA VISTA  
CROSSINGS**

Panda Express  
In-n-Out Burger  
Shell  
ALDI  
PetSmart  
Kohl's

**FIESTA  
PLAZA**

Starbucks  
7-Eleven  
Asada Mexican  
Chango Mango  
Best Western  
99 Cents Plus

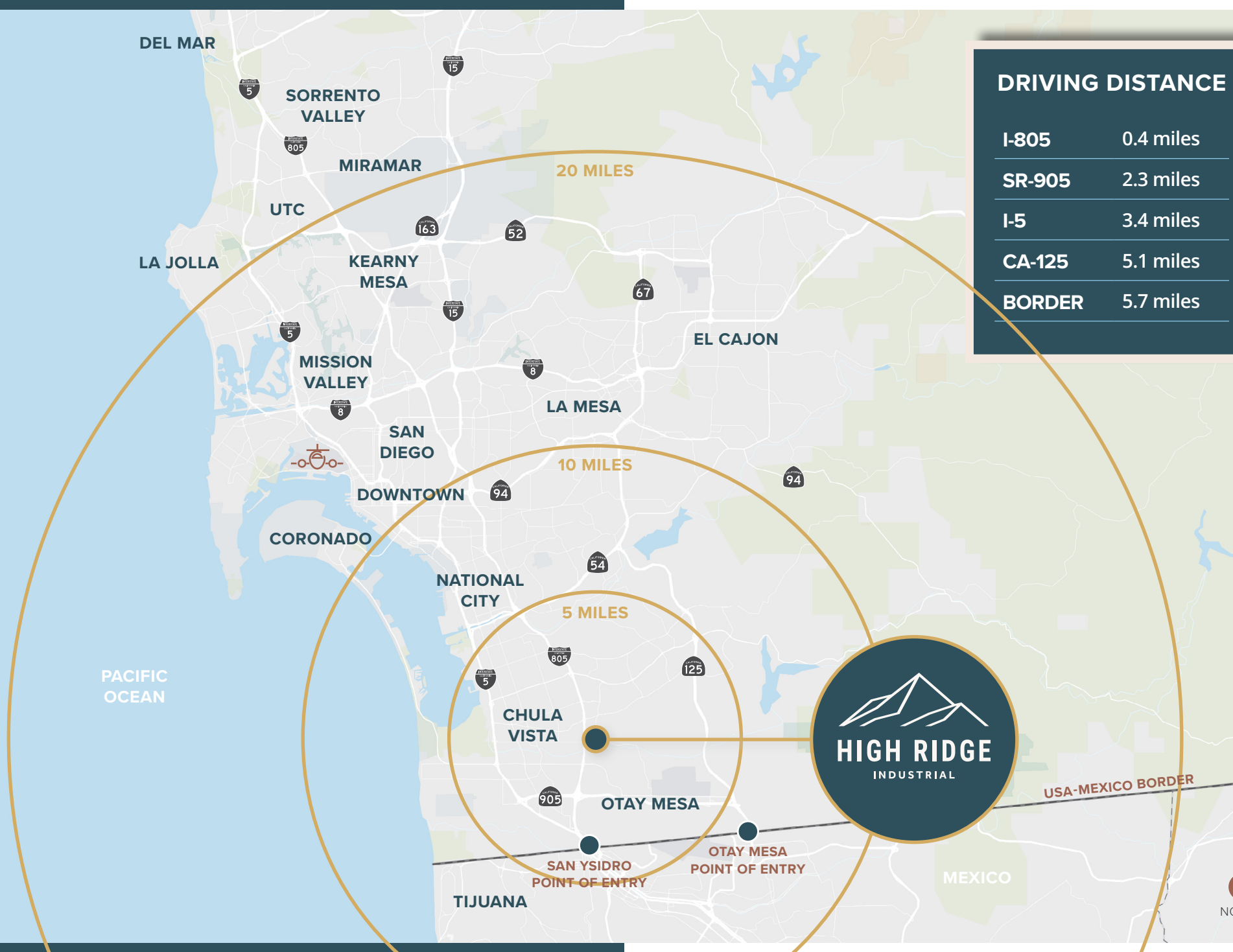


**MAIN STREET**

**OLEANDER AVENUE**

**SHINOHARA LANE**





DRIVING DISTANCE	
I-805	0.4 miles
SR-905	2.3 miles
I-5	3.4 miles
CA-125	5.1 miles
BORDER	5.7 miles





# HIGH RIDGE

## INDUSTRIAL



### CONTACT

**TUCKER HOHENSTEIN, SIOR**  
+1 760 930 7966  
tucker.hohenstein@colliers.com  
License No. 00999360

**MARK LEWKOWITZ, SIOR**  
+1 858 677 5361  
mark.lewkowitz@colliers.com  
License No. 01785338

**MIKE ERWIN, SIOR**  
+1 760 930 7971  
mike.erwin@colliers.com  
License No. 01242826

