



595 C St

595 C St, Chula Vista, CA 91910



commercial
facilities
incorporated



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595 C St

\$18.60 /SF/YR

This freestanding single-tenant building provides versatile user possibilities. Situated on a corner lot, the property boasts excellent visibility, enhancing its appeal for various business operations. Additionally, the fenced lot ensures security and privacy for occupants. Inside, the warehouse space is well-illuminated with overhead lights and skylights, creating a bright and welcoming environment conducive to productivity....

- Single-Tenant Building: Enjoy the exclusivity and autonomy of a freestanding single-tenant structure.
- Benefit from prime visibility with the property strategically positioned on a corner lot, maximizing exposure for your business.
- Newly installed parking lot security gate with privacy screening and freshly painted building exterior.
- Fully fenced lot provides security and privacy to the building.



Rental Rate: \$18.60 /SF/YR

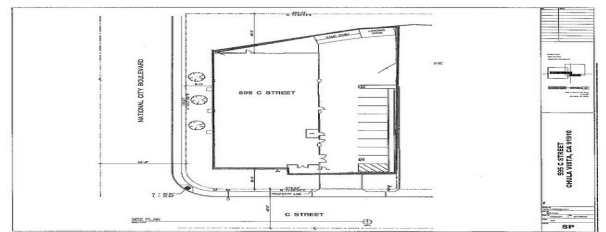
Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 8,731 SF

Year Built: 1985

Rental Rate Mo: \$1.55 /SF/MO



1

1st Floor

Space Available	7,520 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

There are 8,731 square feet of industrial space available for lease. The first floor consists of 7,520 square feet plus an additional 1,211 square feet of mezzanine office.

2

Mezzanine

Space Available	1,211 SF
Rental Rate	Upon Request
Date Available	April 22, 2024
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

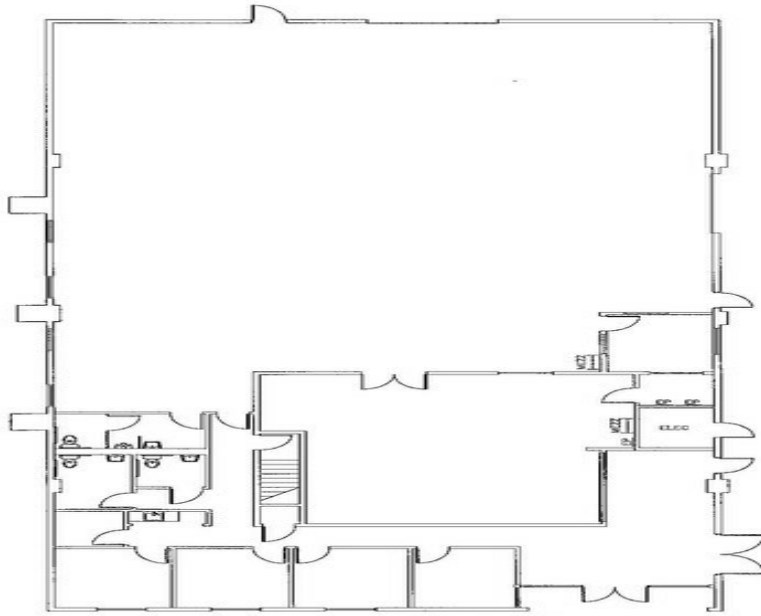
Finished mezzanine office space



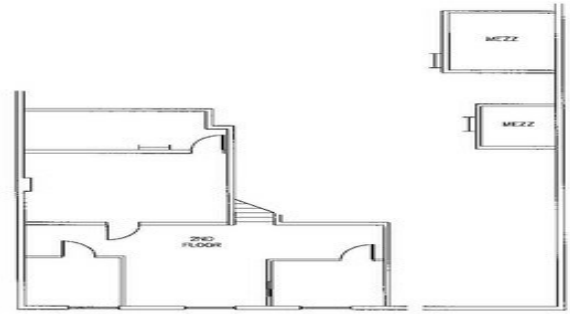
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This freestanding single-tenant building provides versatile user possibilities and includes 1,211 square feet of mezzanine area. Situated on a corner lot, the property boasts excellent visibility, enhancing its appeal for various business operations. Additionally, the fenced lot ensures security and privacy for occupants. Inside, the warehouse space is well-illuminated with overhead lights and skylights, creating a bright and welcoming environment conducive to productivity.

Property Photos



FIRST FLOOR
APPROX. 7,520 R.S.F.
OFFICE 3,016 R.S.F.
WAREHOUSE 4,504 R.S.F.



MEZZANINE
APPROX. 1,211 R.S.F.

595 C STREET

CHULA VISTA, CA 91910

OCTOBER 12, 2023
SCALE: 1/16" = 1'-0"



SUITE A
AS-BUILT PLAN
BOMA INDUSTRIAL METHOD B
DRIP-LINE METHODOLOGY
APPROX. 8,731 R.S.F..

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595 floor plan