

# Heritage Industrial Center

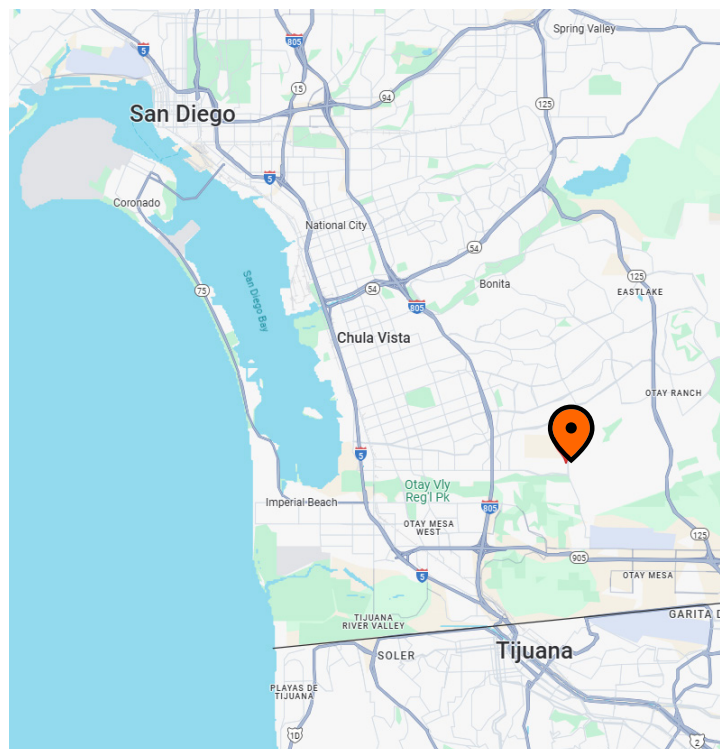
## 3330, 3360 and 3390 Heritage Road, Chula Vista, CA

Building Size: 202,760 SF | 175,615 SF of Industrial Space Available



### Property specifications

- 175,615 SF across three (3) buildings
- Turnkey space: LED lighting and dock levelers underway
- 28' - 32' clear height at 1st column
- ESFR Fire Sprinklers
- Twenty Four (24) Dock High Doors
- Eleven (11) Grade Level Doors
- 287 Parking Spaces - 1.4/1,000 Parking
- 6" floor slabs
- Concrete truck courts, drive aisles and parking areas
- Fenced and secured yard potential
- Skylights throughout the spaces
- Total Power: between 3-4,000 Amps, 480/277 Volt, 3PH Power



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# Heritage Industrial Center

## 3330, 3360 and 3390 Heritage Road, Chula Vista, CA

Building Size: 202,760 SF | 175,615 SF of Industrial Space Available



### Site Plan



# Heritage Industrial Center

## 3330 Heritage Road, Chula Vista, CA

Building Size: 40,740 SF | 40,740 SF of Industrial Space Available



### Building Specifications

- 40,740 SF Available
- 4,320 SF spec office pod completed
- Turnkey space: LED lighting and dock levelers underway
- 28' clear height at 1st column
- ESFR Fire Sprinklers
- Four (4) Dock High doors
- One (1) Grade Level Door
- 63 Parking Spaces - 1.5/1,000 Parking
- 6" floor slabs
- Concrete truck courts, drive aisles and parking areas
- Fenced and secured yard potential
- Skylights throughout the space

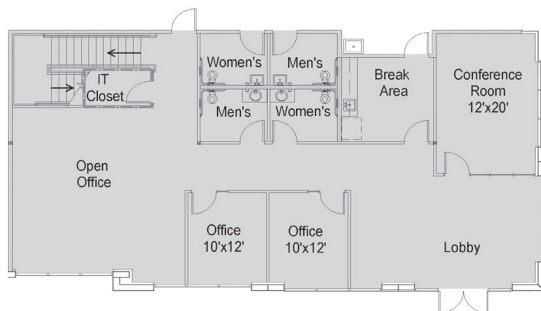




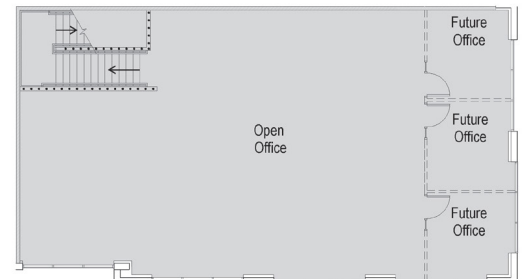
# Heritage Industrial Center

## 3330 Heritage Road, Chula Vista, CA

Building Size: 40,740 SF | 40,740 SF of Industrial Space Available



Building B & C - First Floor Office Plan  
+/- 2,160 SF



Building B & C - Second Floor Office Plan  
+/- 2,160 SF

# Heritage Industrial Center

## 3360 Heritage Road, Chula Vista, CA

Building Size: 56,470 SF | 29,325 SF of Industrial Space Available



### Building Specifications

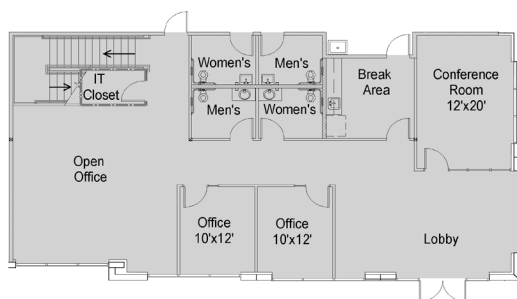
- 29,325 SF Available
- 4,320 SF spec office pod completed
- Turnkey space: LED lighting and dock levelers underway
- 28' clear height at 1st column
- ESFR Fire Sprinklers
- Four (4) Dock High doors
- One (1) Grade Level Door
- 1.4/1,000 Parking
- 6" floor slabs
- Concrete truck courts, drive aisles and parking areas
- Fenced and secured yard potential
- Skylights throughout the space



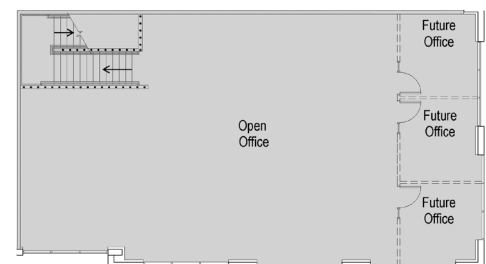
# Heritage Industrial Center

## 3360 Heritage Road, Chula Vista, CA

Building Size: 56,470 SF | 29,325 SF of Industrial Space Available



Building B & C - First Floor Office Plan  
+/- 2,160 SF



Building B & C - Second Floor Office Plan  
+/- 2,160 SF



# Heritage Industrial Center

## 3390 Heritage Road, Chula Vista, CA

Building Size: 105,550 SF | 105,550 SF of Industrial Space Available



### Building Specifications

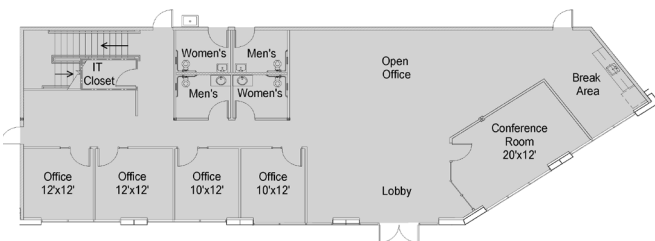
- 105,550 SF Available
- 5,000 SF spec office pod completed plus 2,500 SF Mezz
- Turnkey space: LED lighting and dock levelers underway
- 32' clear height at 1st column
- ESFR Fire Sprinklers
- Twelve (12) Dock High Doors
- Two (2) 12' x 14' Grade Level Doors
- 132 Parking Spaces (1.4/1,000 Parking Ratio)
- 6" floor slabs
- Concrete truck courts, drive aisles and parking areas
- Fenced and secured yard potential
- Skylights throughout the space



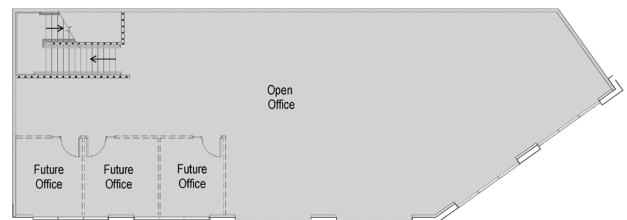
# Heritage Industrial Center

## 3390 Heritage Road, Chula Vista, CA

Building Size: 105,550 SF | 105,550 SF of Industrial Space Available



Building A - First Floor Office Plan  
+/- 2,650 SF



Building A - Second Floor Office Plan  
+/- 2,650 SF