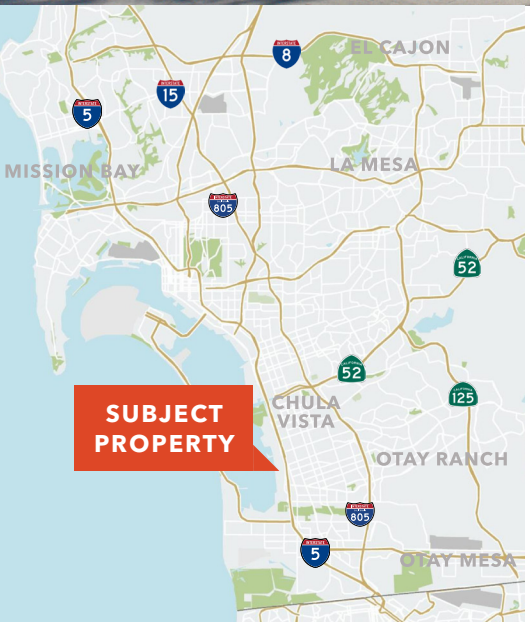




SOUTH CITY BUSINESS PARK

Warehouse Spaces For Lease

2240-2260 MAIN STREET, CHULA VISTA, CA



WHOLESALE INDUSTRIAL
and manufacturing uses

EXCELLENT LOCATION at
Main St and I-5

120/208V, 3-phase power

FIRE SPRINKLERS
throughout

GRADE LEVEL truck doors

CLEAR HEIGHT 14' - 18'

**For more information,
please contact**

BRYAN TEEL
858.369.3074
bryan.teel@kidder.com
LIC N° 01464788



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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2240-2260 MAIN STREET, CHULA VISTA, CA



CURRENT AVAILABILITIES

Address	Suite	Size	Lease Rate	NNN/CAM	Description	Available
2244 Main St	10	±1,326 SF	\$1.90 PSF	\$0.08	1 grade level door	10/1/2024
2244 Main St	15/16	±2,532 SF	\$1.70 PSF	\$0.08	2 grade level doors	Now
2252 Main St	8	±1,465 SF	\$1.90 PSF	\$0.08	1 grade level door	11/1/2024
2256 Main St	1/2	±3,036 SF	\$1.70 PSF	\$0.08	1 grade level door	12/1/2024
2240 Main St	20	±965 SF	\$2.00 PSF	\$0.08	1 grade level door	11/1/2024

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DISTANCE HIGHLIGHTS

Interstate 5 Freeway	±0.5 Miles
Downtown San Diego	±10.0 Miles
San Ysidro Border	±6.0 Miles



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