



725 Main St

725 Main St, Chula Vista, CA 91911

Kristen Hernandez

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725 Main St

\$16.80 /SF/YR

Located off of Main Street in East Chula Vista, 3/4 Mile to both the 805 North and South freeway, near the Chula Vista Auto Dealerships, North Island Credit Union Amphitheater, Sesame Place San Diego. Near all of the new housing developments such as Escaya, etc. Heavy traffic exposure directly off of Main Street. Property is across the street from the new BMW dealership opening in East Chula Vista. Property is freshly painted, inside and outside. There is also New Solar Exterior Lighting throughout the property. There is 2 new HVAC systems in place as well as new landscaping. There's also new exterior lighting, fully solar-powered, with fresh exterior paint on the entire building,...

- Heavy daytime traffic, near Chula Vista Auto Dealerships/New BMW dealership
- Close to new housing developments in East Chula Vista.
- 3/4 Mile to 805 Freeway
- dedicated parking spaces
- Power 120/208 three phase 800 Amps
- Freshly Painted interior/exterior



Rental Rate: \$16.80 /SF/YR

Property Type: Industrial

Property Subtype: Showroom

Rentable Building Area: 13,000 SF

Year Built: 2009

Rental Rate Mo: \$1.40 /SF/MO

1st Floor Ste a

1

Space Available	6,500 SF
Rental Rate	\$16.80 /SF/YR
Contiguous Area	13,000 SF
Date Available	Now
Service Type	Modified Gross
Office Size	2,200 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

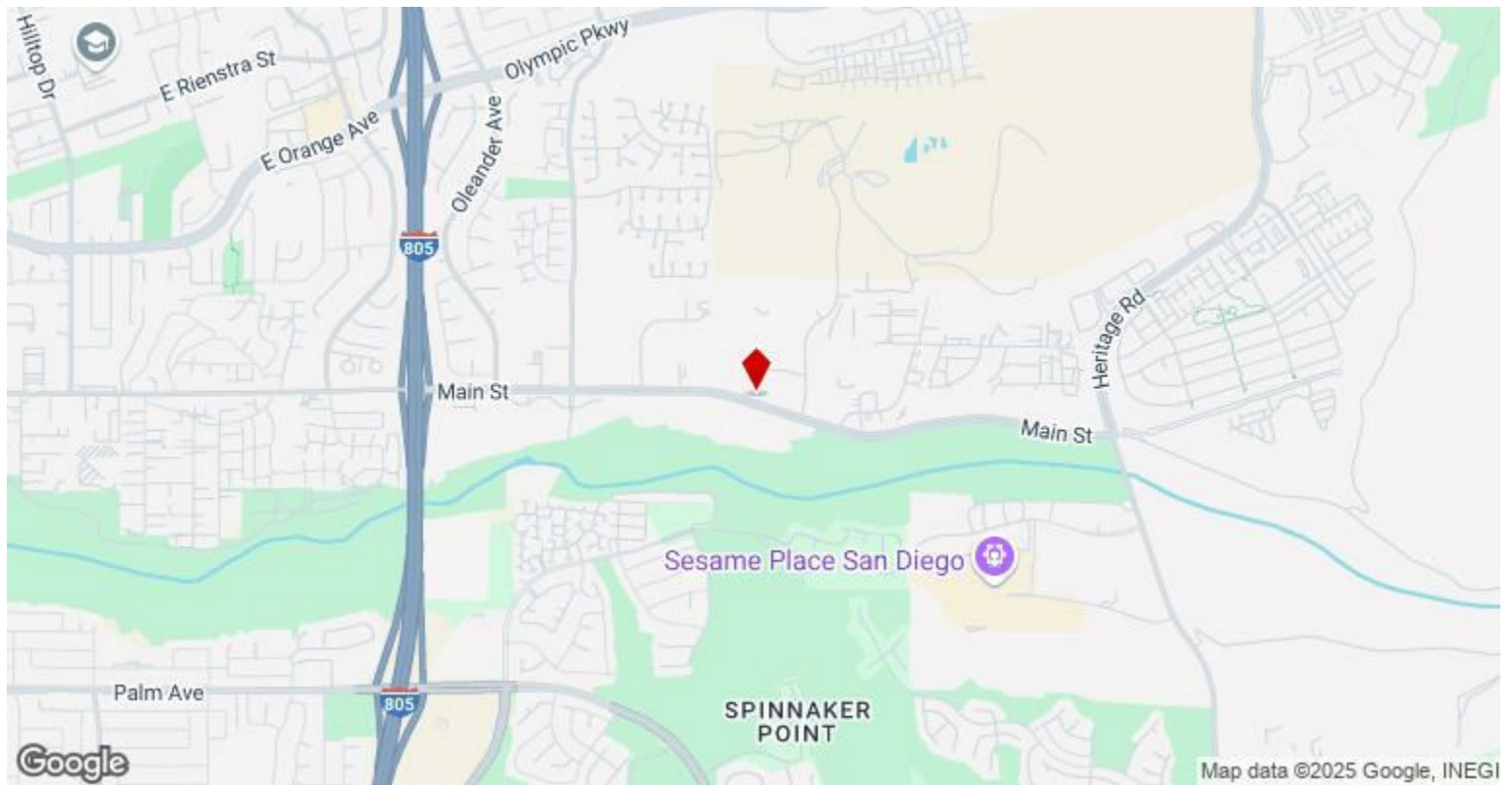
Property is recently renovated, painted on the outside and inside, new lighting throughout, dedicated parking and 2 New Hvac systems in place. Approximately 6500 Square foot property, approximately 2200 SF of office (subject to verification). 1 roll up door 12 x12 foot, 1 Man Door. Direct access from Main Street in East Chula Vista. 3/4 of a mile to 805 N/S, near new housing/warehouse properties. Across from upcoming new BMW Motorcycle dealership and other developments on Main Street.

1st Floor Ste B

2

Space Available	6,500 SF
Rental Rate	\$16.80 /SF/YR
Contiguous Area	13,000 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Premium location, lots of exposure off of Main Street. Near new BMW Motorcycle dealerships.



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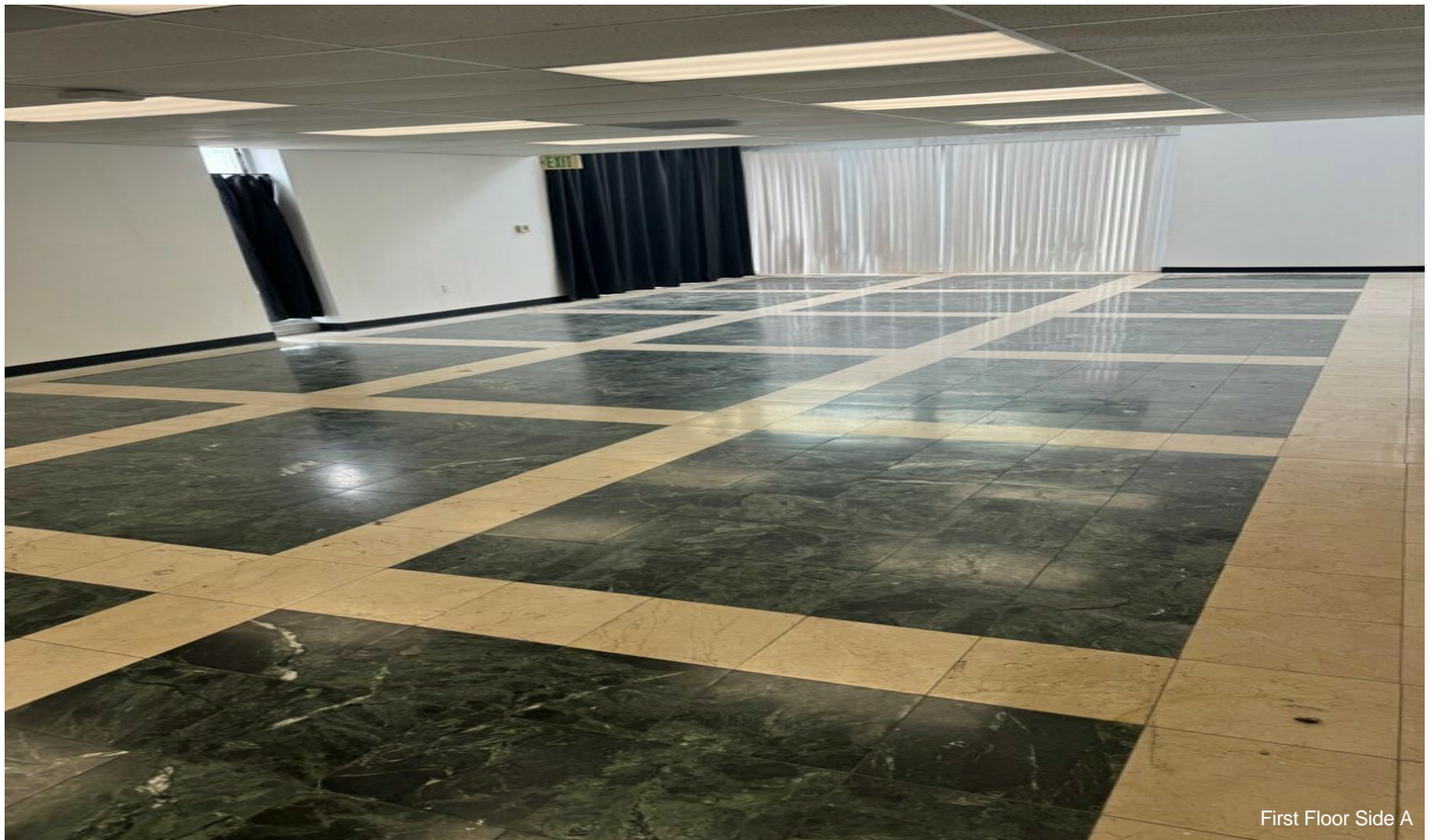
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There are two sides being leased, side A and side B.

6500 SF, approximately 2200 SF of office, 800 AMP 3 phase 4 wire 120/208Volts 150kva (subject to verification)\$1.40+.15 CAM PSF (side A)
6500 SF approximately 2800 SF of office. (side B)

This is for side A: Youtube walking tour link: https://www.youtube.com/channel/UC7xk7xxllqblOCT1s3_ppQQs
This is for side B: YouTube walking tour link: <https://www.youtube.com/watch?v=b6ZZuafPvkw>

Property Photos



Property Photos



Warehouse 1 side A



Warehouse 2 Side A