

± 1,696 SF INDUSTRIAL AVAILABLE FOR LEASE



**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

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PROPERTY FEATURES



AVAILABILITY

Suite M: ± 1,696 SF Industrial Space



LOT SIZE

± 108,900 SF



SIGNAGE

Monument Signage Available on Main Street



DOCK HIGH

Dock High Roll Up Doors



CEILING HEIGHT

18' Ceiling Height



ACCESS

Ingress & Egress from both Main St & 4th Ave



FREEWAY

Close Proximity to I-5 and I-805 Freeways

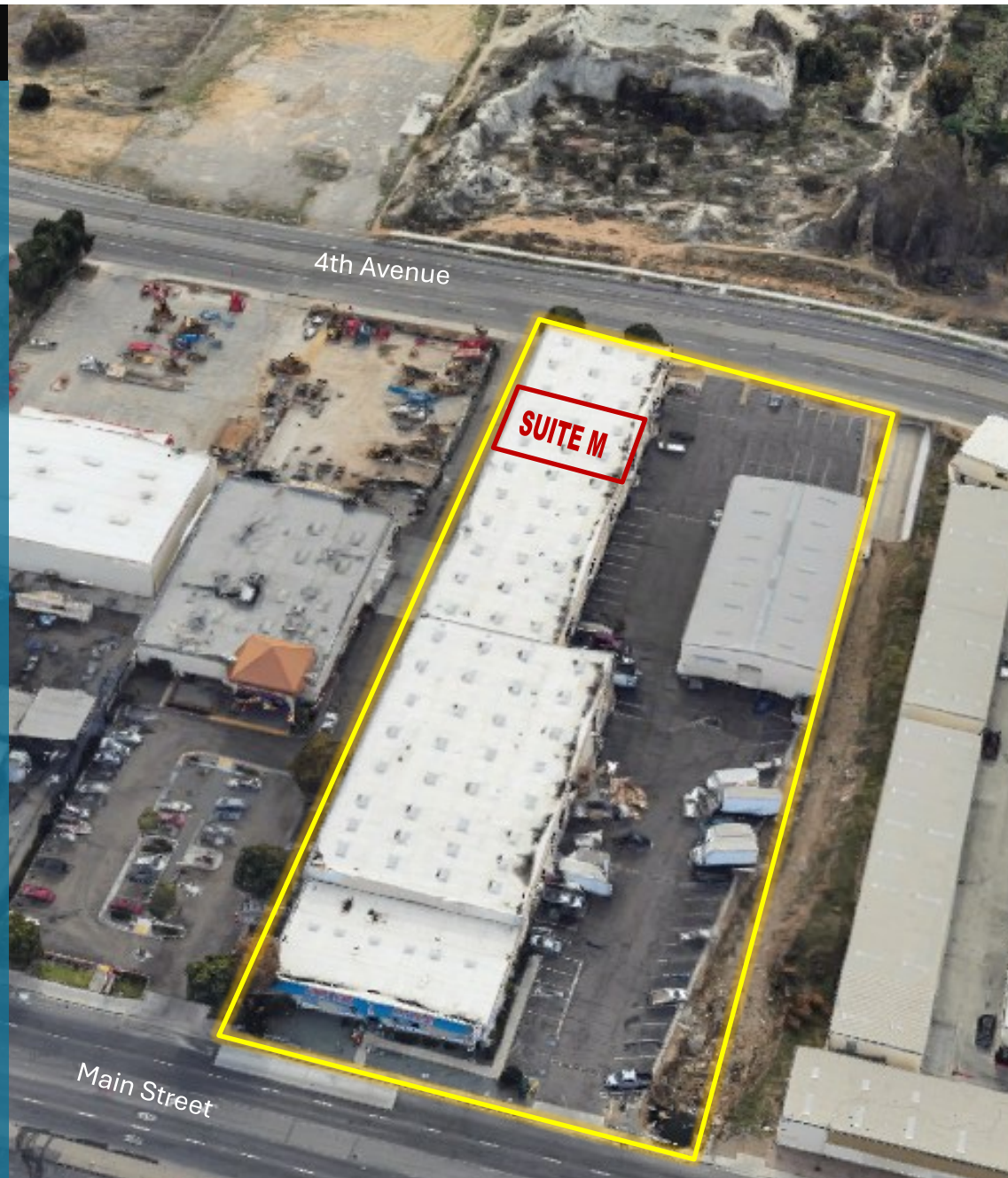


ZONING

ILP (Limited Industrial Precise Plan)

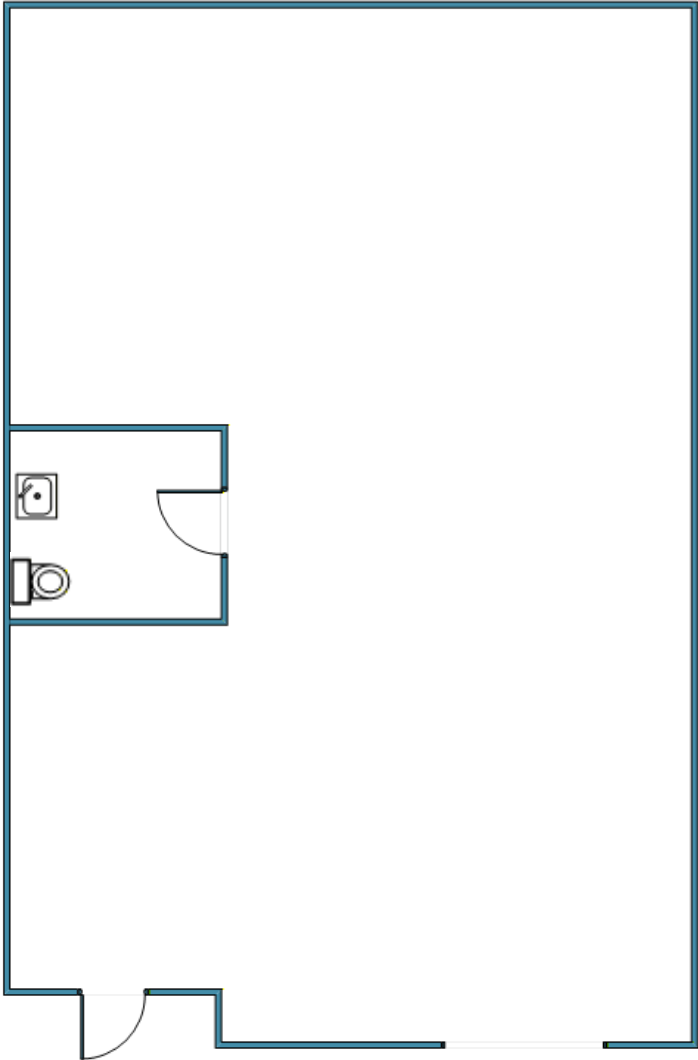
Some Permitted Uses:

- Light Manufacturing and Distribution
- Wholesale Storage and Warehousing
- Building Material Sales, Services, Storage and Equipment Rental



Low NNN Fees!

3121—Suite M	± 1,696 SF	\$1.30/SF NNN
• ± 1,696 SF Warehouse • One (1) Restroom • One (1) Dock High Roll Up Door • Available Now		



Floor Plans Not fit to Scale; for Reference Purposes Only.

Chula Vista is the second largest city in the San Diego metropolitan area. Located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border in the South Bay region of the metropolitan area, the city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista is named because of its scenic location between the San Diego Bay and coastal mountains.



202,484

Population (2024)



199,862

Population Projection (2029)



58,937

Households



\$2 B+

Consumer Spending



6,967

Businesses



44,389

Employees

