

FOR
SUBLEASE



Versatile
Industrial Flex Space
In Highly Accessible
Chula Vista Location

± 7,320 SF

3521 MAIN STREET
Suites 502/503
Chula Vista, CA 91911

Term Expires: 08/31/2029


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3521 Main Street Suites 502/503 is a functionally laid out industrial/flex space within the highly visible Chula Vista Commerce Center. Situated near both the I-5 and I-805, the buildings location allows for easy access to the county's largest freeway systems for convenient connectivity, delivery, and accessibility. The property is well-suited for warehouse, light manufacturing, distribution, showroom, manufacturing, and service-oriented users, with a functional layout and high clear height that can accommodate a variety of different uses. Its location along the Main Street commercial corridor in Chula Vista provides easy access to nearby amenities as well as a destination location for clientele.





PROPERTY FEATURES



Total Size ± 7,320 SF
Industrial Space w/ High End Office Finishes
& Mezzanine

SUITES 502/503 AVAILABLE



Approx 24' Clear Height



2 Grade-Level Doors

Strategically Located in Chula Vista
Between I-5 and I-805



Off Main Street in Chula Vista

Minutes from Downtown San Diego, US/
Mexico Border Crossing, the new Gaylord
Pacific Resort



Sprinklered



Zoning Information:
(ILP - Limited Industrial Precise Plan)
Ch. 19.44 I-L – Limited Industrial Zone |
Chula Vista Municipal Code



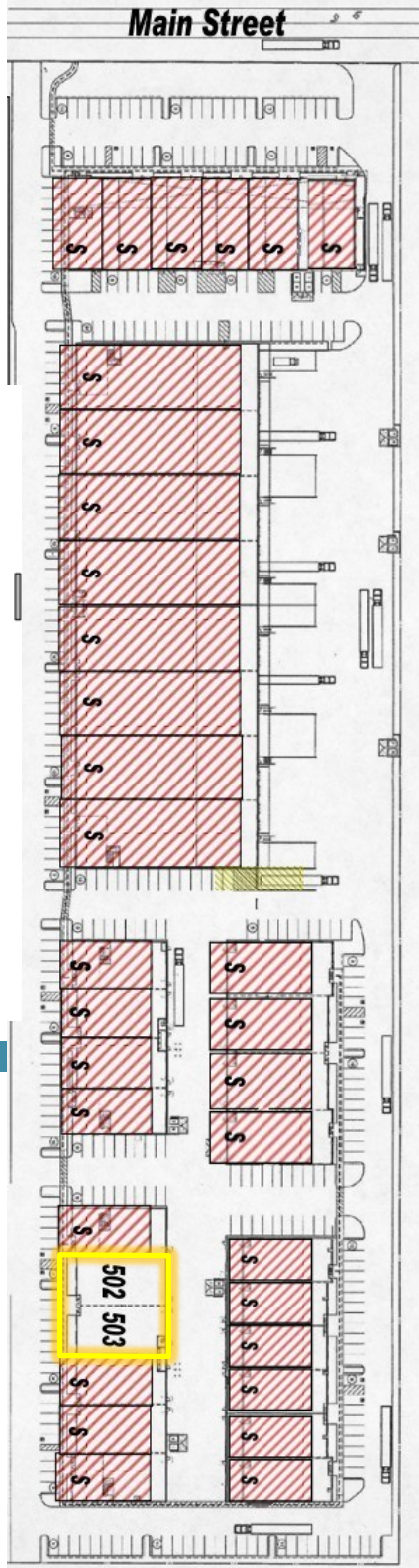
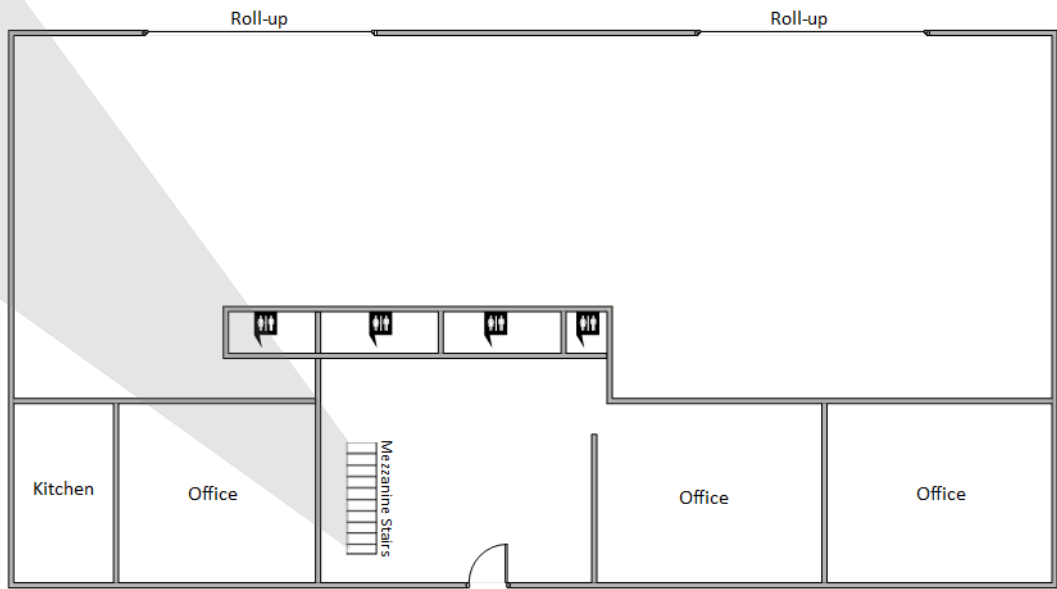
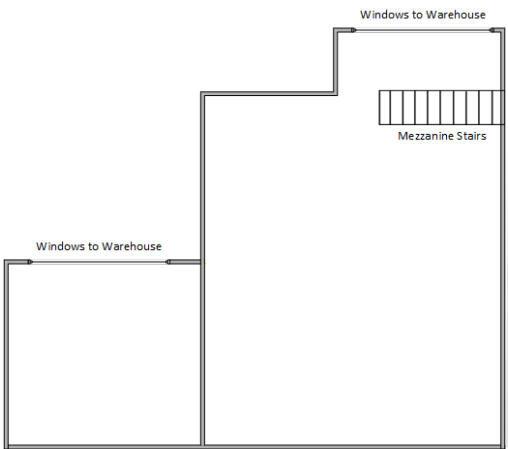
Ideal for Warehouse, Wholesale, Showroom,
and Manufacturing



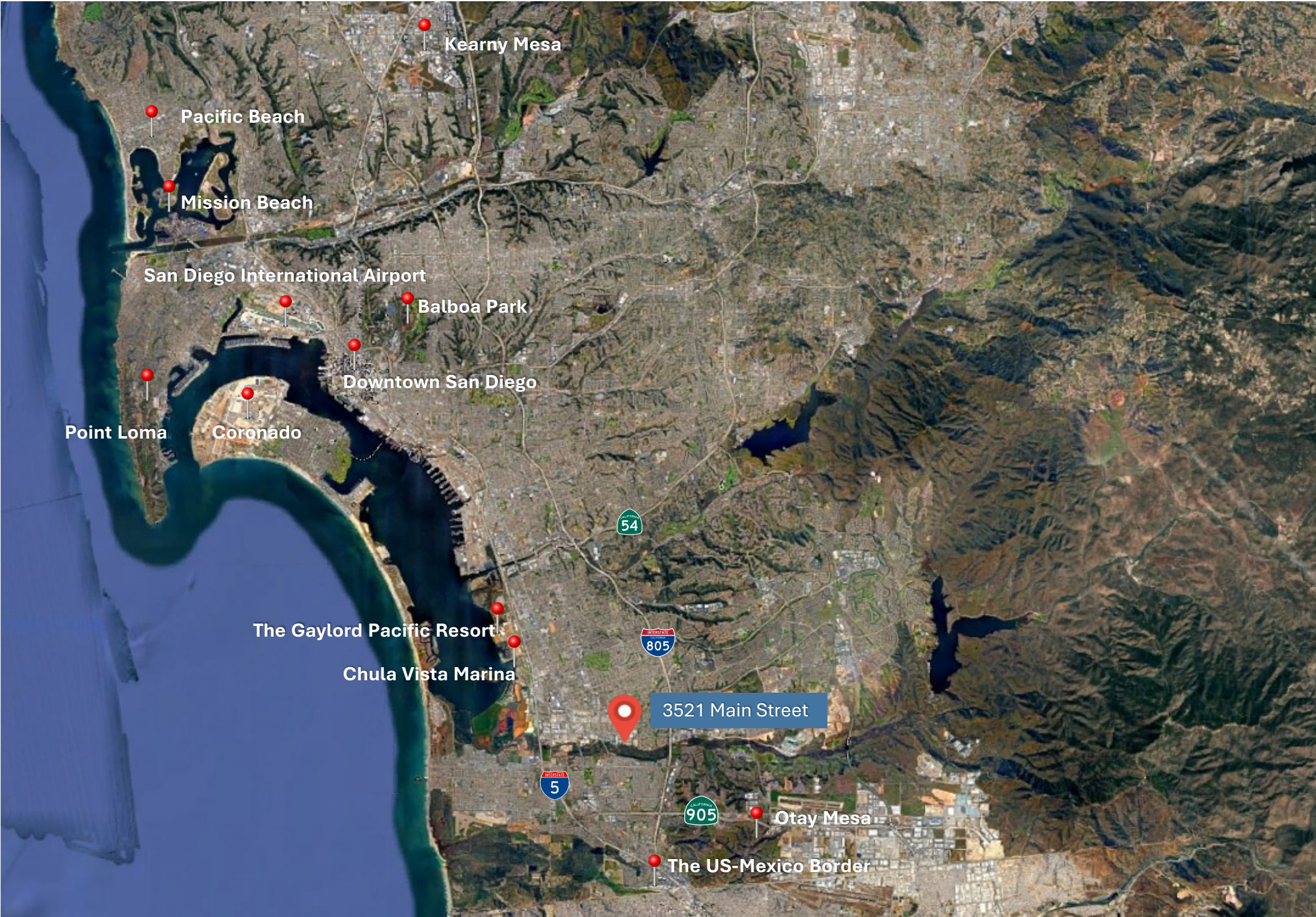
Lease Rate: \$1.50/SF, MG

* FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

FLOOR PLAN



LOCATION OVERVIEW





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