

Lease Availability Report

1670 Brandywine Ave

Chula Vista, CA 91911 - Chula Vista Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1987
RBA:	100,845 SF
Floors:	1
Typical Floor:	100,845 SF
Ceiling Ht:	26'

AVAILABILITY

Min Divisible:	48,869 SF
Max Contig:	48,869 SF
Total Available:	48,869 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.71 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C/D	Industrial	Direct	48,869	48,869	48,869	Withheld	Jun 2023	Negotiable

SALE

Last Sale: Portfolio of 124 Properties Sold on Sep 17, 2021 for \$2,200,000,000 (\$171.29/SF)

LOADING

Docks:	12 ext	Drive Ins:	4 tot./14'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	2,000-4,000a/277-480v 3p 4w Heavy
Utilities:	Sewer - City, Water - City

FEATURES

Fenced Lot, Skylights

LAND

Land Area:	5.81 AC
Zoning:	ILP
Parcel	644-040-36

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TRANSPORTATION

Parking: 85 Surface Spaces are available; Ratio of 0.85/1,000 SF

Airport: 23 minute drive to San Diego International Airport

KEY TENANTS

Tecnico Corp	49,625 SF	Curbell Plastics Inc.	25,600 SF
TMG Technical Center	25,600 SF	Transpere	10,084 SF
