

FOR LEASE

222,293 SF (divisible from \pm 95k - 222k SF)
State of the Art Industrial Building
Available Q2 2024

1756 WELD BOULEVARD | EL CAJON

Gillespie Field iPark



DELIVERING INTO A SUSTAINABLE FUTURE



+



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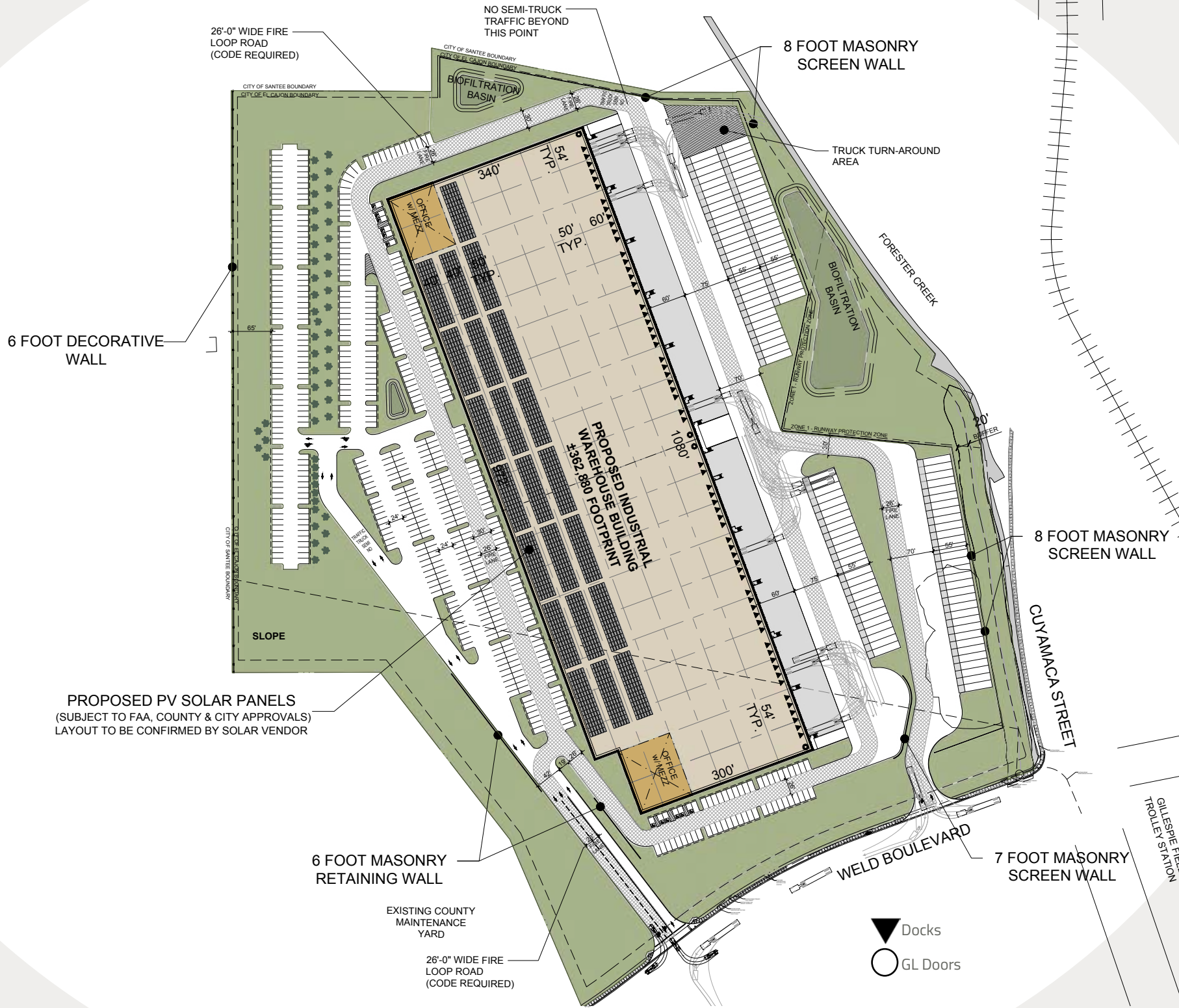
PROJECT HIGHLIGHTS

- Largest availability under one roof in Central San Diego County
- 381,240 SF Industrial building
- **222,293 SF available now** (divisible from ± 95k - 222k SF)
- Prime El Cajon location with excellent freeway access and desirable reverse commute
- State-of-the-art features: **30 - 32' minimum clear height, ESFR sprinklers** with K-25 heads
- **38 loading docks, 2 grade level doors**
- **Rare excess land: 115 additional truck trailer stalls** or concrete yard area
- Access to excellent East San Diego county labor pool
- Designed to accommodate solar rooftop installation providing reduced energy costs and meeting sustainability initiatives
- Employee car EV charging stations (expandable)
- 1st Industrial Development to include spec EV charging stations for semis
- Another first class project by Chesnut Properties



SITE PLAN

Prime, 30 acre industrial site located just off the 52 freeway in El Cajon. One of a kind location, project size and scale, county-wide.

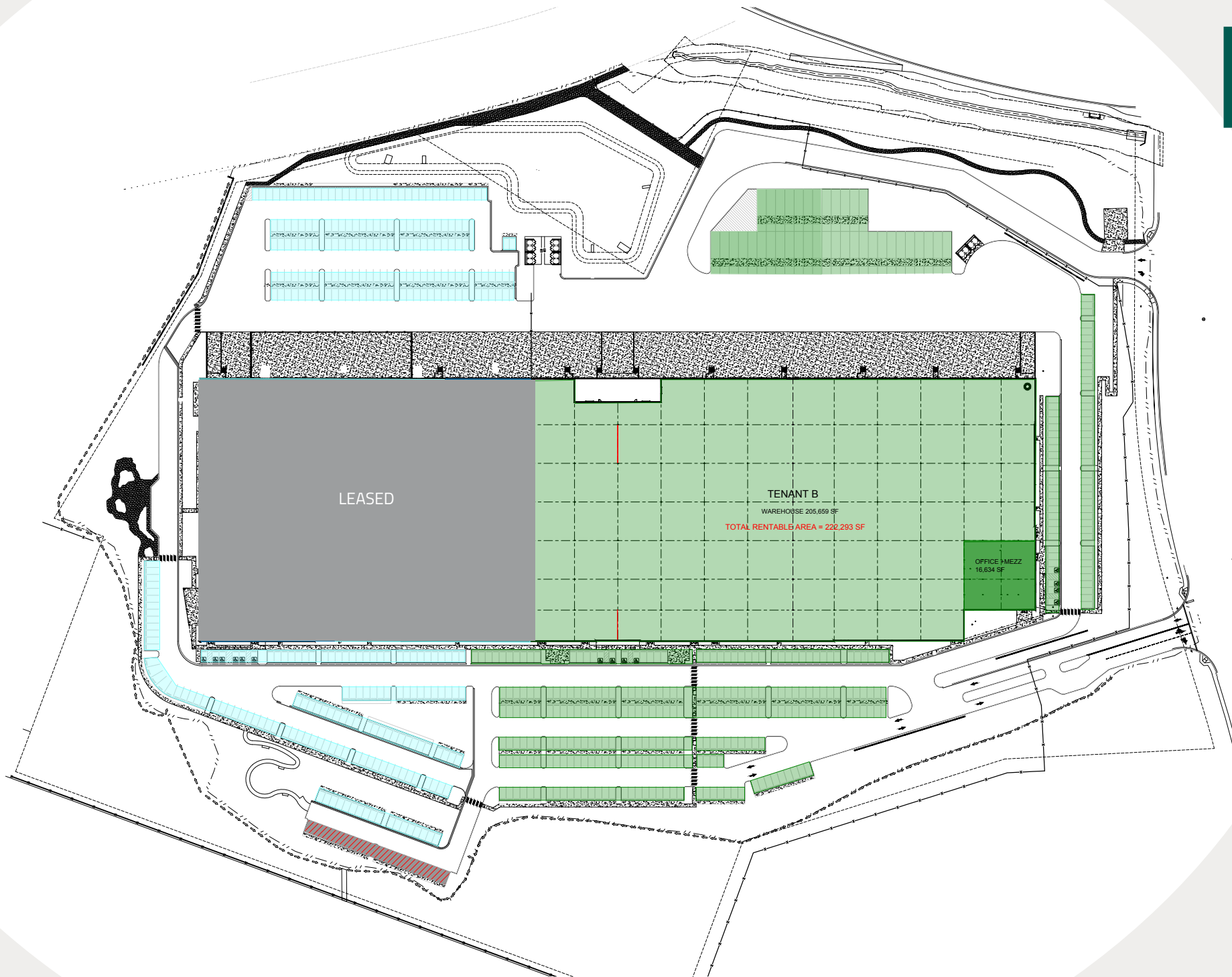


- 1 RARE OPPORTUNITY**
 Rare opportunity for 222,293 SF under one roof.
- 2 SUSTAINABILITY**
 Designed with the latest sustainability requirements in mind: rooftop solar, employee EV charging stations
- 3 STATE OF THE ART**
 Class A, state of the art features and design: 30-32' clear height, ESFR sprinklers, 38 docks, 2 GL doors.
- 4 EXCESS LAND COMPONENT**
 Rare excess land component - additional 115 truck trailer stalls or concrete yard are possible.
- 5 DIVISIBILITY**
 Building divisibility from ± 95k - 222k SF.

*Tenant incentive subject to approved deal terms

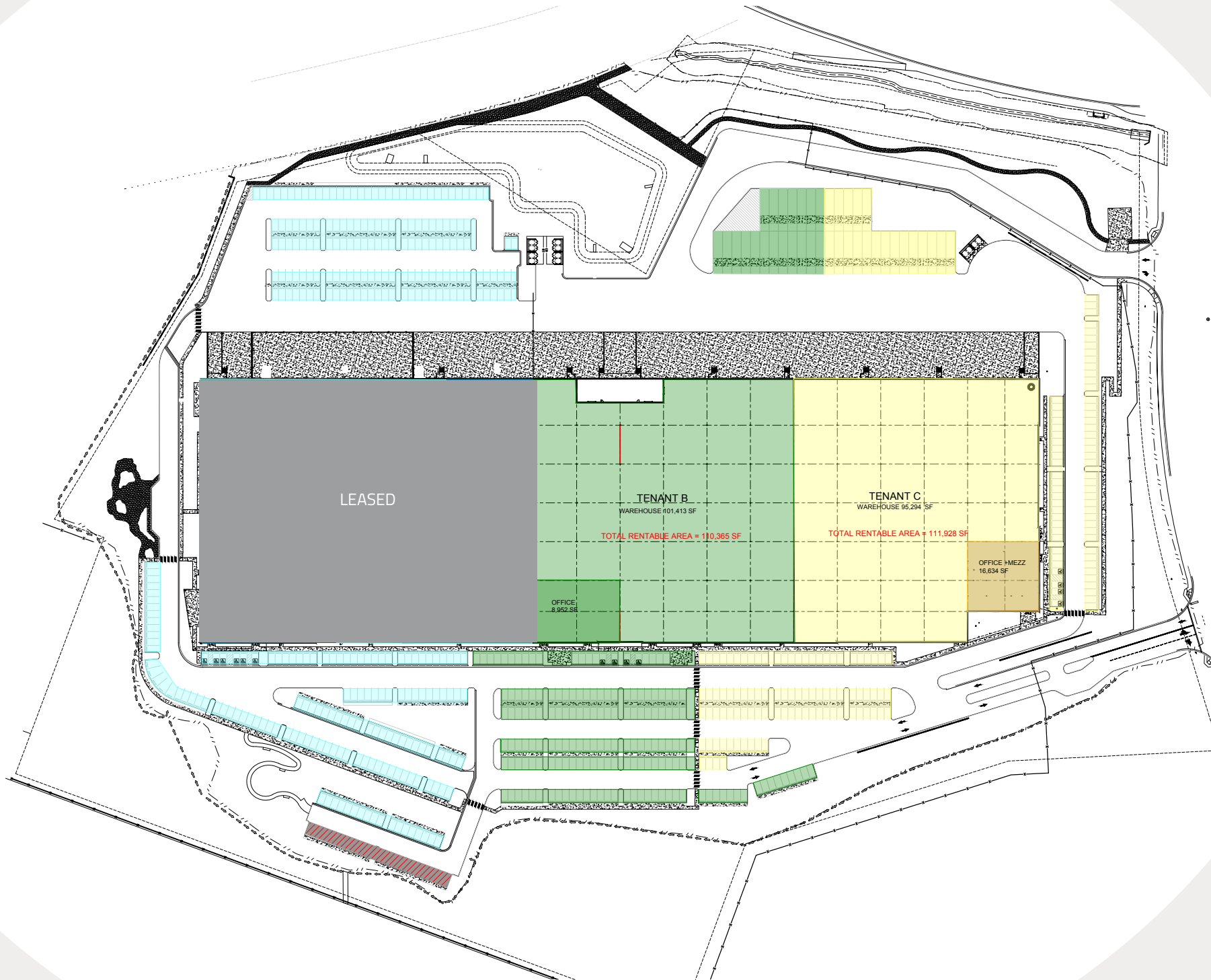
FLOOR PLAN

Single-Tenant - 222,293 SF



Warehouse	± 205,659 SF
Office	± 16,634 SF
Parking	± 324 spaces
Docks	± 38
Trailer stalls	± 38

FLOOR PLAN



Tenant B - ± 110,365 SF

Warehouse	± 101,413 SF
Office	± 8,952 SF
Parking	± 163 spaces
Docks	± 23
Trailer stalls	± 19

* can move demising wall to ± 95k SF

Tenant C - ± 111,928 SF

Warehouse	± 95,294 SF
Office	± 16,634 SF
Parking	± 161 spaces
Docks	± 15
Trailer stalls	± 19

* can move demising wall to ± 95k SF



GILLESPIE FIELD

CUYAMACA ST

WELD BLVD



LOCATION, LOCATION, LOCATION.

2 HRS

PORTS OF LA/LONG BEACH

1.5 HRS

ORANGE COUNTY

1.75 HRS

RIVERSIDE COUNTY

15 MIN

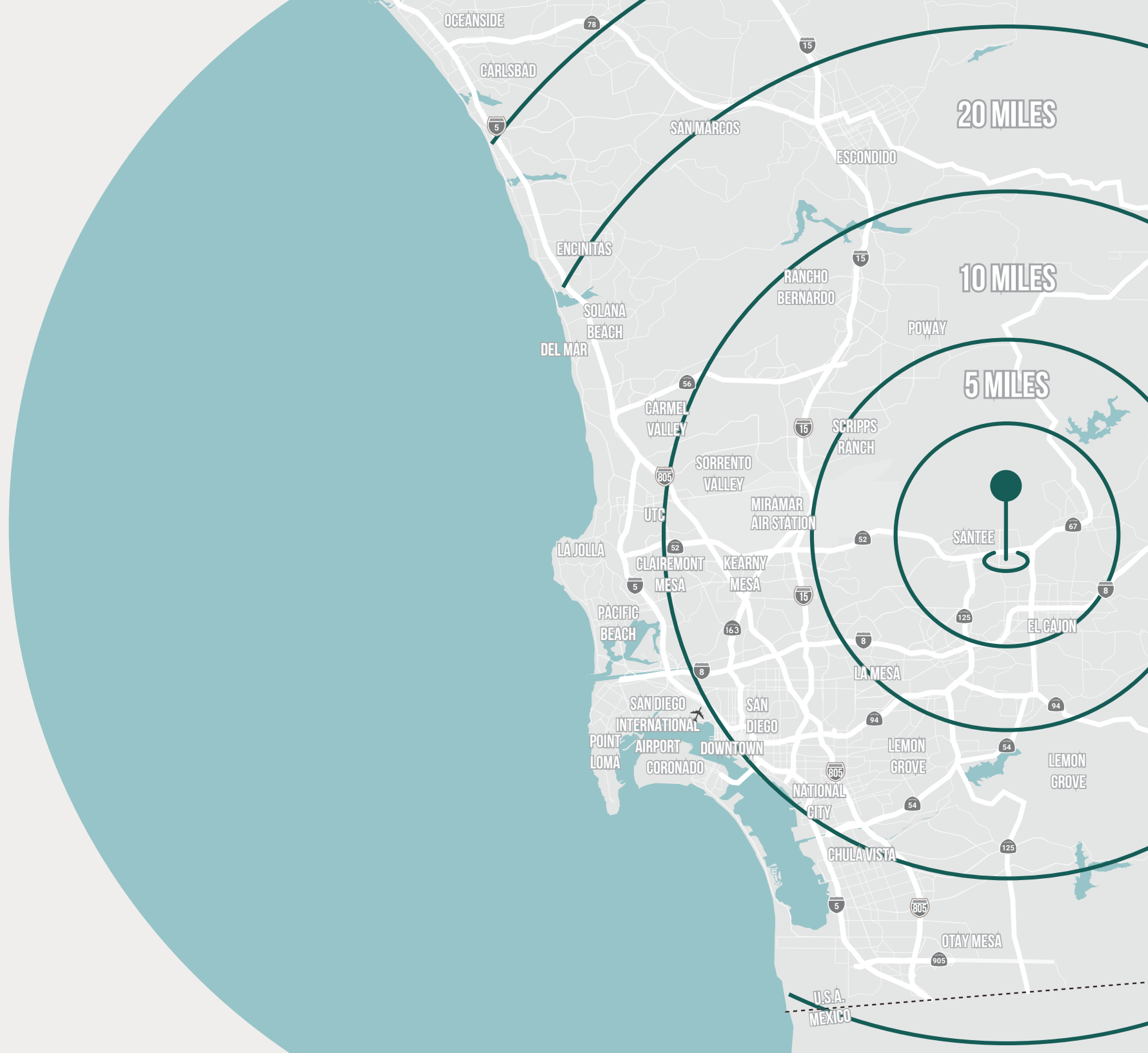
KEARNY MESA

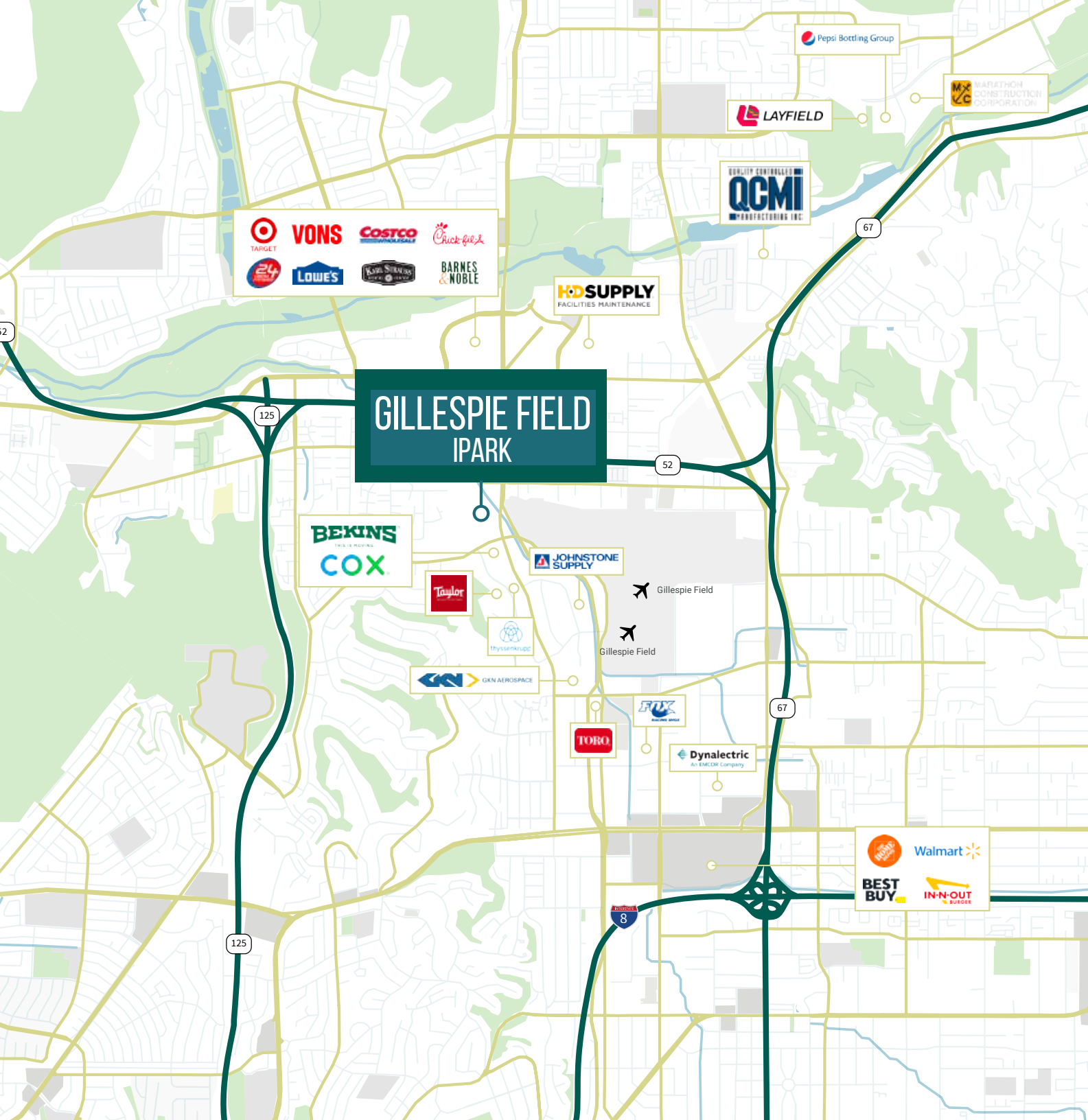
25 MIN

DOWNTOWN / SAN DIEGO AIRPORT

25 MIN

MEXICO BORDER





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