

SALT CREEK INDUSTRIAL

78,350 SF SINGLE TENANT DISTRIBUTION/WAREHOUSE FOR LEASE

2360 Boswell Road | Chula Vista, CA 91914



EXCLUSIVELY LISTED BY

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Property Features

TOTAL SIZE	78,350 SF
OFFICE SIZE	8,471 SF (11%)
LOT SIZE	4.19 ACRES (182,516 SF)
GRADE-LEVEL LOADING	2 (12' x 12')
DOCK-HIGH LOADING	14
CLEAR HEIGHT	30'
POWER	1,600 AMPS 277/480v - 3 phase
FIRE SPRINKLER	ESFR
PARKING	1.39/1,000 SF (109 SPACES)
SOLAR	109kW PHOTOVOLTAIC
NATURAL GAS	YES
ZONING	BC-2, CITY OF CHULA VISTA
CONSTRUCTION	CONCRETE TILT-UP
YEAR BUILT	1999
LEASE RATE	\$1.30/SF, NNN
AVAILABLE	NOW

Highlights



FREESTANDING INDUSTRIAL

high end image



EASTLAKE LOCALE

proximity to two international ports of entry



LARGE TRUCK COURT

excellent turning radius



EXCELLENT LOADING ACCESS

14 dock high & 2 grade level doors



HEAVY POWER

1,600 Amps
277/480v - 3 phase



ENERGY EFFICIENT

upgraded lighting and solar panels
\$0.14/kW hours vs. average \$0.26/kW hours



HIGH BAY DISTRIBUTION

30' clear height in warehouse

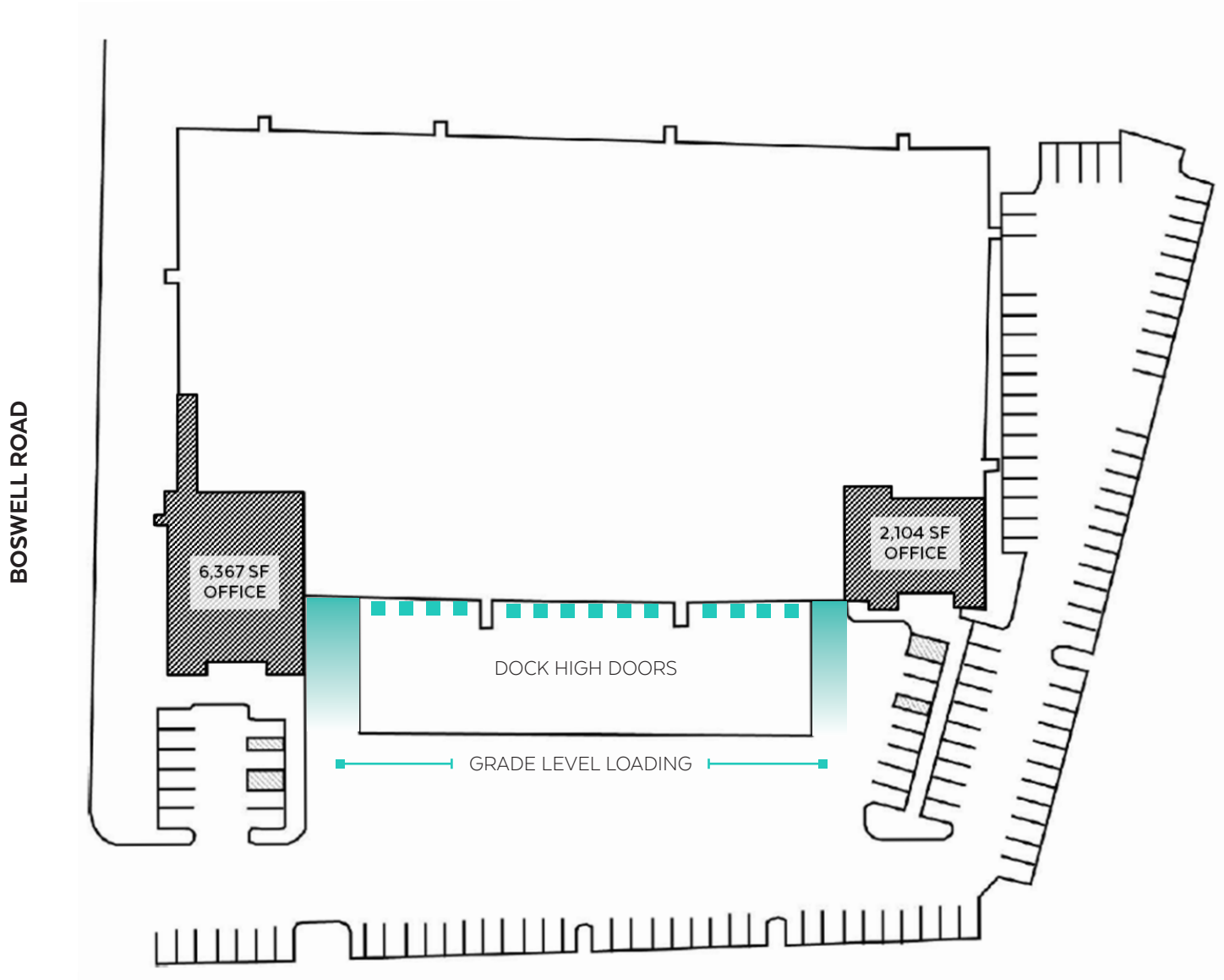


EXCLUSIVE AMENITIES

Adjacent to Scobee Park

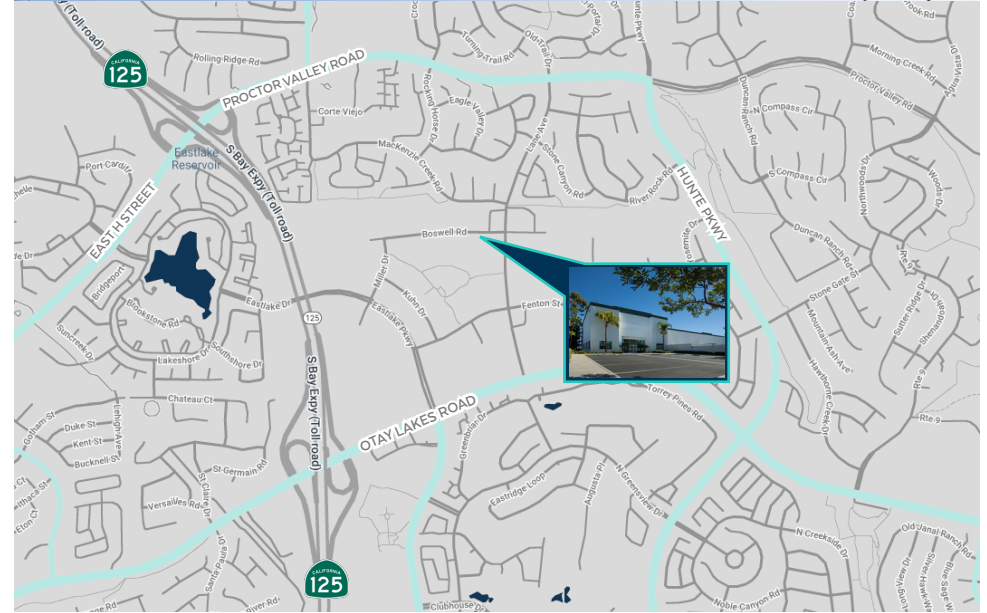


Site Map



Location Highlights

- Located within the Eastlake Business Center
- Easy access to South Bay Expressway (Hwy-125)
- Walk Score®: Very Walkable (72)
- Within walking distance to U. S. Post Office and UPS
- Close proximity to five large retail centers:
 - Venture Commerce Center** - SkyZone San Diego, Eastlake Medical College, Hampton Inn, Homewood Suites
 - Eastlake Village Marketplace** - Lowe's BevMo, Target, Office Depot, Mattress Firm, Chase Bank, GameStop
 - Eastlake Village Center** - Vons, Rite Aid, Dunkin Donuts, SDCCU, McDonald's, IHOP, Citibank, Chipotle
 - Village Walk at Eastlake** - Trader Joe's, Spouts, T.J. Maxx
 - The Shops at San Miguel Ranch** - Sherwin Williams, Anytime Fitness, Subway, Starbuck, Pizza Hut
- Nearby attractions include Eastlake Country Club, Olympic Training Center, North Island Amphitheater, Chula Vista Bayfront, Otay Lakes Reservoir and Open Space Preserve
- Adjacent to Scobee Park, a 7-acres exclusive amenity for Eastlake Business Center, including volleyball, basketball and tennis courts, soccer and softball fields, showers, lockers and picnic areas
- Otay Ranch Town Center - 5 minute drive
- Otay Mesa International Port of Entry - 15 minute drive
- San Ysidro International Port of Entry - 20 minute drive
- San Diego International Airport - 30 minute drive





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