

**FOR  
LEASE**

# HILLTOP BUSINESS CENTER

3800-3804 Main Street | Chula Vista, CA 91911



## PROPERTY OVERVIEW

The HILLTOP BUSINESS CENTER is a high-quality, well maintained industrial park located on Main Street, in the heart of South Bay's industrial market. The location provides excellent access to I-805 and I-5.

### 3800 MAIN STREET BUILDING:

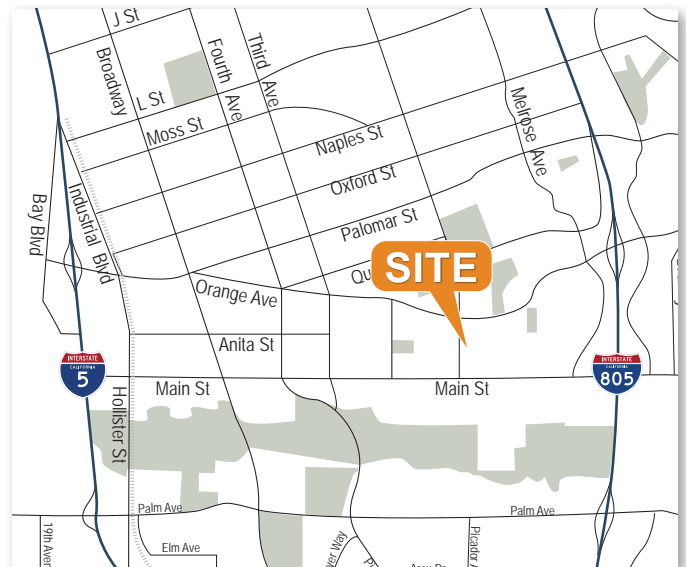
- ±1,752 SF suite available

### 3802 MAIN STREET BUILDING:

- ±1,752 SF suite available

### 3804 MAIN STREET BUILDING:

- ±15,500 SF suite available
- 22' - 24' clear height
- Double wide dock high doors
- Offering units with dock high/grade level door loading
- Fire sprinklers in all buildings (High hazard .60/3,000 - available in units #3, 4 & 5)
- 3-phase / 120/208 Volt / 100 amps per unit
- Excellent Main Street visibility
- Easy I-5 and I-805 freeway access via Main St.
- Located along bus route with bus stop in front of the project allowing for additional access to labor



### CURT PERRY

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### MICHAEL MOSSMER

Senior Vice President

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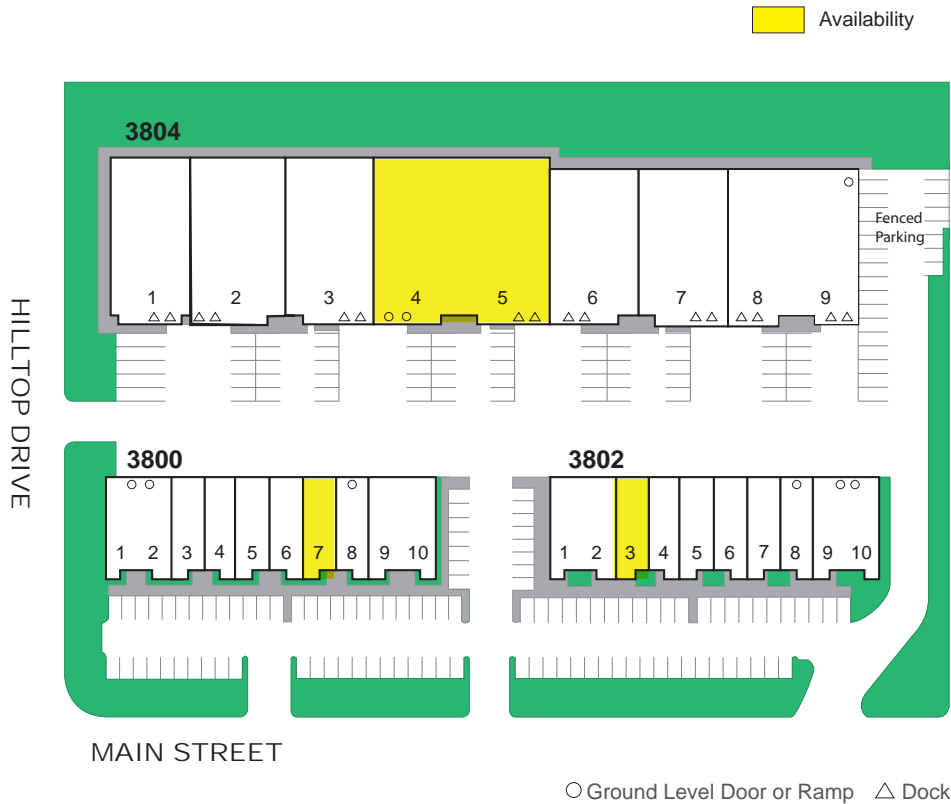
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**Voit**

REAL ESTATE SERVICES

**MPG**  
MOSSMER  
PERRY GROUP



ADDRESS	SIZE (SF)	LEASE RATE	COMMENTS	AVAILABLE
3800 Main Street, Suite 7	±1,752	\$1.40 NNN		Now
3802 Main Street, Suite 3	±1,752	\$1.40 NNN		Now
3804 Main Street, Suites 4&5	±15,500	\$1.30 NNN	Reception, 2 Offices, 2 Restrooms	Now

NNN ESTIMATED AT \$0.32 / SF / MONTH

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