

# Lease Availability Report

## 395 Bay Blvd

Chula Vista, CA 91910 - Chula Vista Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Distribution</b>
RBA:	<b>266,360 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>266,360 SF</b>

### AVAILABILITY

Min Divisible:	<b>100,000 SF</b>
Max Contig:	<b>266,360 SF</b>
Total Available:	<b>266,360 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES

Taxes:	<b>\$2.58 (2021)</b>
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	100,000 - 266,360	266,360	266,360	Withheld	Jun 2022	Negotiable

### SALE

Last Sale: Sold on Sep 25, 2020 for \$19,162,576 (\$71.94/SF)

### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>10 tot.</b>
Cross Docks:	<b>None</b>		

### LAND

Land Area:	<b>9.00 AC</b>
Zoning:	<b>M</b>

### PARCEL

571-330-29, 571-330-30

### TRANSPORTATION

Transit/Subway:	10 minute walk to H Street Transit Stop (Blue Line)
Commuter Rail:	14 minute drive to San Diego (Santa Fe Depot) Commuter Rail (Coaster)
Airport:	16 minute drive to San Diego International Airport

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### KEY TENANTS

United Technologies

266,360 SF