



# FOR LEASE | New Light-Manufacturing/Warehouse

Construction Commencing April 2023  
Project Delivering January 2024



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**FOR LEASE | 178,156 SF**

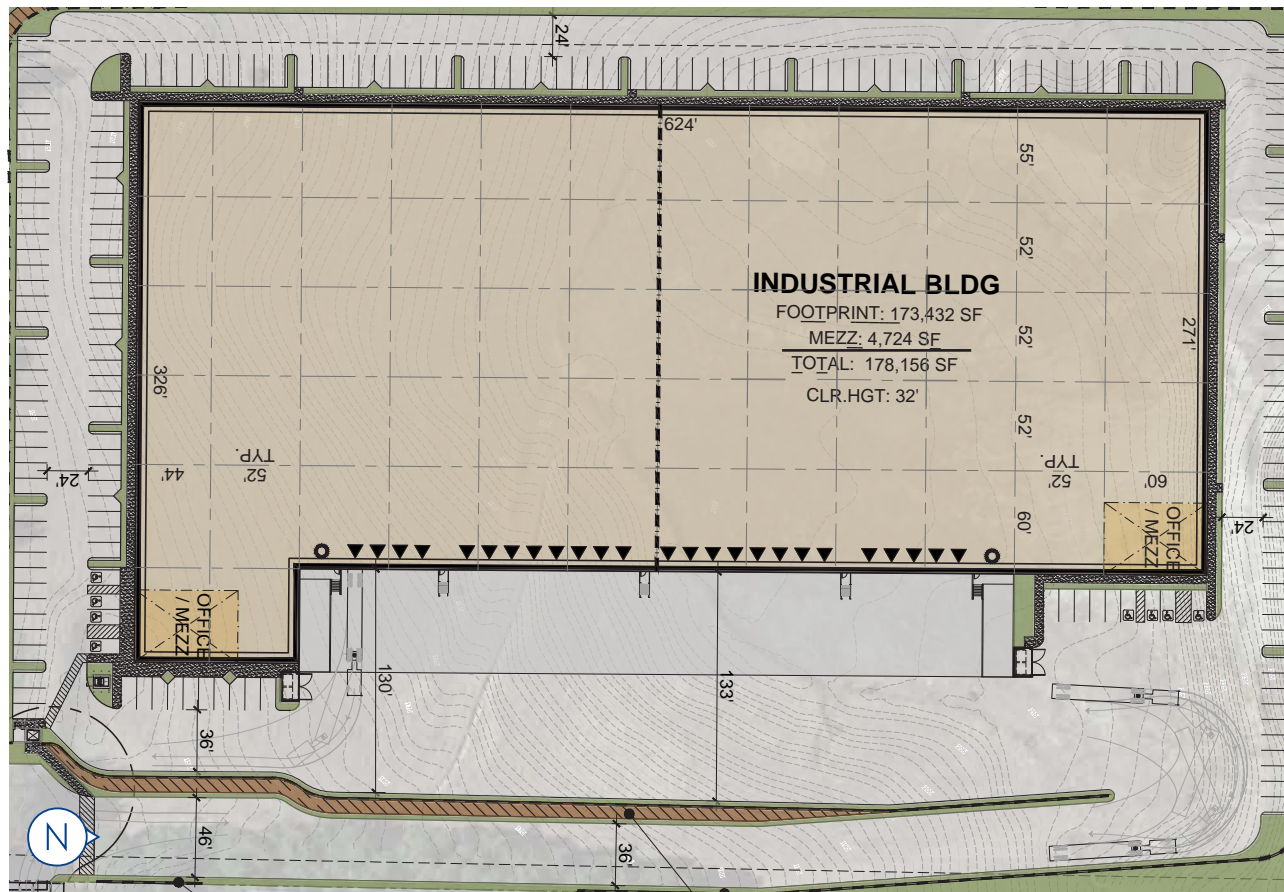


178,156 SQUARE FEET

DIVISIBLE TO 89,765 SF

# PROPERTY SPECS

- 2,700 to 5,600 SF Office with Mezz
- 223 Parking Spaces
- 32' Clear Height
- 25 Dock High & 2 Grade Level Doors
- 4,000 Amps @ 277/480v
- Class A Industrial Development
- ESFR Fire Suppression
- Brand New Tilt-Up Construction
- Project delivering January 2024



# CHULA VISTA

Chula Vista means “beautiful view” and is the second-largest city in the San Diego metropolitan area. Located about halfway—7.5 miles (12.1 km)—between the two downtowns of San Diego and Tijuana in the South Bay, the city is at the center of one of the richest culturally diverse zones in the United States. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country.

# DRIVE TIMES



## INTERSTATE 5

3.8 Miles

## INTERSTATE 805

1 Mile

## STATE ROUTE 125

6.7 Miles



## NATIONAL CITY SHIPYARDS

8.7 Miles



## BORDER CROSSING

(San Ysidro)  
4.6 Miles

## BORDER CROSSING

(Otay Mesa)  
8.9 Miles



## BROWN FIELD MUNICIPAL AIRPORT

4.4 Miles

## SAN DIEGO INTERNATIONAL AIRPORT

16 Miles



## LOS ANGELES

130 Miles

## INLAND EMPIRE

100 Miles

## TIJUANA

7.4 Miles

517 SHINOHARA LANE

# LOCATION

WestAir PASHA  
amazon EPSILON  
Systems Solutions, Inc.

Westfield  
PLAZA BONITA

massco

Prudential  
verall  
Supply

SHARP Chula Vista  
Medical Center

GENERAL  
DYNAMICS  
BAE SYSTEMS

HIGH RIDGE  
INDUSTRIAL

CITY OF  
CHULA VISTA  
portland  
credit union  
Amphitheatre



# SOUTH BAY SAN DIEGO



**1.58%**

Of Industrial Vacancy



**1,450,638 SF**

Of Industrial Demand



**35,780,590 SF**

Of Industrial Space



**1,503,249 SF**

Future Industrial Construction



## CHULA VISTA BAYFRONT DEVELOPMENT

Improvements are progressing on Chula Vista's Bayfront. This 535-acre redevelopment will provide residents and visitors a unique place to live, work and play. It will include park land, 220,000 square feet of mixed-use space, convention space, and 2,850 hotel rooms. The project is expected to create and sustain more than 2,200 jobs, bring numerous businesses to the area and help improve the natural habitat of the area. In July of 2022, the Gaylord Hotel broke ground and is anticipated to open in 2025.



FOR LEASE  
**New Warehouse  
 Distribution Building**  
**178,156 SF**

LOS ANGELES 130 Miles

MIRAMAR 25.1 Miles  
 UTC 23.6 Miles

LA JOLLA  
 KEARNY MESA 20.9 Miles  
 EL CAJON 20.9 Miles

NAVAL SHIPYARDS 8.7 Miles

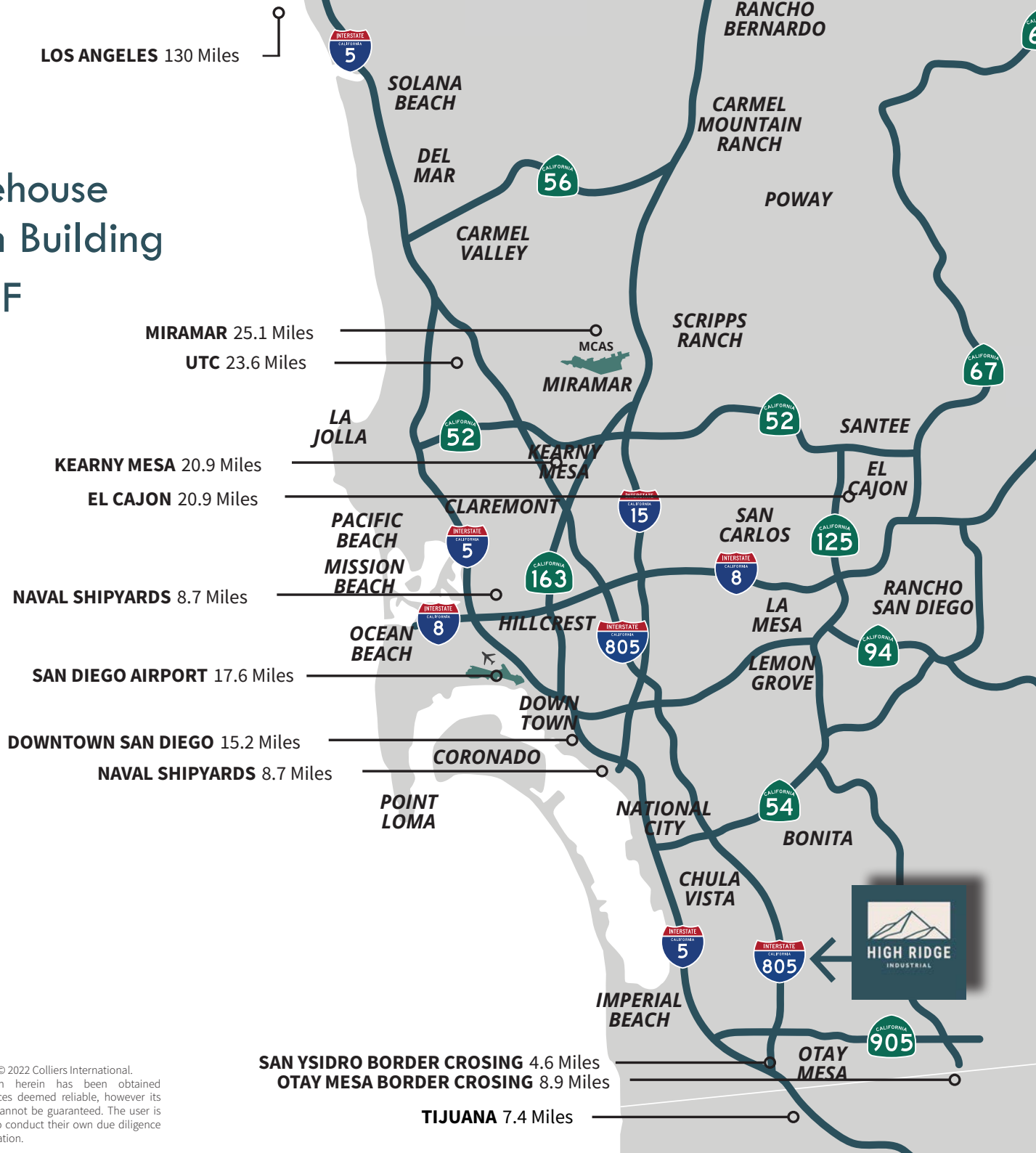
SAN DIEGO AIRPORT 17.6 Miles

DOWNTOWN SAN DIEGO 15.2 Miles  
 NAVAL SHIPYARDS 8.7 Miles

POINT LOMA

SAN YSIDRO BORDER CROSSING 4.6 Miles  
 OTAY MESA BORDER CROSSING 8.9 Miles

TIJUANA 7.4 Miles



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