



**LOT 12**

OTAY RIVER BUSINESS PARK

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FAIVRE STREET  
CHULA VISTA, CA 91911**

**97,066 SF STATE OF THE ART  
INDUSTRIAL/DISTRIBUTION  
BUILDING**

**UNDER CONSTRUCTION  
AVAILABLE Q1 2024**

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REAL ESTATE SERVICES



# 12

## LOT 12

OTAY RIVER BUSINESS PARK

- » Offering a Single-Tenant Warehouse/ Distribution & Manufacturing Building For Lease (Can be Demised)
- » Lot 12 (Faivre Street) - 97,066 SF Building
- » Available 1st Quarter 2024
- » Within of a 33.5 Acre Master Planned Industrial Project
- » State of the Art Industrial Building
- » Easy Access to I-5 and National City Waterfront and Ship Repair
- » Central Chula Vista Location
- » Easy Access to I-5 & I-805 via Main Street
- » Project is located in an Opportunity Zone (potential tax advantage)



CLICK IMAGE TO TAKE A VIRTUAL TOUR

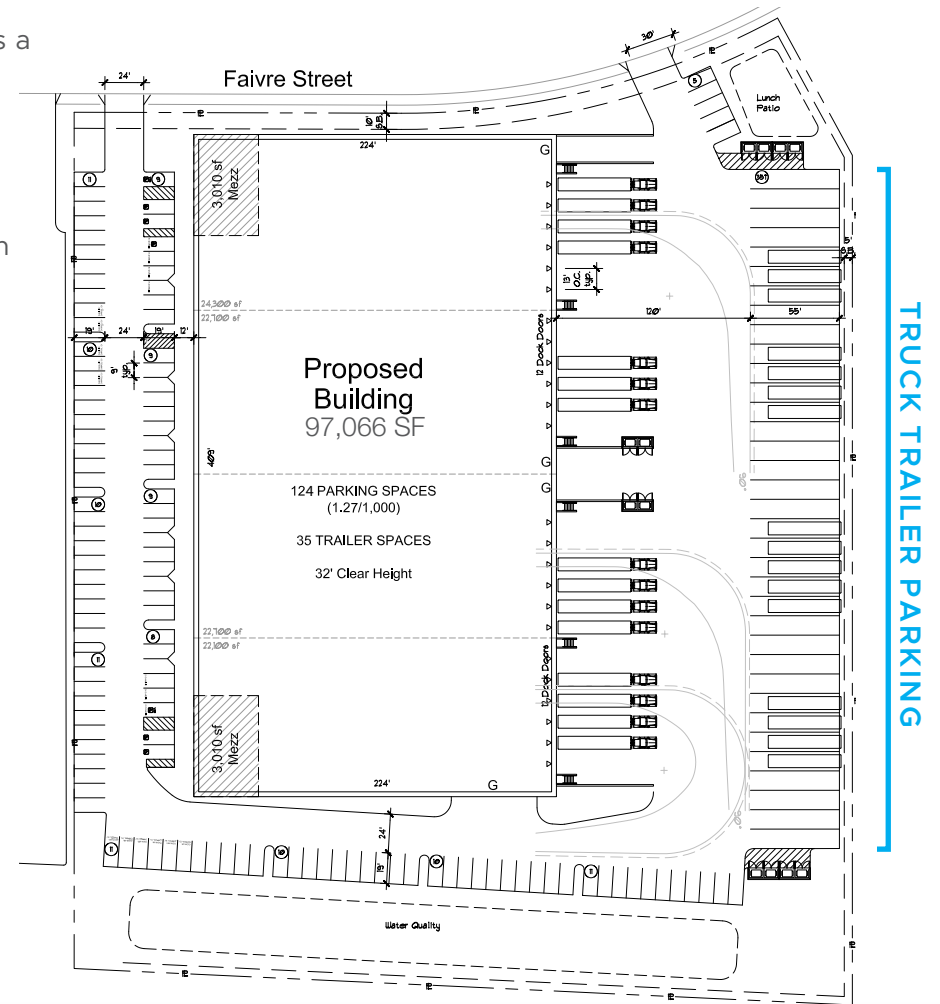
# LOCATED WITHIN THE MASTER PLANNED BUSINESS PARK



# BUILDING SPECS/DESCRIPTION

- » 97,066 SF Freestanding Distribution Building (Total Square Footage Includes a Total 5,762 SF of 2nd Floor Office Mezzanine)
- » Possible Building Divisibility from 23,564 SF, 48,302 SF and up to 97,066 SF (Refer to Attached Building Divisibility Matrix)
- » 4.62 Acre Parcel
- » First Floor Office Buildout and Open Mezzanine Office will be Delivered Upon Building Completion per attached plan
- » Twenty-Three (23) Dock Doors (9'x10') and Three (3) Ramp Doors (12'x14'), and One (1) Grade Level Door (12'x14')
- » Column Spacing: 52' x 55'
- » Speed Bay Depth: 60'
- » Total Power: 4,000+ Amps 277/480 Volt, 3 Phase Power
- » Parking Ratio: 1.27/1,000 SF (124 Spaces)
- » Truck Trailer Parking; 35 Spaces (12' x 55')
- » 32' Ceiling Clear Height
- » ESFR Sprinklers With K-25 Rating
- » Skylights Throughout
- » Includes Possible Secured Yard/Parking for Single Tenant Occupancy
- » **Available Q1 2024**
- » Asking Lease Rate: Contact Broker

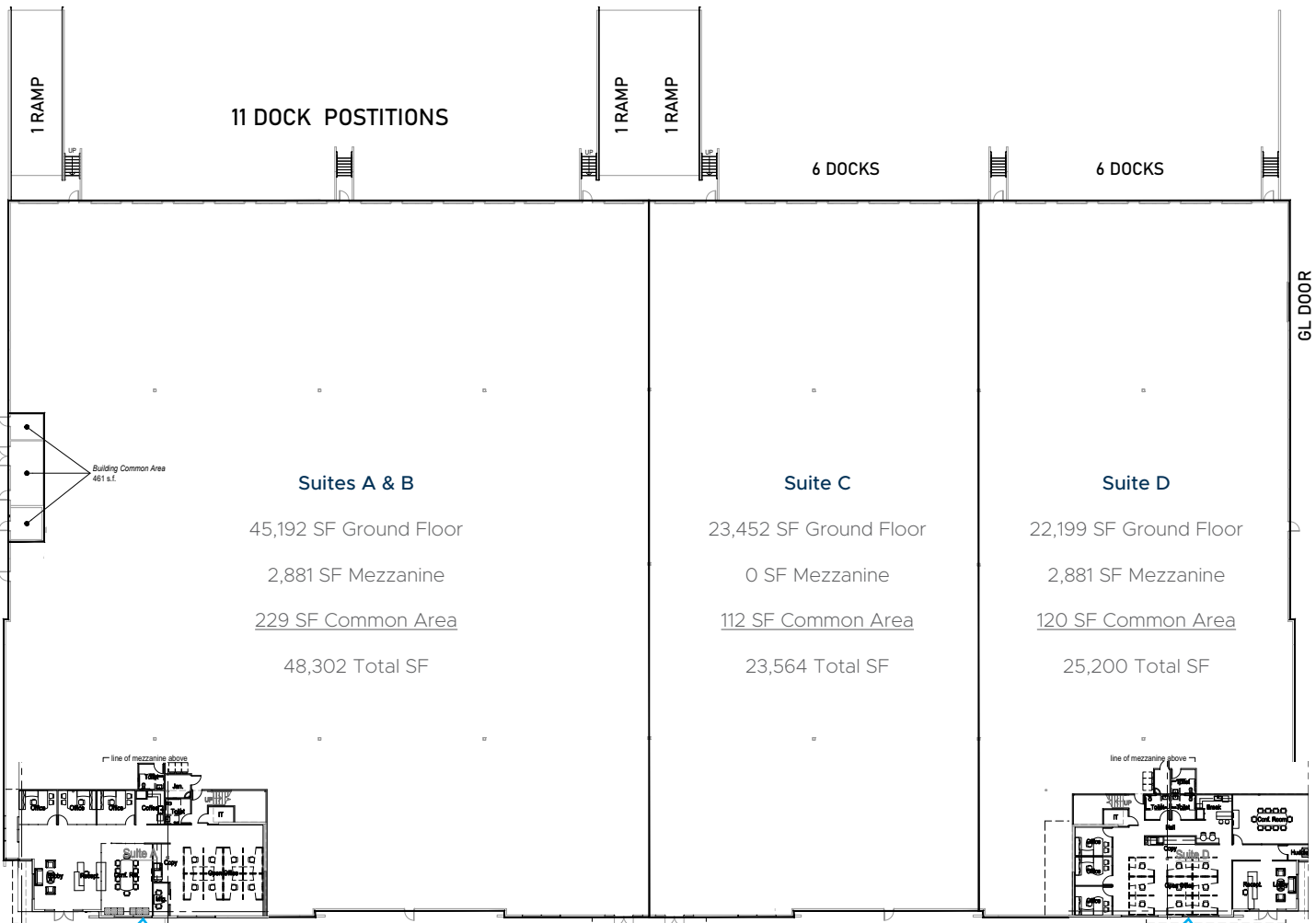
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# BUILDING DIVISIBILITY

## Possible Building Divisibility Matrix

Units	Total SF	# Docks	# Ramp/GL
Entire Bldg	97,066 SF	23	4
A & B	48,302 SF	11	2
C	23,564 SF	6	1
D	25,200 SF	6	1



**Suites A & B**  
 45,192 SF Ground Floor  
 2,881 SF Mezzanine  
 229 SF Common Area  
 48,302 Total SF

**Suite C**  
 23,452 SF Ground Floor  
 0 SF Mezzanine  
 112 SF Common Area  
 23,564 Total SF

**Suite D**  
 22,199 SF Ground Floor  
 2,881 SF Mezzanine  
 120 SF Common Area  
 25,200 Total SF

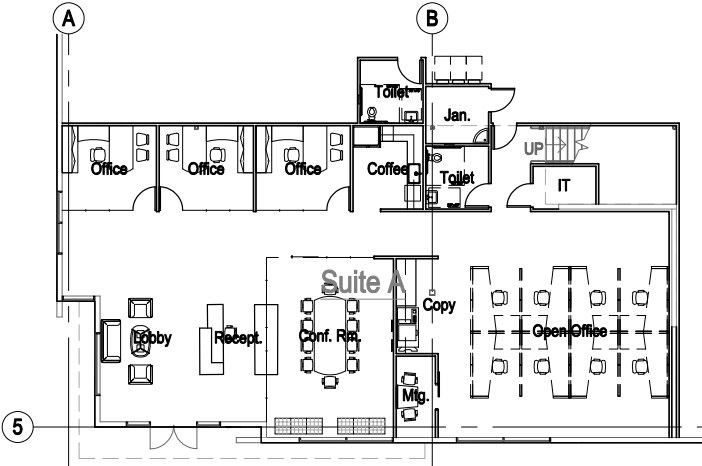


Mezzanine Office Floor Plan



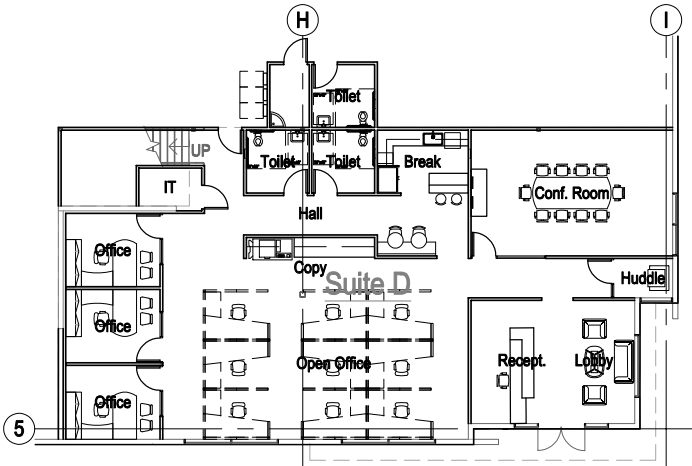
Mezzanine Office Floor Plan

## SUITE A: FIRST FLOOR (±2,881 SF)

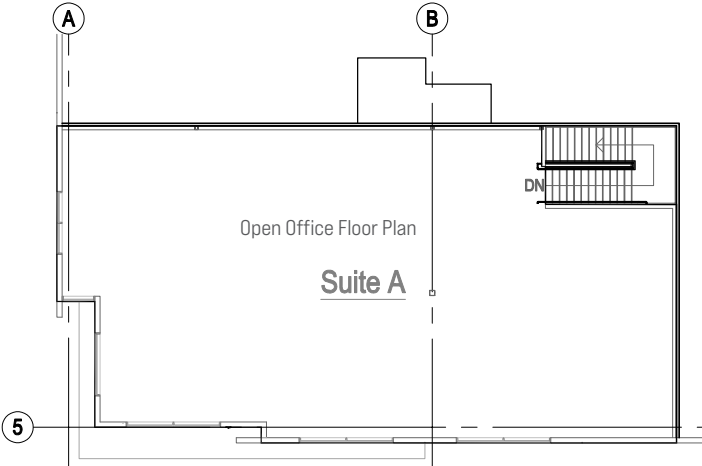


First Floor Plan

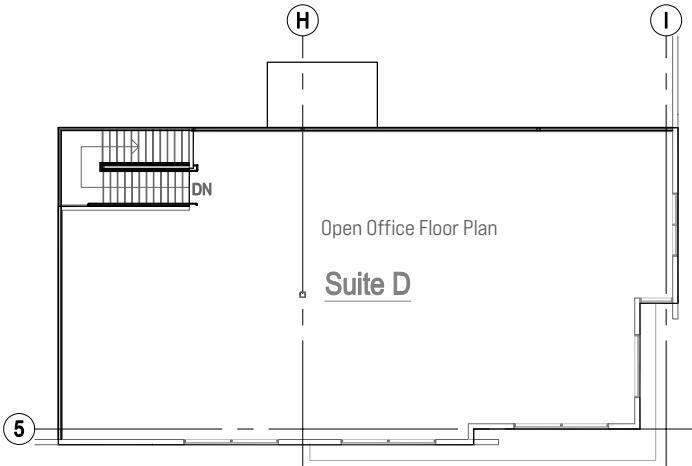
## SUITE D: FIRST FLOOR (±2,881 SF)



First Floor Plan



Mezzanine Plan



Mezzanine Plan

## SUITE A: SECOND FLOOR (±2,881 SF)

## SUITE D: SECOND FLOOR (±2,881 SF)

AVAILABLE: LOT 12



LOT 12

LOT 11

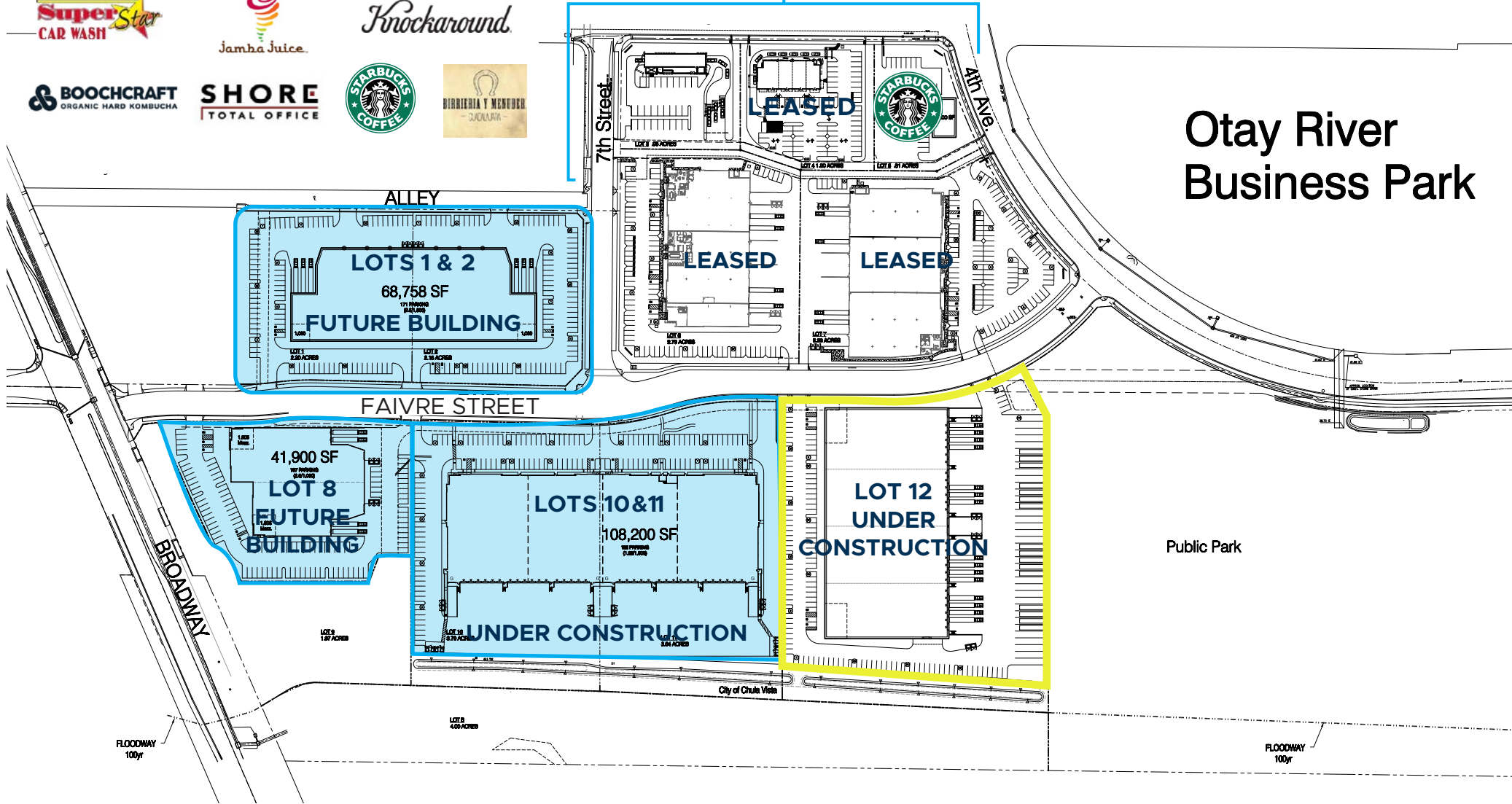
LOT 10

LOT 8

LOTS  
1 & 2

# MASTER PLAN

## SIGNED LEASES



Otay River  
Business Park

Public Park

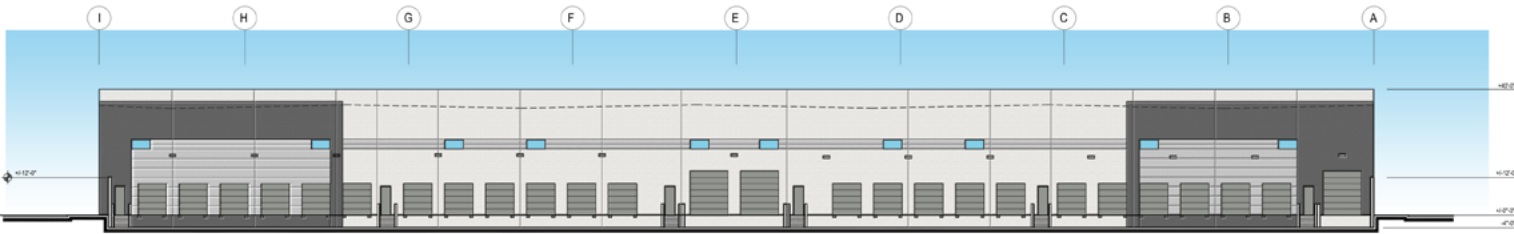
City of Chula Vista

# BUILDING ELEVATIONS



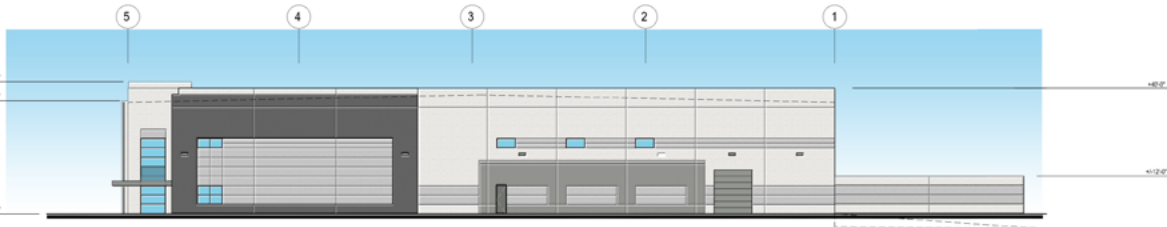
**West Exterior Elevation**

SCALE: 1" = 20'-0"



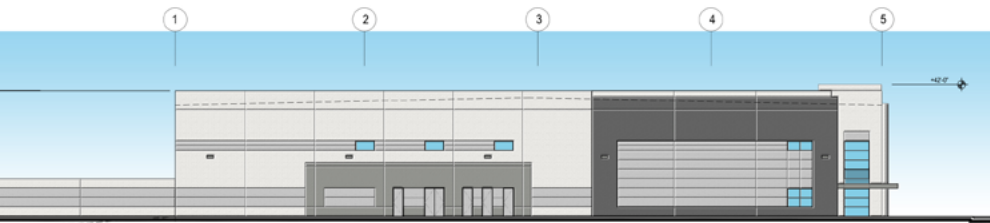
**East Exterior Elevation**

SCALE: 1" = 20'-0"



**South Exterior Elevation**

SCALE: 1" = 20'-0"



**North Exterior Elevation**

SCALE: 1" = 20'-0"

1A PAINTED CONCRETE WALL  
COLOR: SW 6000 SNOWFALL



1B PAINTED CONCRETE WALL  
COLOR: SW 2850 CHELSEA GRAY



1C PAINTED CONCRETE WALL  
COLOR: SW 9163 TIN LIZZIE



1D PAINTED CONCRETE WALL/METAL CANOPY  
COLOR: SW 7098 GRIZZLE GRAY



## LEGEND

- 1A PAINTED CONCRETE WALL  
COLOR: SW 6000 SNOWFALL
- 1B PAINTED CONCRETE WALL  
COLOR: SW 2850 CHELSEA GRAY
- 1C PAINTED CONCRETE WALL  
COLOR: SW 7087 CITYSCAPE
- 1D PAINTED CONCRETE WALL  
COLOR: SW 7098 GRIZZLE GRAY
- 2A 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM,  
#CAPTURES HORIZONTALS AND VERTICALS- w/ DUAL PANE  
TINTED GLAZING.  
GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR  
MULLIONS: CLEAR ANODIZED
- 2B ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR  
FACADE ONLY- 2"x4 1/2" STOREFRONT, FRONT SET SYSTEM-  
#SINGLE PANE TINTED GLAZING.  
GLAZING: PPG SOLARBAN 60 SOLARBLUE.  
MULLIONS: CLEAR ANODIZED
- 3 FINISHED GRADE
- 4 2" HORIZONTAL REVEAL IN TILT UP PANEL
- 5 1" VERTICAL REVEAL IN TILT UP PANEL
- 6 METAL STUD FRAMED CANOPY @PLYWOOD SHEATHING,  
WATERPROOFING MEMBRANE, AND 1/8" PREFORMED  
ALUMINUM PANEL SYSTEM - ALPOLIC CVG GREY
- 7 PTD. MTL. MAN DOOR COLOR TRD
- 8 CONCRETE FIRE DEPARTMENT ACCESS STAIR
- 9 COLLING DOOR
- 10 WALL MOUNTED LIGHT, COLOR AND FINISH TO MATCH WINDOW  
MULLION COLOR



# LOCATION MAPPED



An aerial photograph of an industrial park. A large, irregularly shaped lot is outlined in a bright blue border. The lot is mostly bare earth with some sparse vegetation. To the right of the lot is a large, modern industrial building with a grey roof and white walls. The building has several large loading docks. In front of the building is a parking lot with several cars. The surrounding area includes other industrial buildings, parking lots, and some trees. The sky is clear and blue.

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