



H HERITAGE

INDUSTRIAL CENTER

**FOR LEASE
OR FOR SALE**

HERITAGE INDUSTRIAL CENTER

3330, 3360 & 3390
HERITAGE ROAD, CHULA VISTA, CA

3 INDUSTRIAL BUILDINGS NOW UNDER CONSTRUCTION ANTICIPATED COMPLETION JULY 2023

BUILDING A	BUILDING B	BUILDING C
±104,900 SF	±55,700 SF	±40,600 SF

MICHAEL MOSSMER, SIOR
Senior Vice President, Partner
Lic. #00998326
858.405.4284
mmossmer@voitco.com

PATRICK CONNORS
Vice President, Partner
Lic. #02009924
760.822.1056
pconnors@voitco.com

Voit
REAL ESTATE SERVICES

DEVELOPED BY
**ROCKEFELLER
GROUP**



SITE PLAN

- » First Floor Mezzanine Offices
- » Office and Shop Restrooms
- » 3 Freestanding Class A Industrial Buildings
- » Concrete around all buildings (truck court, drive aisle and parking area)
- » 28' - 32' Clear Height
- » ESRF Fire Sprinklers
- » Total Power: Between 3,000 - 4,000 Amps, 480/277 Volt, 3PH Power
- » 50' x 52' Typical Column Spacing
- » 6" Floor Slabs
- » Dock High Truck Doors
- » Grade Level Doors
- » Auto Parking Spaces (Average of Approximately 1.4/1,000)
- » Fenced, Secured Yard Potential
- » 11.64 Acres (Total)
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway



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BUILDING SPECIFICATIONS



3330 HERITAGE ROAD - BUILDING A

- » ±104,900 SF Freestanding Building
- » ±5,000 SF Office Including ±2,500 SF of Mezzanine Plus Office & Shop Restrooms
- » 32' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 50' x 52'
- » 4,000 Amps of 277/480 Volt Power
- » Twelve (12) 9'x10' Dock Doors
- » Two (2) 12'x14' Grade Level Loading Doors
- » 6" Floor Slabs
- » 132 Auto Parking Spaces
- » Possible Secured Yard/Parking
- » 5.7 Acre Parcel
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway
- » **Available July 2023 (Projected)**



3360 HERITAGE ROAD - BUILDING B

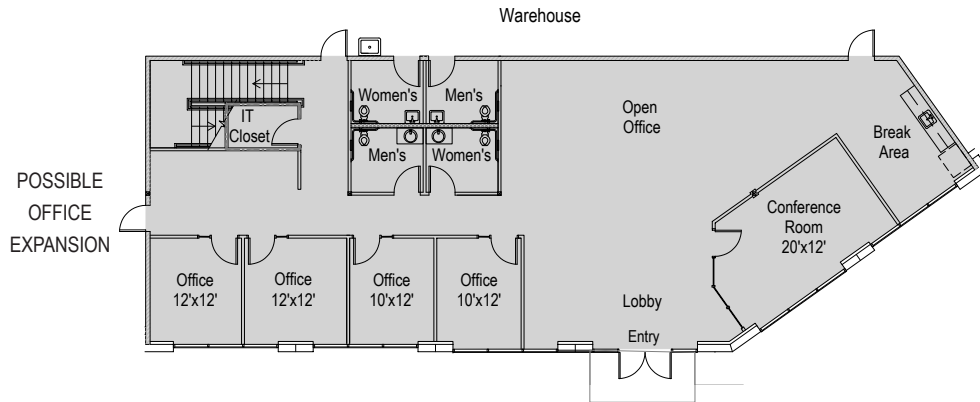
- » ±55,700 SF Freestanding Building
- » ±4,000 SF Office Including ±2,000 SF of Mezzanine Plus Office and Shop Restrooms
- » Can be combined with Building C for ±98,300 SF
- » 28' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 50' x 52'
- » 3,000+ Amps 277/480 Volt Power
- » Eight (8) Dock Doors
- » Two (2) Grade Level Doors
- » 92 Parking Spaces
- » Possible Secured Yard/Parking
- » 3.48 Acre Parcel
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway
- » **Available July 2023 (Projected)**



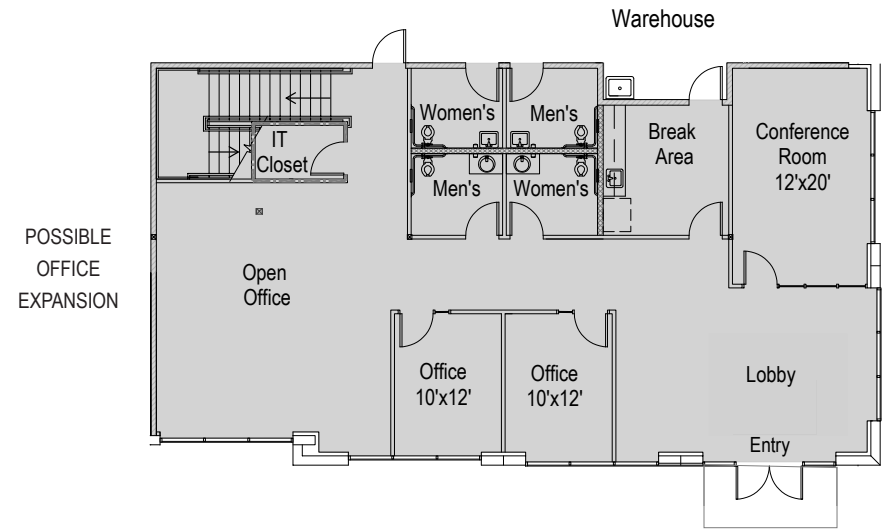
3390 HERITAGE ROAD - BUILDING C

- » ±40,600 SF Freestanding Building
- » ±4,000 SF of Office Including ±2,000 SF of Mezzanine Plus Shop and Restrooms
- » Can be combined with Building B for ±98,300 SF
- » Single Tenant Building
- » 28' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 50' x 52'
- » 3,000+ Amps of 277/480 Volt Power
- » Four (4) Dock Doors
- » One (1) Grade Level Door
- » 6" Floor Slabs
- » 63 Parking Spaces
- » Possible Secured Yard/Parking
- » 2.46 Acre Parcel
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway
- » **Available July 2023 (Projected)**

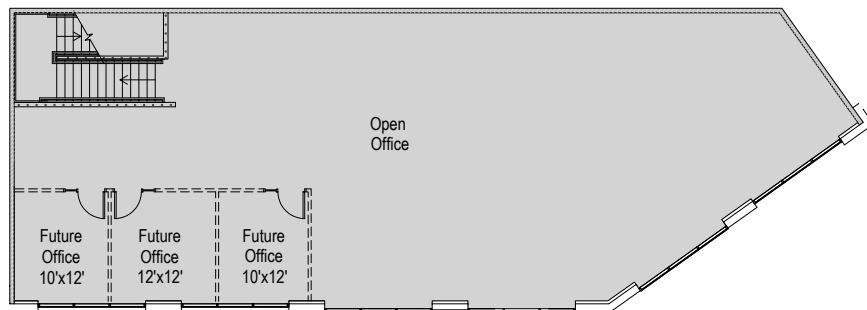
BUILDING A - FIRST FLOOR (±2,500 SF)



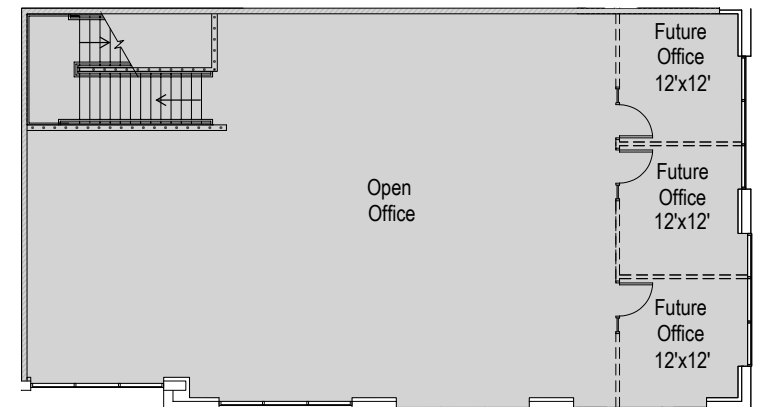
BUILDINGS B & C - FIRST FLOOR

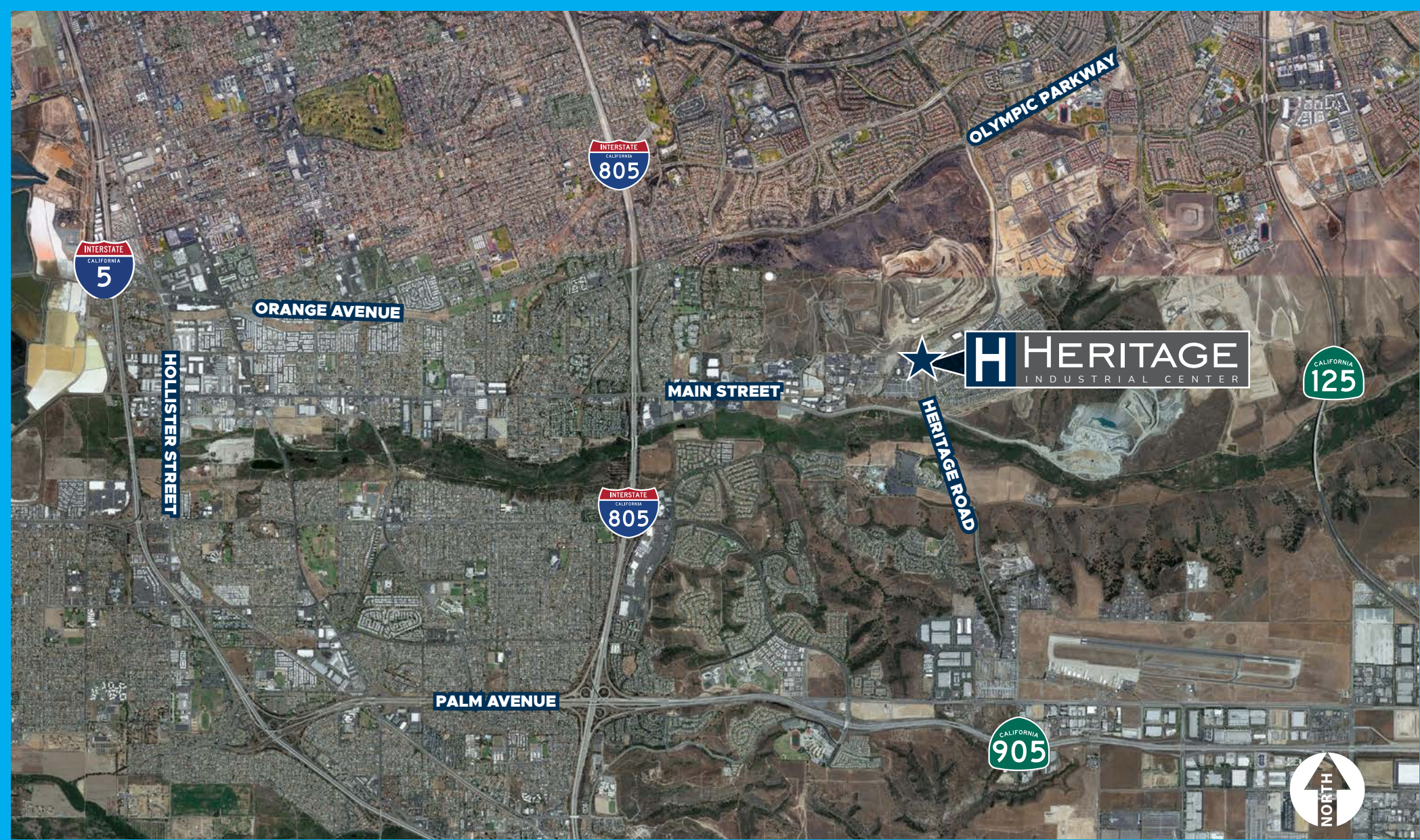


BUILDING A - SECOND FLOOR (±2,500 SF)



BUILDINGS B & C - SECOND FLOOR





EXCLUSIVE BROKER

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**ROCKEFELLER
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4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

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