

517

SHINOHARA
Lane

FOR LEASE

**New Warehouse
Distribution Building**

178,156 SF



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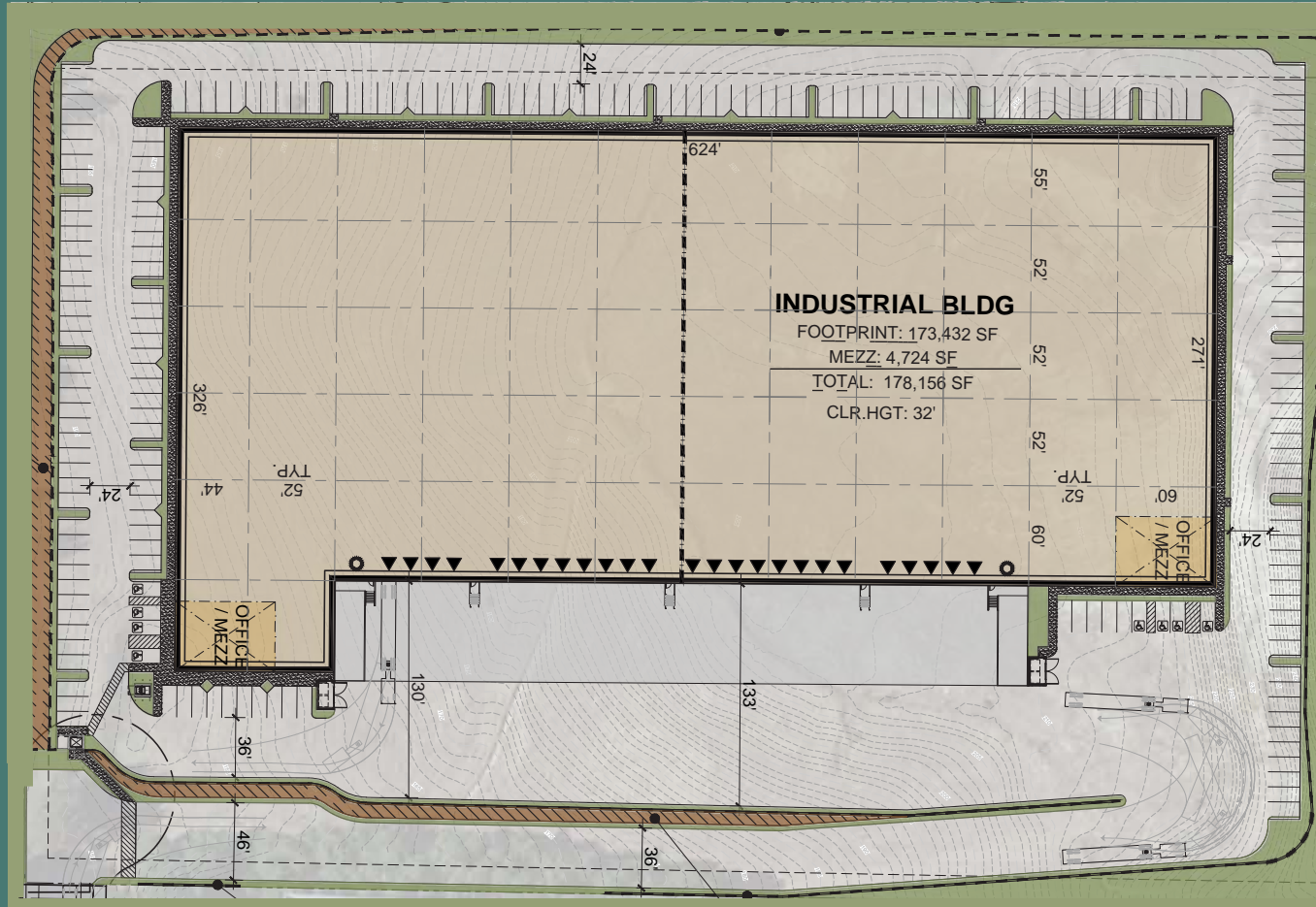


FOR Lease



178,156 SQUARE FEET

DIVISIBLE TO 89,765 SF



PROPERTY SPECS

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



FOR LEASE

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



EH STREET

TELEGRAPH CANYON ROAD

EAST PALOMAR STREET

OLYMPIC PARKWAY

MAIN STREET

517 SHINOHARA LANE

DEMOOS



8,900,000 SF
Of Industrial Space



67,500 SF
Future Industrial Construction



1.84%
Of Industrial Vacancy



242,595 SF
Of Industrial Demand

\$730,000
Home Value 2025

284,065
Residents 2025



\$560,000
Home Value 2020

275,373
Residents 2020



VIAWEST
Group

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COLLIERS

4350 La Jolla Village Drive, Ste. 500

San Diego, CA 92122

colliers.com/sandiego



LOS ANGELES 130 Miles

MIRAMAR 25.1 Miles

UTC 23.6 Miles

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

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

TIJUANA 7.4 Miles

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