

SOUTH BAY BUSINESS PARK

649-651 Anita Street, Chula Vista, CA 91911



FOR LEASE

CBRE

PT. LOMA

CORONADO

DOWNTOWN

SAN DIEGO BAY



PALOMAR ST. TRANSIT STATION

INDUSTRIAL BLVD.

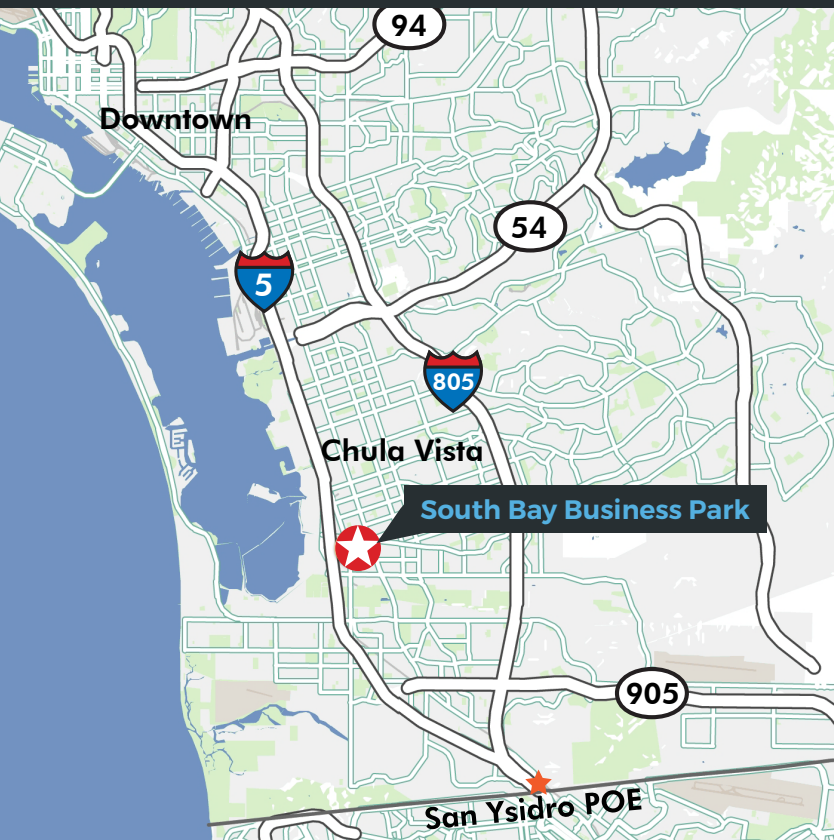
SOUTH BAY BUSINESS PARK

JAYKEN WAY

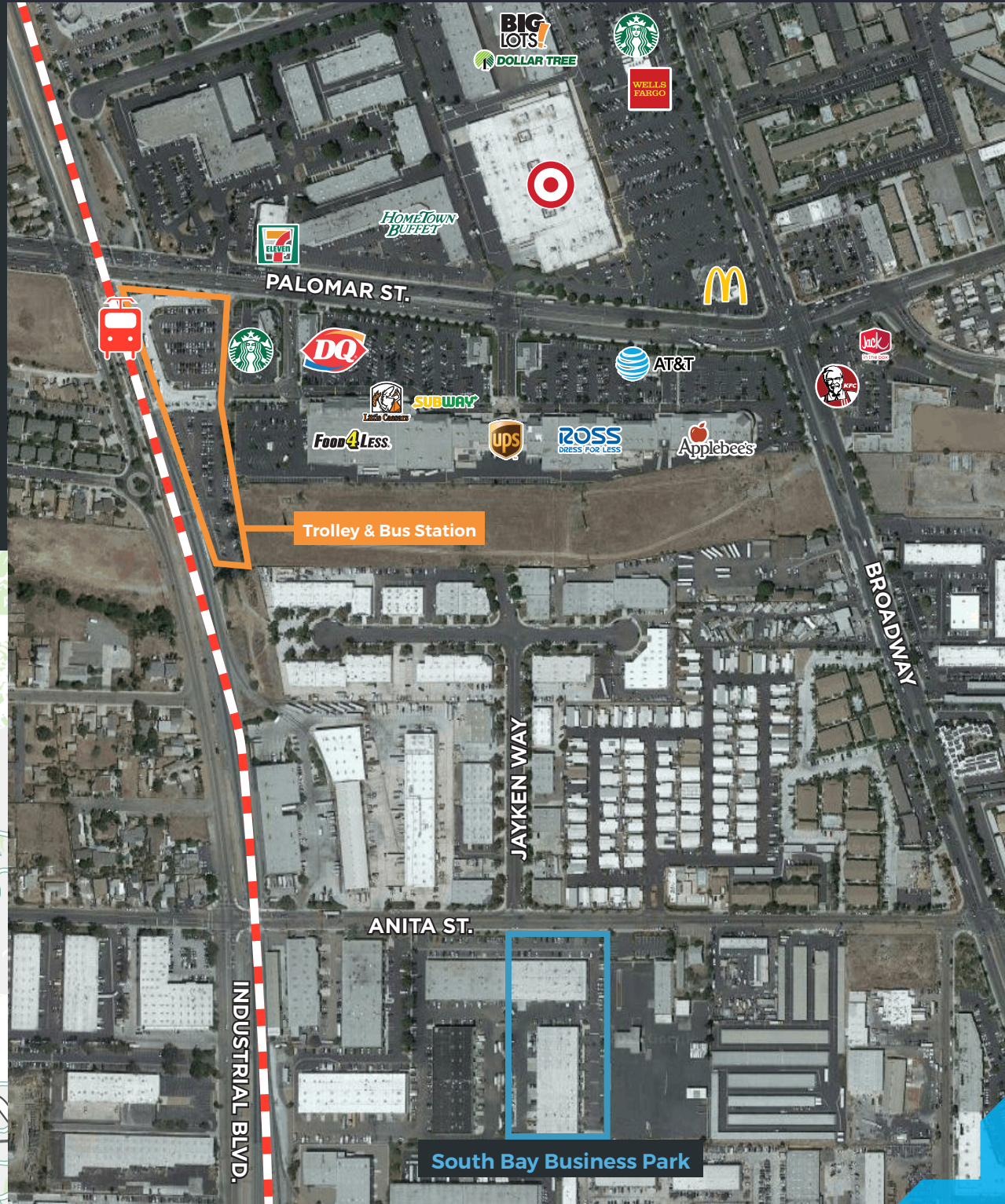
ANITA ST.

South Bay Business Park Features

- First-class business park environment
- Easy access to I-5 from Main & Palomar Streets
- Walking distance to Palomar Street Transit Station
- Street identity on Anita Street
- Fenced & secured with electronic gate access
- Dock high and grade level loading
- Fire sprinklered
- Clear height: ±18'
- Minutes to abundant retail services

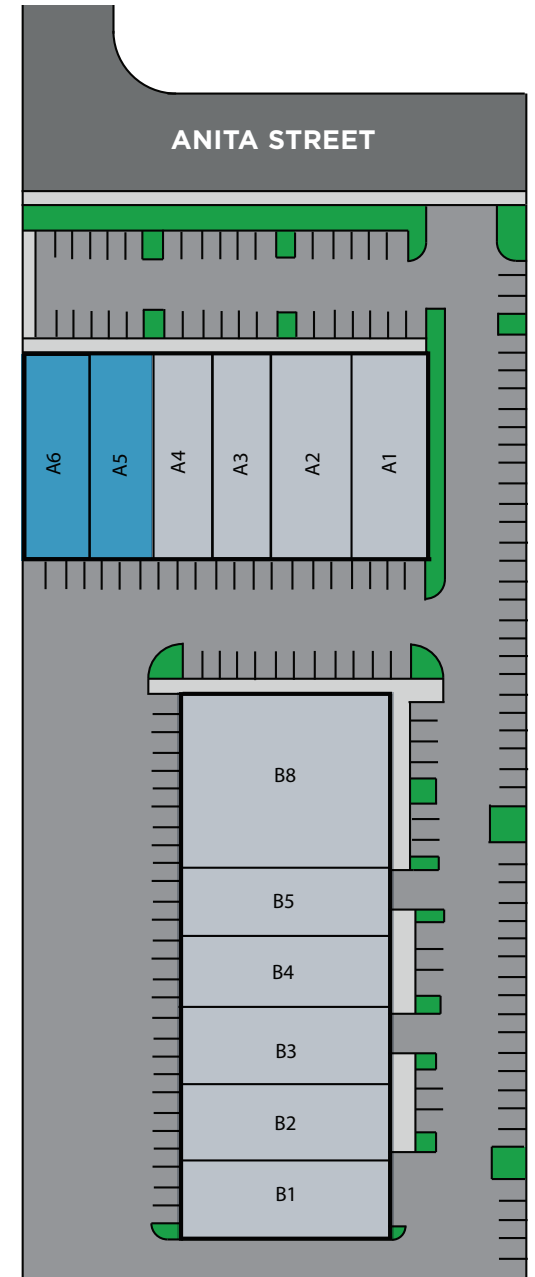


AREA AMENITIES



AVAILABLE SUITES

| SUITES | SQUARE FEET | LOADING | MONTHLY RENTAL RATE (PSF) | MONTHLY RENT (MODIFIED GROSS) |
|---------|-------------|---------|---------------------------|-------------------------------|
| A5 | ± 4,800 | 1 Dock | \$1.10 | \$5,280 |
| A6 | ± 4,800 | 1 Dock | \$1.10 | \$5,280 |
| A5 & A6 | ± 9,600 | 2 Docks | \$1.10 | \$10,560 |



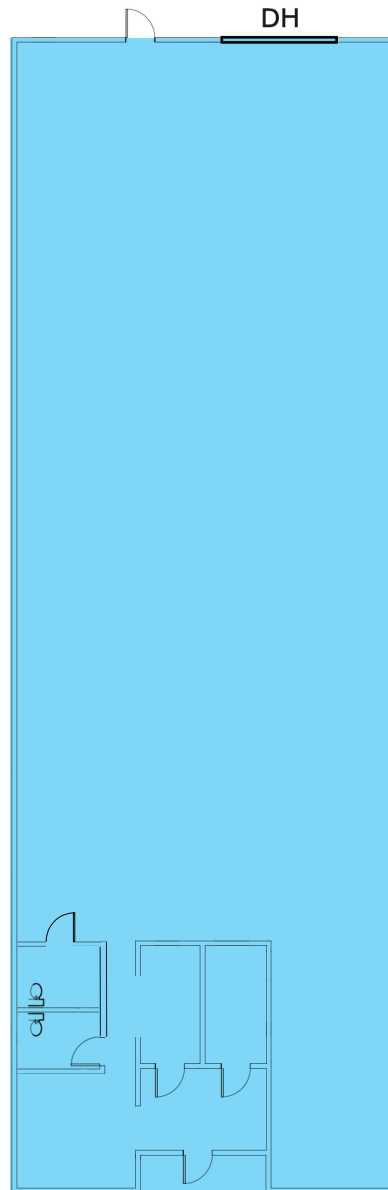
649 ANITA ST., SUITE A5

Small, Dock High Space

- ± 4,800 SF
- ± 10% Office Area
- One (1) dock-high loading door
- Two (2) restrooms
- Can be combined with Suite A6 for ± 9,600 SF
- Street identity on Anita Street
- Available with 30-day notice

Rental Rate:

- \$1.10/SF Gross (\$5,280/Month)



*Not to Scale



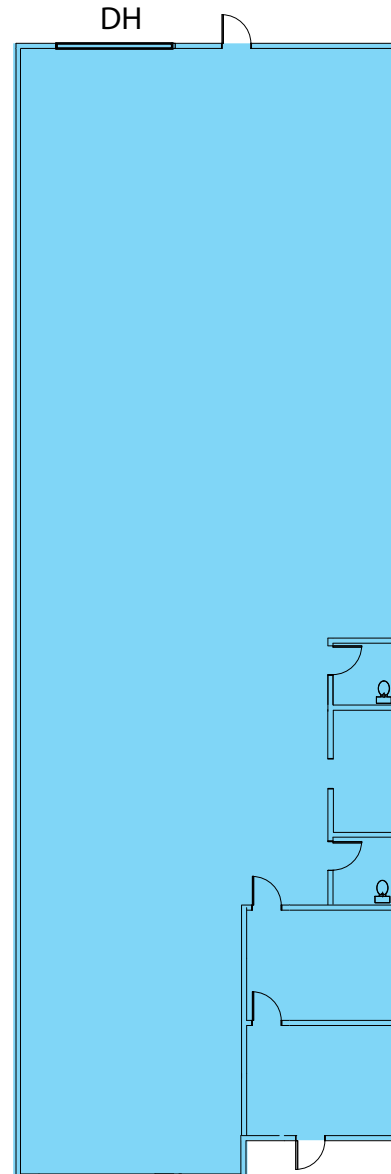
649 ANITA ST., SUITE A6

Small, Dock High Space

- ± 4,800 SF
- Reception, one (1) private and one (1) restroom
- One (1) dock-high loading door
- Desirable corner location
- Street identity on Anita Street
- Can be combined with Suite A5 for ± 9,600 SF

Rental Rate:

- \$1.10/SF Gross (\$5,280/Month)



*Not to Scale



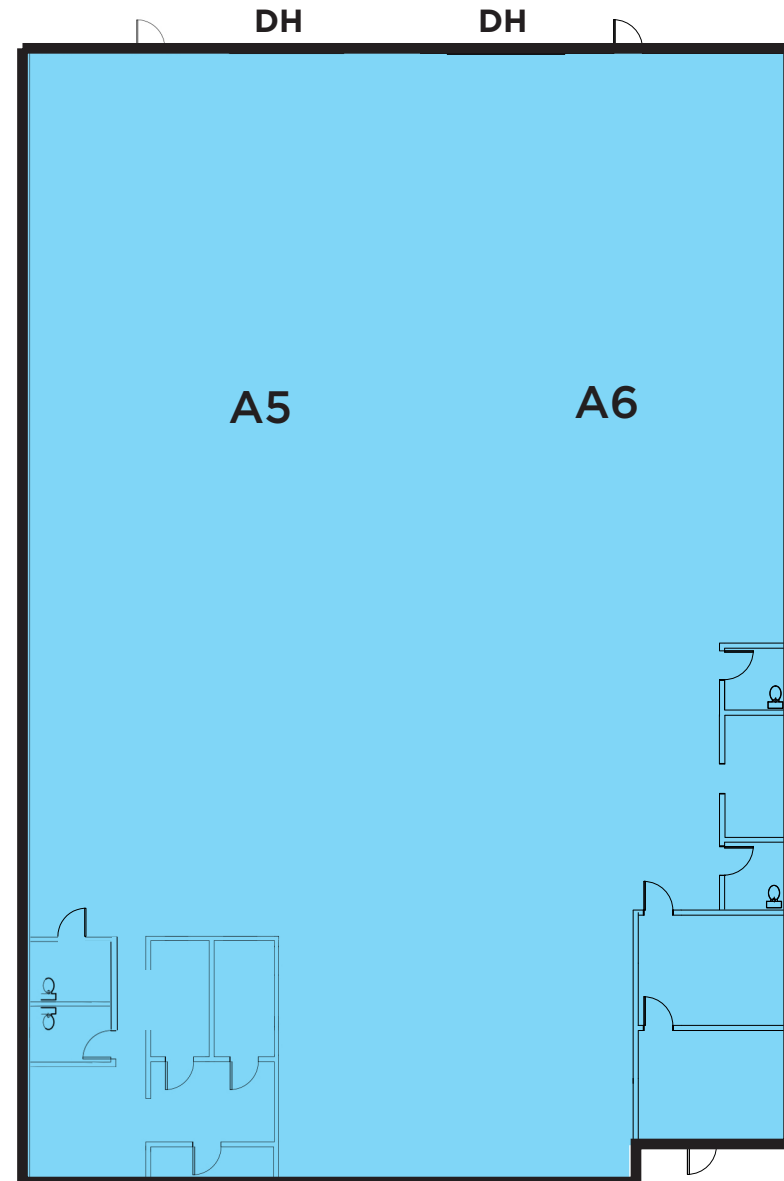
649 ANITA ST., SUITES A5 & A6

Desireable Dock High Space

- ± 9,600 SF
- ± 15% office area
- Four (4) restrooms
- Two (2) dock-high loading doors
- Street identity on Anita Street

Rental Rate:

- \$1.10/SF Gross (\$10,560/Month)



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**FOR MORE INFORMATION,
PLEASE CONTACT:**

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