

517

Lane SHINOHARA

FOR LEASE

New Warehouse  
Distribution Building

179,530 SF



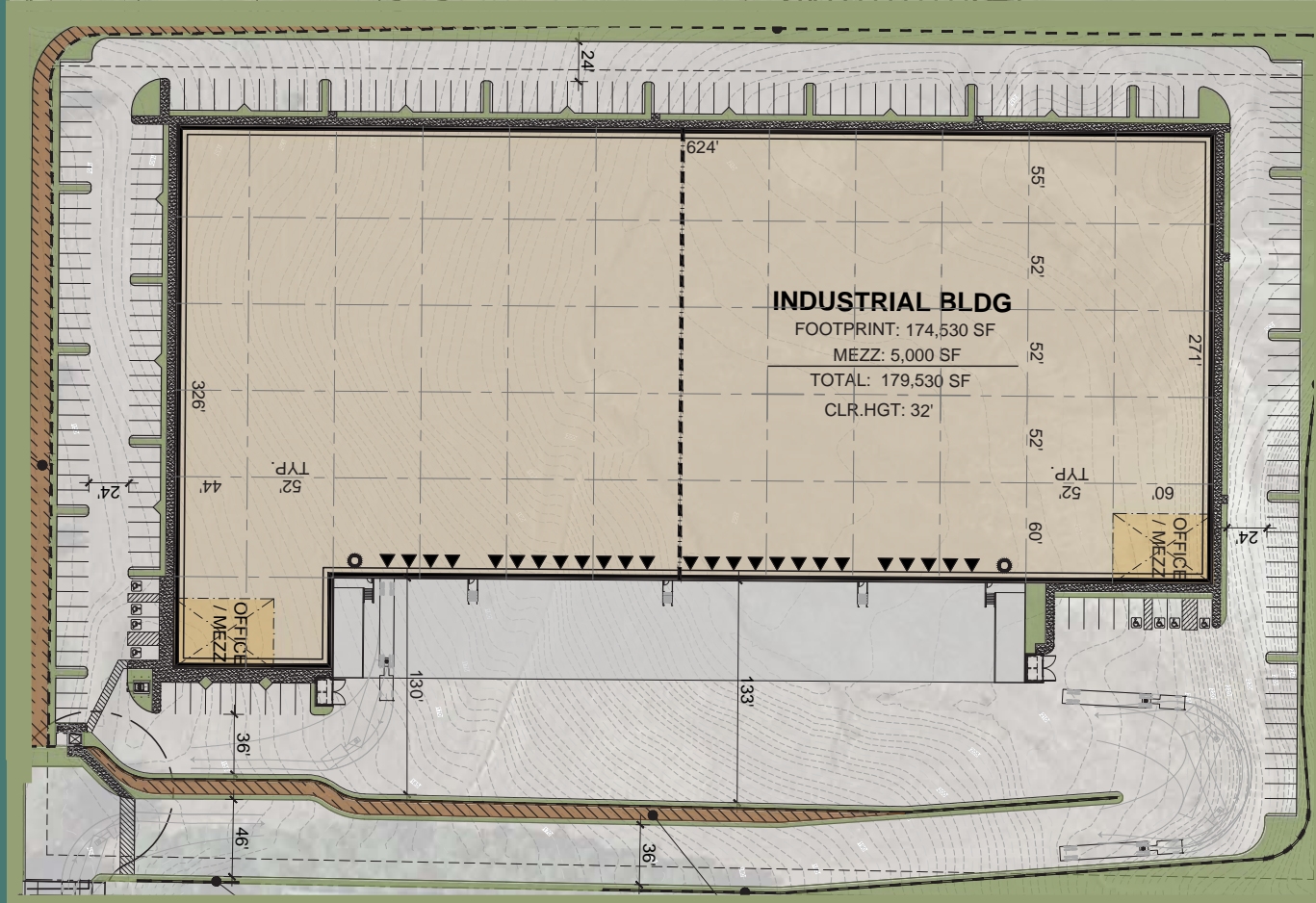
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# FOR LEASE

179,530 SQUARE FEET  
DIVISIBLE TO 89,765 SF



## PROPERTY SPECS

- 3.8% Office Buildout
- 32' Clear Height
- 4,000 Amps
- 277/480 Volt Power
- ESRF Fire Suppression
- 191 Parking Spaces
- 25 Dock High and 2 Grade Level Doors
- Delivery October 2022
- \$1.10 SF NNN
- Secured, Gated Entry
- State of the Art Designed Class A
- Brand New Construction



517 SHINOHARA LANE

# LOCATION

  PASHA  
 **amazon** **EPSILON**  
Systems Solutions, Inc.



 **Prudential**  
**overall**  
**Supply**

**GENERAL DYNAMICS**  
**BAE SYSTEMS**

517  
SHINOHARA  
LANE



E H STREET

TELEGRAPH CANYON ROAD

EAST PALOMAR STREET

OLYMPIC PARKWAY

MAIN STREET



# 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 Ysidra)

4.6 Miles

### BORDER CROSSING

(Otay Mesa)

8.9 Miles



### BROWN FIELD MUNICIPAL AIRPORT

4.4 Miles

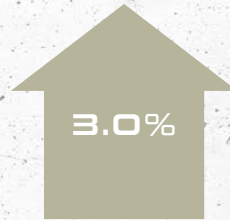
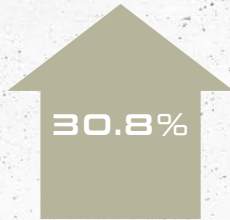


517 SHINOHARA LANE

# DEMOOS

**\$730,000**  
Home Value 2025

**284,065**  
Residents 2025



**\$560,000**  
Home Value 2020

**275,373**  
Residents 2020

**\$98,895**  
Average Household  
Income



**8,900,000 SF**  
Of Industrial Space



**67,500 SF**  
Future Industrial Construction



**1.84%**  
Of Industrial Vacancy



**242,595 SF**  
Of Industrial Demand

**517**

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**New Warehouse**  
**Distribution Building**  
**179,530 SF**

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