

# For Lease

Rancho Anita Business Park, Chula Vista, CA



## PROJECT SF

±137,510 sf

1 unit available

## CLEAR HEIGHT

18-22'

with skylights and fire  
sprinklers

## ACCESS

0.5 mi

to Interstate 5 and  
Downtown Chula Vista

## AVAILABLE SPACE

±8,535 sf

775 Anita St

## South San Diego warehouse space with excellent access to I-5 and Main Street in Chula Vista

Four buildings

Dock and grade level loading

Distribution and/or manufacturing uses

±10 miles to Downtown San Diego

±6 miles to San Ysidro border crossing

Lease rate: starting at \$0.75 PSF NNN  
(plus \$0.16 operating expenses)

### Leasing Information

**Bryan Teel**

858.369.3074

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[kiddermathews.com](http://kiddermathews.com)

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BLDG	SUITE	RSF	LEASE RATE	AVAILABLE	COMMENTS
775	A	8,535 sf	\$0.75/sf NNN (NNN = \$0.16)	Now	2 dock-high doors 1 grade-level door

\*Potential to combine and deliver 21,176 sf

## Site Plan



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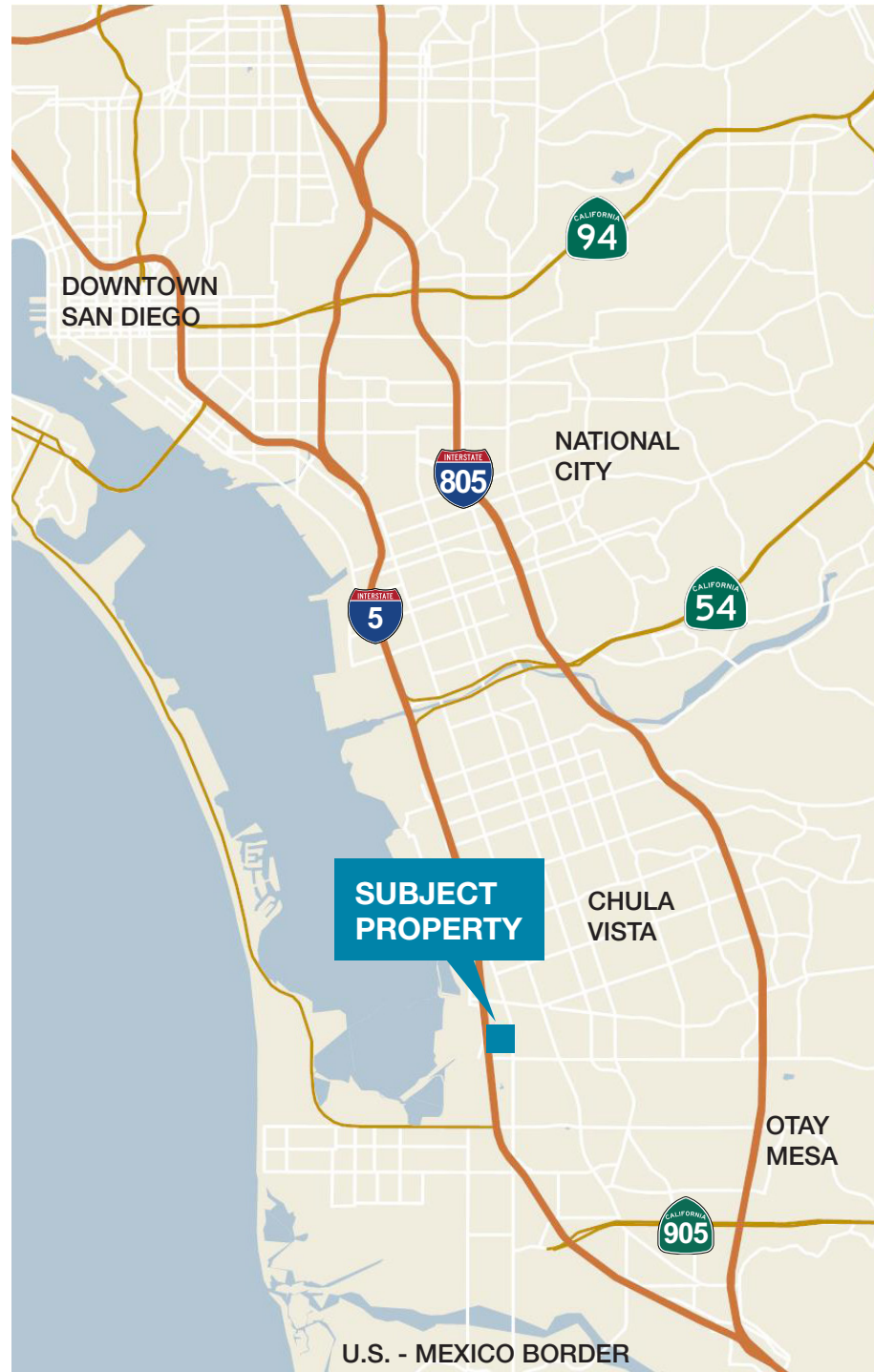
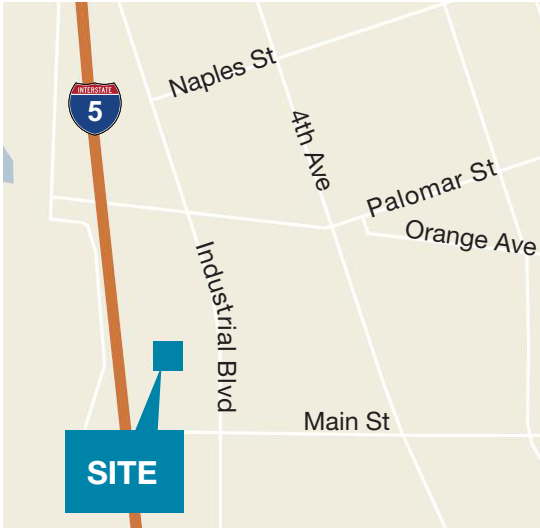
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## Ideally Located

Conveniently situated near the I-5 and Main Street in Downtown Chula Vista

Easy drive to Downtown San Diego or the San Ysidro border crossing



### DISTANCE HIGHLIGHTS

I-5 Freeway	±0.5 miles
Downtown San Diego	±10 miles
San Ysidro Border	±6 miles

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