

**FOR
LEASE**

SOUTHRAIL BUSINESS PARK

1548-1596 Jayken Way & 645-696 Marsat Court
Chula Vista, California 91911



PROPERTY FEATURES

- ±128,000 SF Business Park
- Bay Sizes Range from ±2,550 SF & Up
- Dock High and Grade Level Loading
- 2.59/1,000 Parking Ratio
- Additional Abundant On-Street Parking
- Adjacent to San Diego Trolley and Local Retail Services (Easy Access to Labor)
- HUB Zone Qualified
- Easy Access to I-5, I-805, I-905, Downtown, and Border Crossing
- Park Setting with Lush Landscaping
- See Reverse for Availability & Rates

REDUCED RATES

As Low as \$0.75 PSF Gross

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REAL ESTATE SERVICES

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FOR LEASE

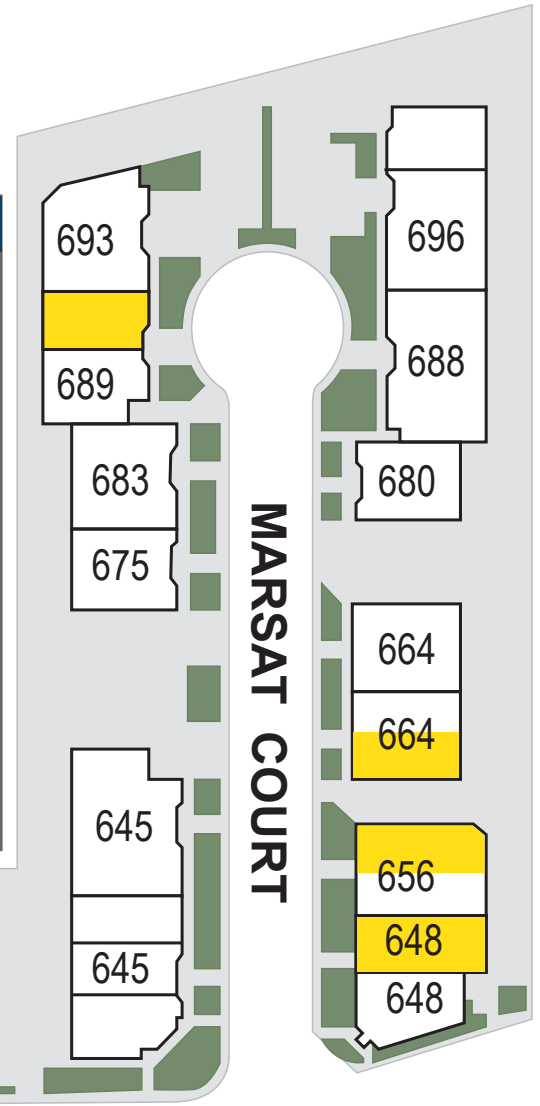
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AVAILABILITY

 Available Spaces

ADDRESS	SIZE	RATES
648 Marsat Ct., Ste. A <i>Features: 10% office build-out; 1 reception; 2 offices; 1 restroom; 1 grade level door</i>	3,977 SF	\$0.75/SF Gross
656 Marsat Ct., Ste. A <i>Features: 1 reception; 1 office; 1 grade level door; 1 restroom (Available after 30-Day Notice)</i>	3,307 SF	\$0.78/SF Gross
664 Marsat Ct., Ste. D <i>Features: 50% office build-out; large reception; 3 large offices; 2 restrooms; 1 grade level door</i>	2,550 SF	\$0.83/SF Gross
689 Marsat Ct., Ste. B <i>Features: 1 reception; 1 office; 1 grade level door; 1 restroom</i>	3,127 SF	\$0.80/SF Gross



JAYKEN WAY

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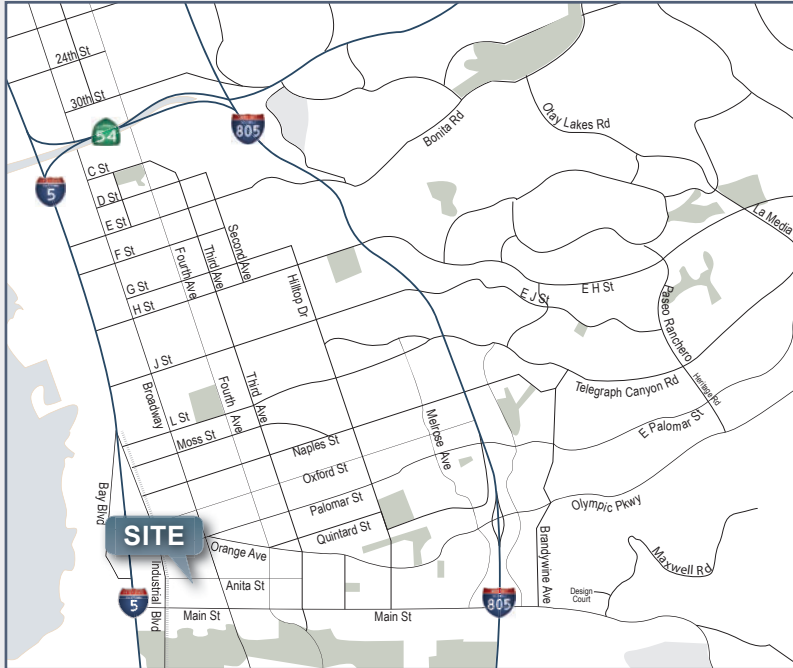
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