

FOR SALE

796 Energy Way | Chula Vista, CA 91911

PROPERTY FEATURES

This property is a great owner-user-investor opportunity. Access to both I-805 & Hwy-905 and only 20 minutes from downtown San Diego. General vicinity neighbors include 20,000-seat Sleep Train Amphitheater, Sea World's Aquatica Water Park and South Bay Auto Mall.

- ±30,000 SF Total Building Size
- ±5,500 SF Office Area
- Divisible to ±5,000 SF
- 1.66 Acres
- 48 Parking Spaces
- 11 Dock High Doors
- 1 Grade-Level Ramp
- Fire Sprinklered
- Warehouse Lighting and Skylights
- Concrete Tilt Up Construction
- 200V 3 Phase Power
- Security Fencing
- Zoning: IP General Industrial
- Rental Income: AT&T Lease Generates approximately \$2,100 per month

PRICE: \$1,795,000 (\$59.83 PSF)

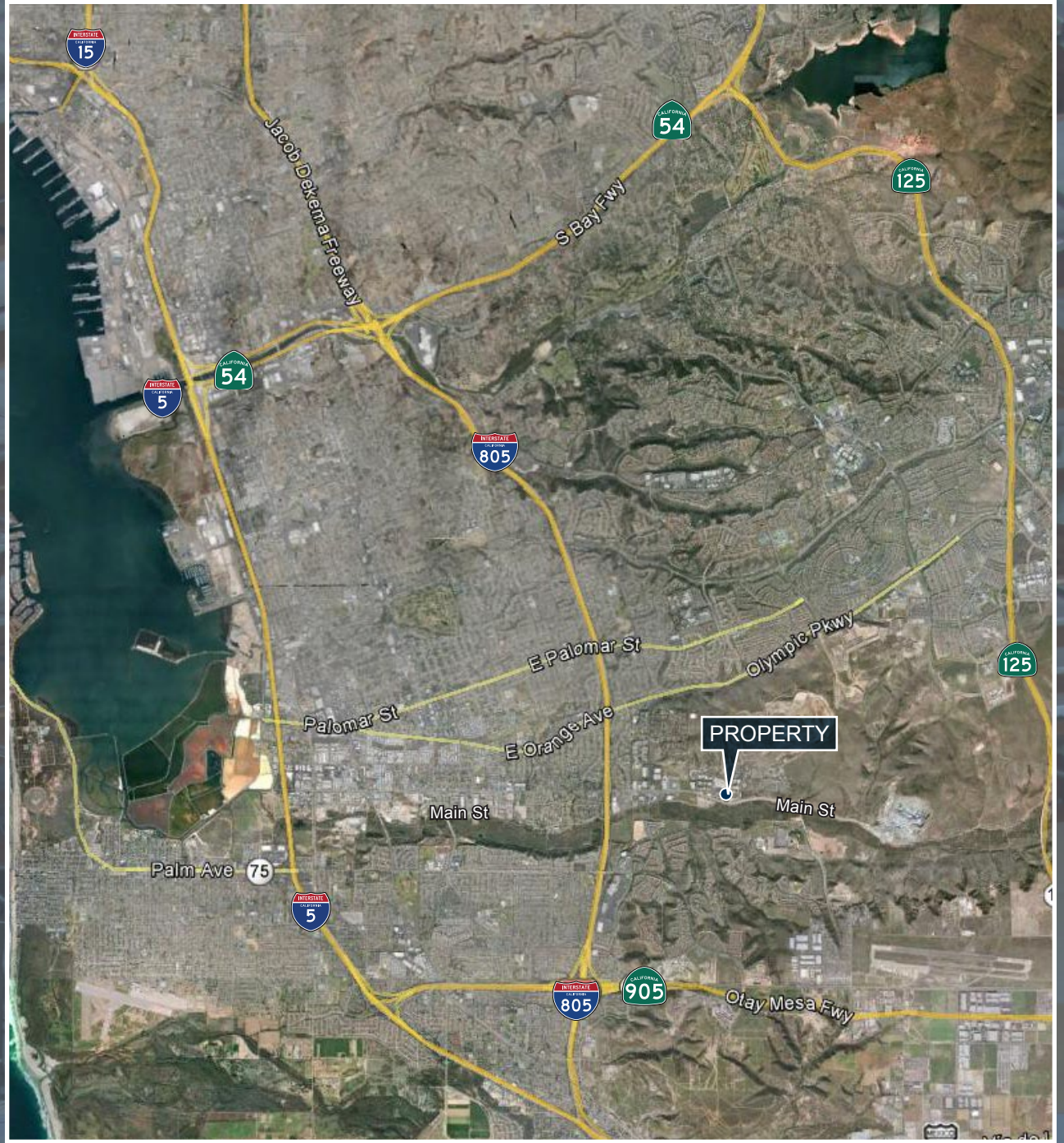


Voit

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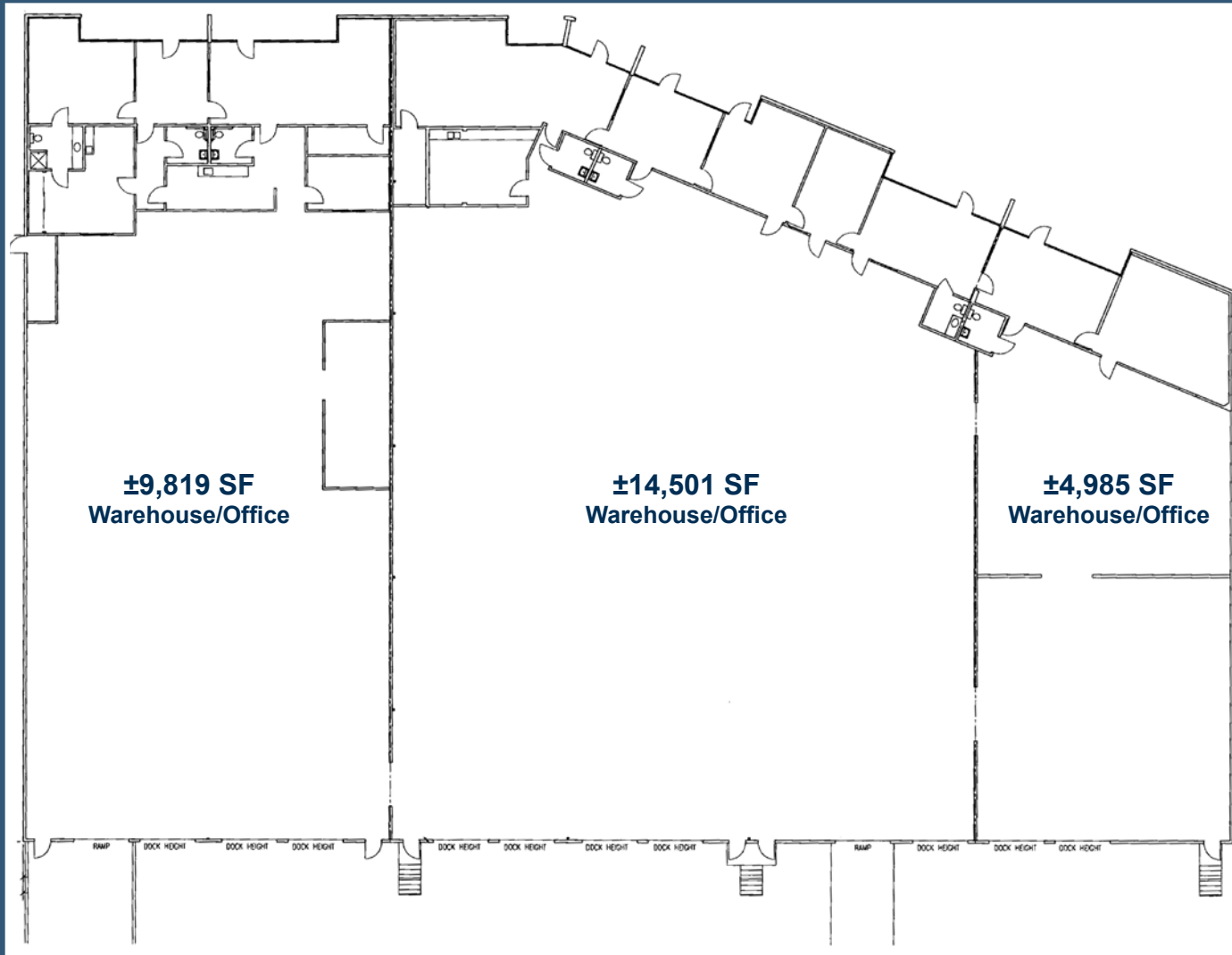
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SITE MAP



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