

An aerial photograph of an industrial park. A large, white, single-story building with a flat roof is highlighted with a thick orange border. The building has a central entrance with glass doors and windows. In front of the building is a large, paved parking lot with many empty spaces. To the left of the highlighted building is another large building with a grey roof. In the background, there are more industrial buildings, some with blue accents and letters (B, C, D, E, F) on their roofs. A body of water is visible in the far distance. A red banner with the text "BAE SYSTEMS" is overlaid on the top left of the image.

BAE SYSTEMS

1664 1680

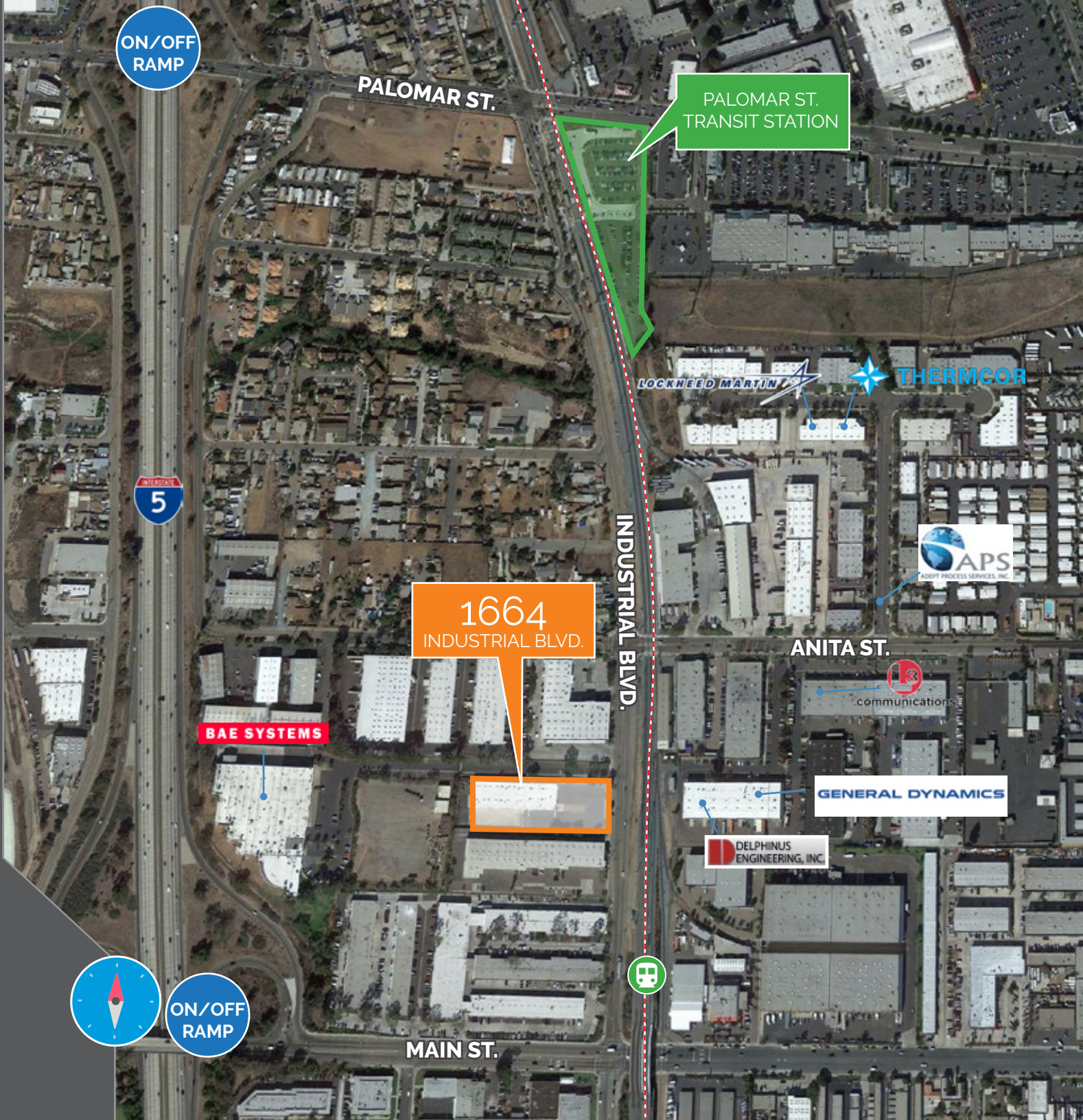
FOR LEASE

1664 INDUSTRIAL BLVD
CHULA VISTA, CA 91911

CBRE

PROPERTY HIGHLIGHTS

- > Total Building Size: ±25,000 SF
- > Land Area: ±2.05 acres
- > Office Area: ±5,875 SF
- > 4 Restrooms
- > Storage Mezzanine: ±1,200 SF
- > Loading: 4 docks (platform), 1 grade-level (12'x14')
- > Clear Height: ±12' - ±22'
- > Yard Area: ±5,600 SF
- > Power: 800 amps/208v 3 phase
- > Parking: 3,2/1,000 SF expandable
- > Fire Sprinklers
- > Zoning: IL
- > Walking Distance to Palomar Transit Station
- > Minutes to Abundant Retail Amenities
- > Lease Rate: \$0.82/SF NNN
- > Operating Expenses: ±\$0.12/SF



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ERIK PARKER

Lic. 01315045

+1 619 696 8330

erik.parker@cbre.com

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