

**FOR LEASE**

# Bayview Commerce Center

1011-1161 Bay Boulevard, Chula Vista, California 91911



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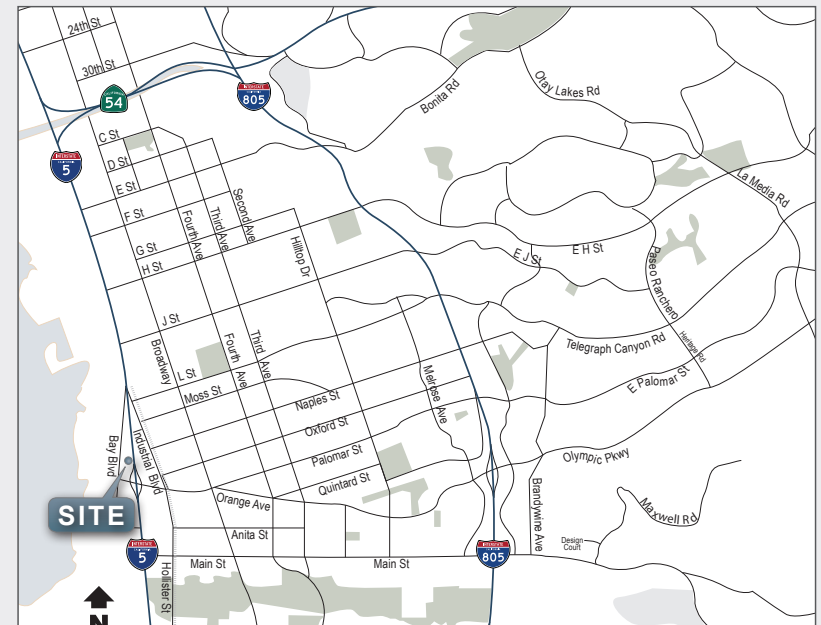


## PROPERTY DETAILS

|                        |  |
|------------------------|--|
| Total Project Size     | ±277,098 SF  |
| Size Space             | From 568 SF - 27,371 SF  |
| Visibility             | Avg. 130,000 Cars Daily on I-5   |
| Parking                | 2.7/1,000  |
| Warehouse Clear Height | ±16' - 21'   |
| Loading                | Dock High & Grade Level  |
| Power                  | Minimum 100 Amps 110/208 V 3-Phase   |
| Zoning                 | Industrial (City of Chula Vista)<br>Allows for Expanded Range of Uses (Retail Wholesale, Office) |

## FEATURES

- Gas Available
- Easy Truck Access & Maneuverability
- Walking Distance to the Palomar Street Trolley & Bus Station
- Freeway Visible Signage
- ±5 Minutes to US/Mexico Border Crossing
- ±10 Minutes to Downtown San Diego, North Island and 32nd Street Naval Base



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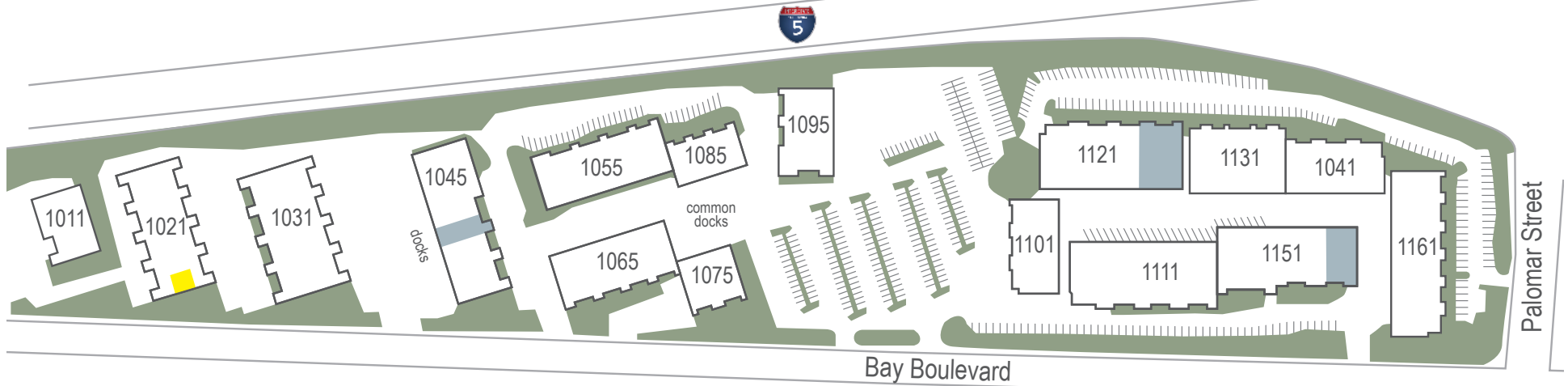
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## CURRENT AVAILABILITIES



## INDUSTRIAL SPACE

| Address            | Suite(s) | Size (SF) | Loading  | Lease Rate       | Comments                     |
|--------------------|----------|-----------|----------|------------------|------------------------------|
| 1045 Bay Boulevard | E        | 3,030 SF  | 1 Dock   | \$0.82 PSF Gross | 15% Office; 1 Restroom       |
| 1151 Bay Boulevard | F & G    | 4,667 SF  | 2 Grades | \$0.81 PSF Gross | 10% Office; 1 Restroom       |
| 1121 Bay Boulevard | A & B    | 4,851 SF  | 1 Grade  | \$0.85 PSF Gross | 45% Office; Freeway Frontage |

## OFFICE SPACE

| Address            | Suite(s) | Size (SF) | Lease Rate       | Comments  |
|--------------------|----------|-----------|------------------|---|
| 1021 Bay Boulevard | C        | 875 SF    | \$1.10 PSF Gross | Reception, Restroom, 2 Offices & Small Bullpen Area |

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## AERIAL VIEW



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