

# Gold Coast Industrial Park

751, 755, 757, 759 Main St  
Chula Vista, CA



**FOR LEASE**

±65,365 SF Available with Heavy Power  
Divisible to ±9,543 SF

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**km** Kidder  
Mathews



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Chula Vista, CA

## Features

<b>TOTAL SIZE</b>	±76,483 SF
<b>LOT SIZE</b>	5.02 acres
<b>CLEAR HEIGHT</b>	16' - 22'
<b>POWER</b>	800 amps @ 377/480 volts – 4,000 amps @ 277/480 volts
<b>SPRINKLERS</b>	0.25/2,000
<b>PARKING</b>	2.4/1,000
<b>VISIBILITY</b>	Excellent visibility from Main St.
<b>YARD</b>	Fenced, secure yard areas
<b>LOCATION</b>	Easy access to I-805, close proximity to restaurants, retail and amphitheater
<b>LEASE RATE</b>	\$0.80-0.90/SF gross



## Availabilities

**BUILDING 755**

**BUILDING 757**

**BUILDING 759**

±9,543 SF

±43,564 SF

±12,258 SF



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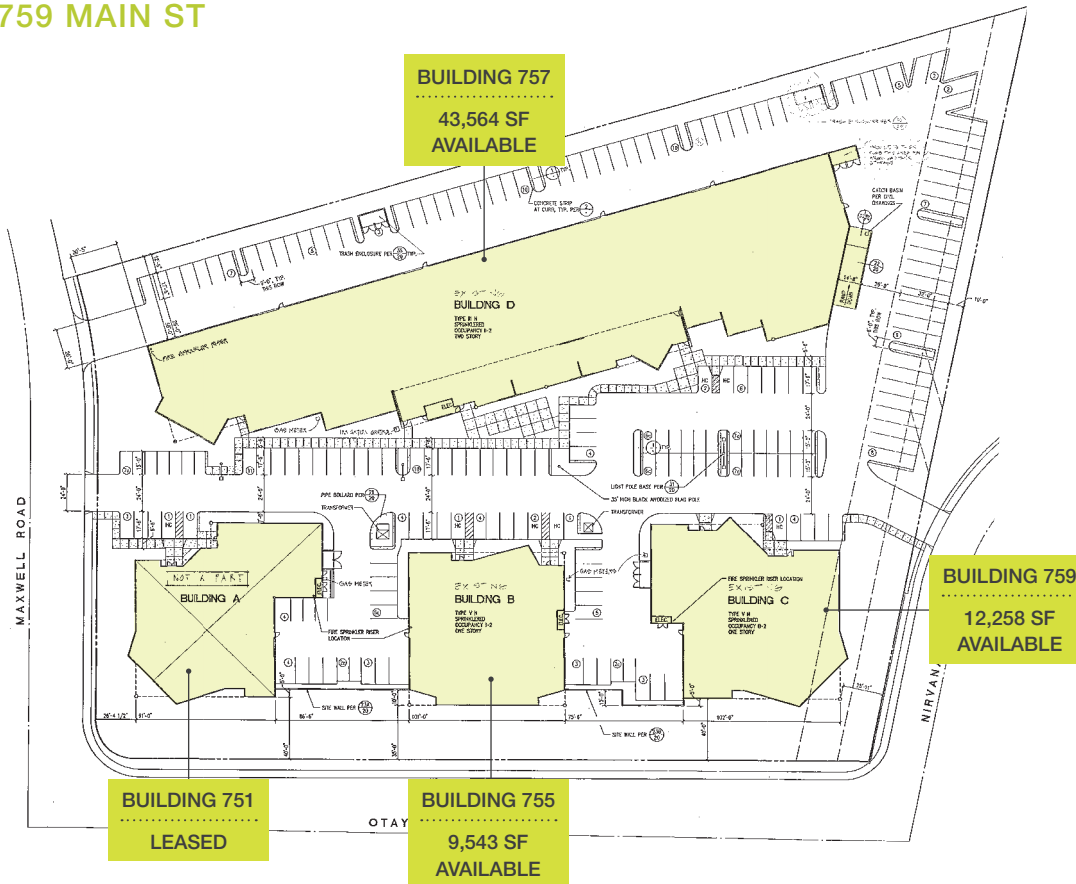
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## Site Plan

751, 755, 757, 759 MAIN ST



### SPACE AVAILABLE

±65,365 SF

*Buildings can be leased separately or together*

### LEASE RATE

<b>ALL BUILDINGS COMBINED</b>	\$0.80/SF gross
<b>BUILDING 755</b>	\$0.90/SF gross
<b>BUILDING 757</b>	\$0.85/SF gross
<b>BUILDING 759</b>	\$0.90/SF gross

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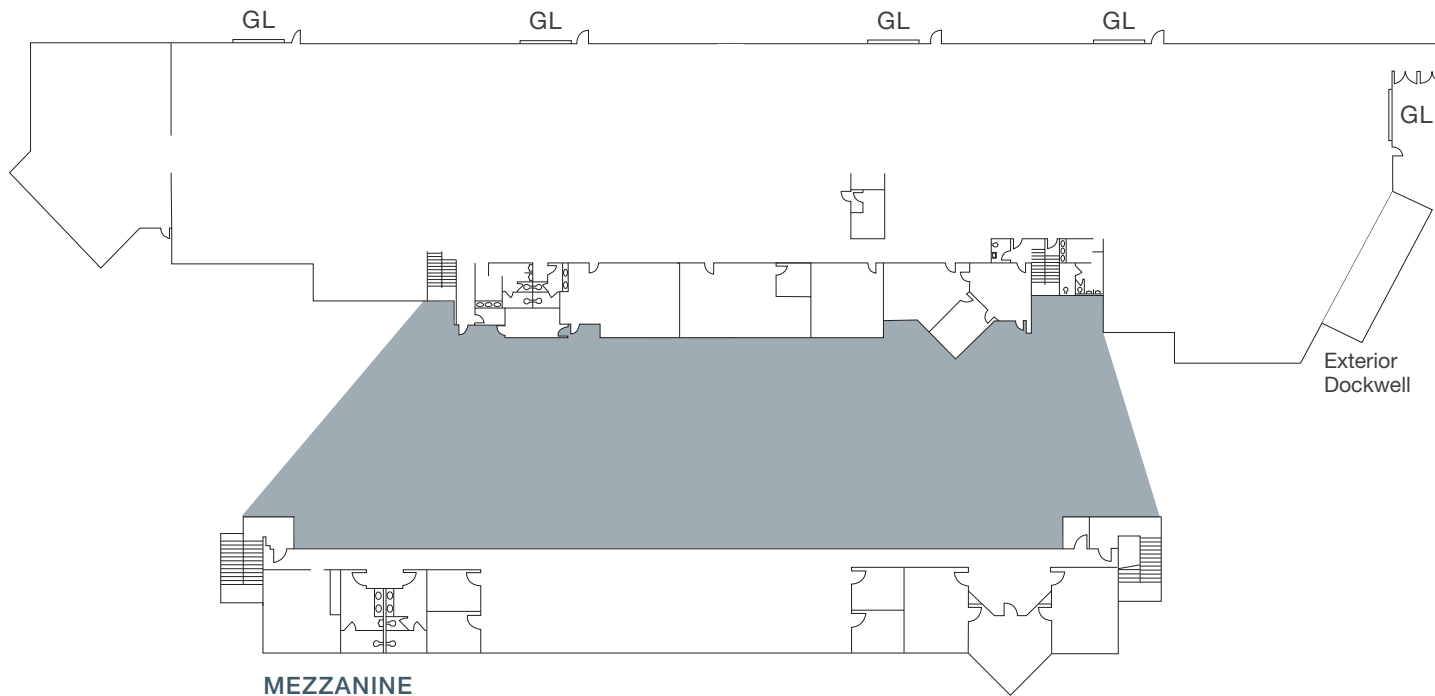
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# Gold Coast Industrial Park

Chula Vista, CA

## Floor Plan

757 MAIN ST



SPACE AVAILABLE

±43,564 SF

*Can be combined with other available buildings*

### FEATURES

OFFICE SF	±7,405 SF
POWER	4000 amps@377/480 v
LOADING	1 exterior dockwell & 5 grade level doors
PARKING	2.4/1,000
CLEAR HEIGHT	22'
YARD	fenced, secure yard
LEASE RATE	\$0.85/SF gross

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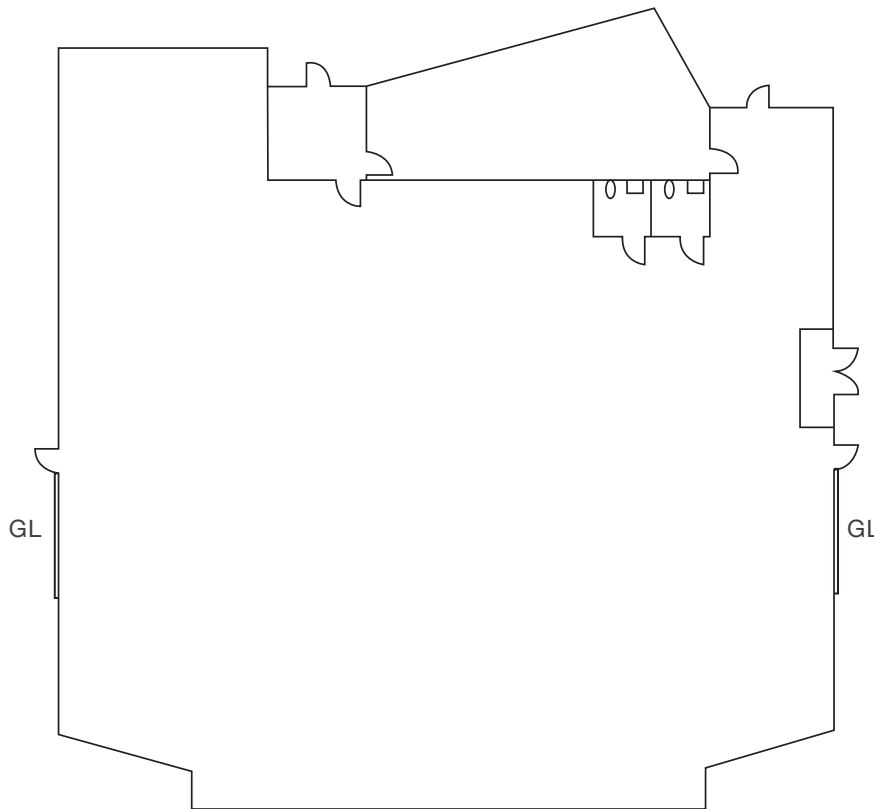
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# Gold Coast Industrial Park

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## Floor Plan

755 MAIN ST



SPACE AVAILABLE

±9,543 SF

*Can be combined with other available buildings*

### FEATURES

OFFICE SF	±1,074 SF
POWER	800 amps@277/480 v
LOADING	2 grade level doors
PARKING	2.4/1,000
CLEAR HEIGHT	16'
YARD	shared, fenced, secure yard
LEASE RATE	\$0.90/SF gross

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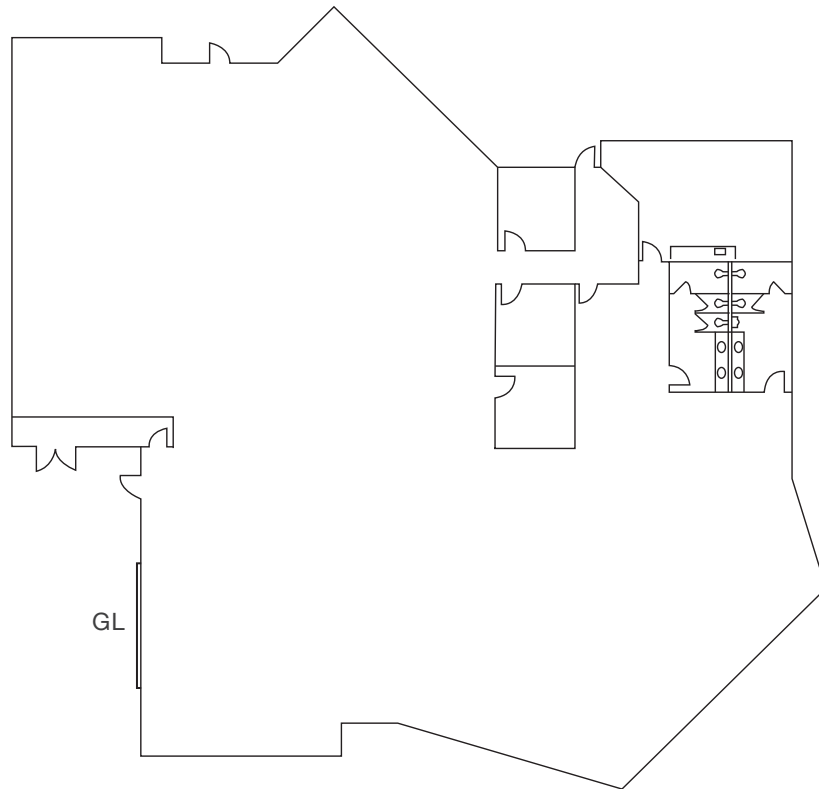
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## Floor Plan

759 MAIN ST



SPACE AVAILABLE

±12,258 SF

*Can be combined with other available buildings*

### FEATURES

OFFICE SF	±1,586 SF
POWER	800 amps@277/480 v
LOADING	1 grade level door
PARKING	2.4/1,000
CLEAR HEIGHT	16'
YARD	shared, fenced, secure yard
LEASE RATE	\$0.90/SF gross

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