

FOR LEASE

Bayview Commerce Center

1011-1161 Bay Boulevard, Chula Vista, California 91911



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Voit

REAL ESTATE SERVICES

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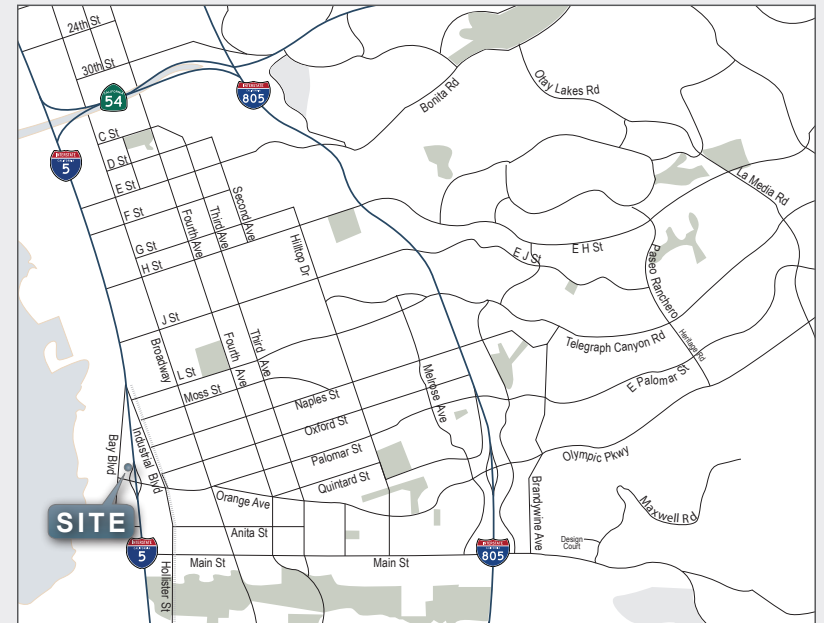


PROPERTY DETAILS

Total Project Size.....	±277,098 SF
I-5 Traffic Count.....	Avg. 143,000 Cars Per Day
Size Space	From 2,500 SF - 6,192 SF
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) 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 Navel Base



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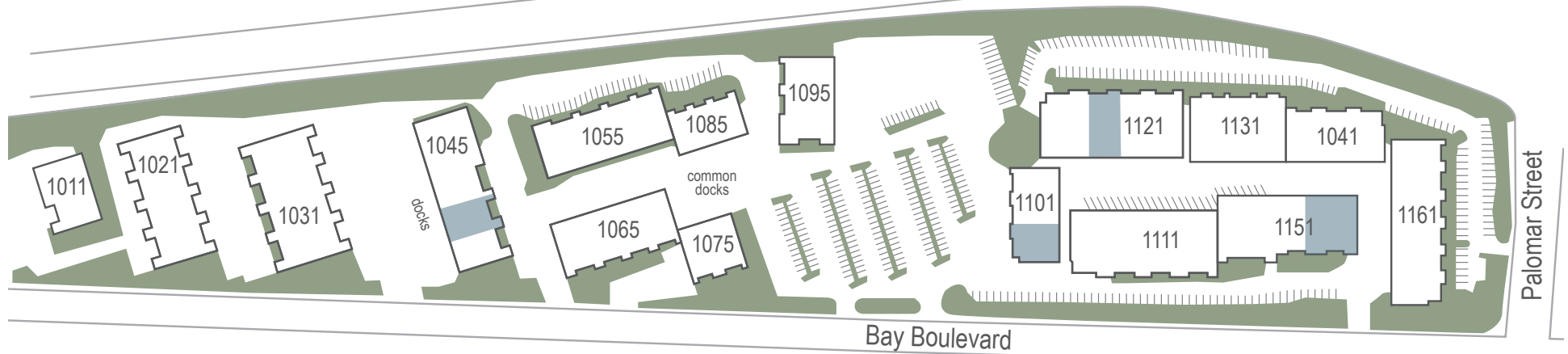
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CURRENT AVAILABILITIES



INDUSTRIAL SPACE

Address	Suite(s)	Size (SF)	Loading	Lease Rate	Comments
1101 Bay Boulevard	C, D, E & F	6,192 SF	4 Grade Possible	\$0.84 PSF Gross	Drop down ceiling; 2 large restrooms. 60 Day notice
1045 Bay Boulevard	C & D	6,060 SF	2 Docks	\$0.82 PSF Gross	5% office; 2 restrooms
1121 Bay Boulevard	E	2,500 SF	1 Grade	\$0.91 PSF Gross	Open office/warehouse; restroom
1151 Bay Boulevard	F & G	4,667 SF	2 Grade	\$0.90 PSF Gross	* Customizable build out

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AERIAL VIEW



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