SOUTHRAIL BUSINESS PARK

1548-1596 JAYKEN WAY & 645-696 MARSAT COURT CHULA VISTA, CALIFORNIA 91911



CURT PERRY

Senior Associate | Lic #01466077 858.458.3304 | cperry@voitco.com

MICHAEL MOSSMER

Senior Vice President | Lic #00998326 858.458.3347 | mmossmer@voitco.com

VoitREAL ESTATE SERVICES



4747 Executive Drive, Suite 800, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic #011991785 | www.voitco.com



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PROPERTY FEATURES

- » Southrail Business Park is a first-class business park environment consisting of 10 buildings and 30 suites
- » Easy access to I-5 from Main & Palomar Streets
- » Adjacent walking path to trolley station with the main line that connects Downtown San Diego to Tijuana
- » Street signage for each suite
- » Dock high and grade level loading
- » Clear height: 15' 18'
- » Gas, skylights and insulated warehouse ceilings
- » Close proximity to naval yards and marine terminals
- » Walking distance to numerous retail amenities
- » HUB zone qualified
- » No local minimum wage ordinance
- » 2 miles from the master planned Chula Vista Bayfront development project which will transform 535 acres into a thriving world class resort, convention center, residential and recreation destination on San Diego Bay





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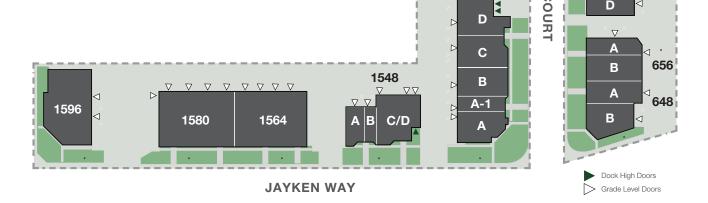
CURRENT AVAILABILITY:

675 MARSAT WAY, SUITE B

- » ±2,833 SF
- 1 grade level door
- » ±15' clear height
- » Excellent street/tenant identity
- » Lease Rate: \$1.05/PSF
- » Available Now

680 MARSAT COURT, SUITE A

- » ±2,254 SF
- » 1 grade level door
- » ±15' clear height
- » Lease Rate: \$1.10/PSF
- » Available with 30 days notice



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