

# FOR LEASE

## SOUTHRAIL BUSINESS PARK

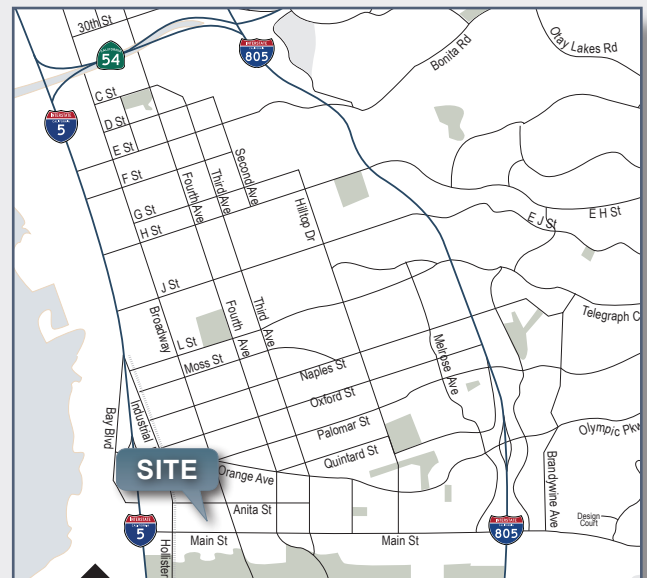
1548-1596 Jayken Way & 645-696 Marsat Court  
Chula Vista, California 91911



**SPACE AVAILABLE NOW! | As Low As \$0.84 PSF Gross**

### PROPERTY FEATURES

- ±128,000 SF Business Park
- Bay Sizes Range from ±2,550 SF & Up
- Dock High and Grade Level Loading
- 2.59/1,000 Parking Ratio
- Additional Abundant On-Street Parking
- Adjacent to San Diego Trolley and Local Retail Services (Easy Access to Labor)
- HUB Zone Qualified
- Easy Access to I-5, I-805, I-905, Downtown, & Border Crossing
- Park Setting with Lush Landscaping
- See Reverse for Availability & Rates



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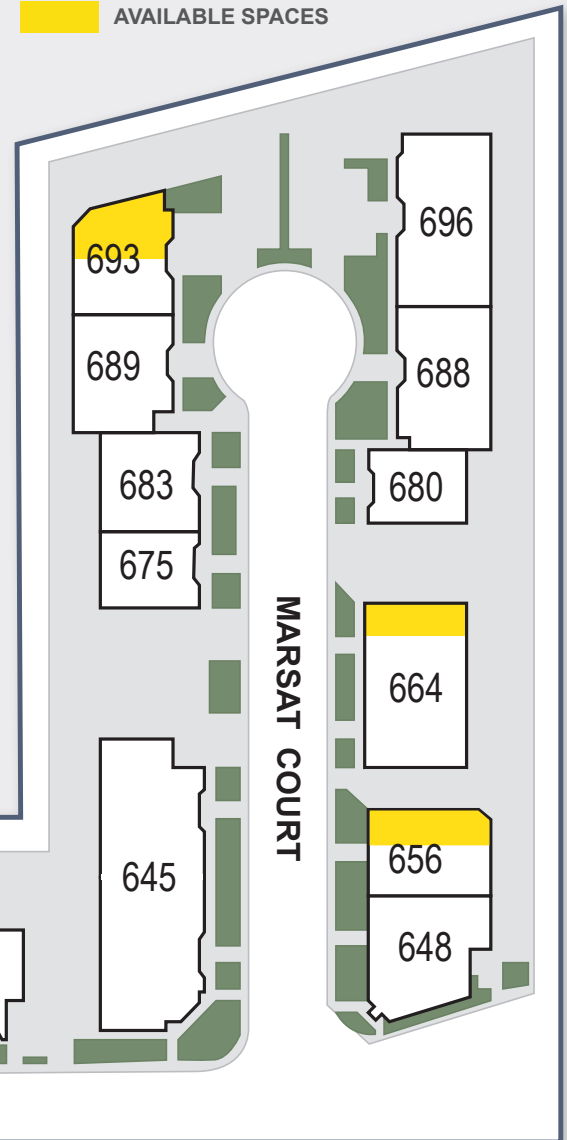
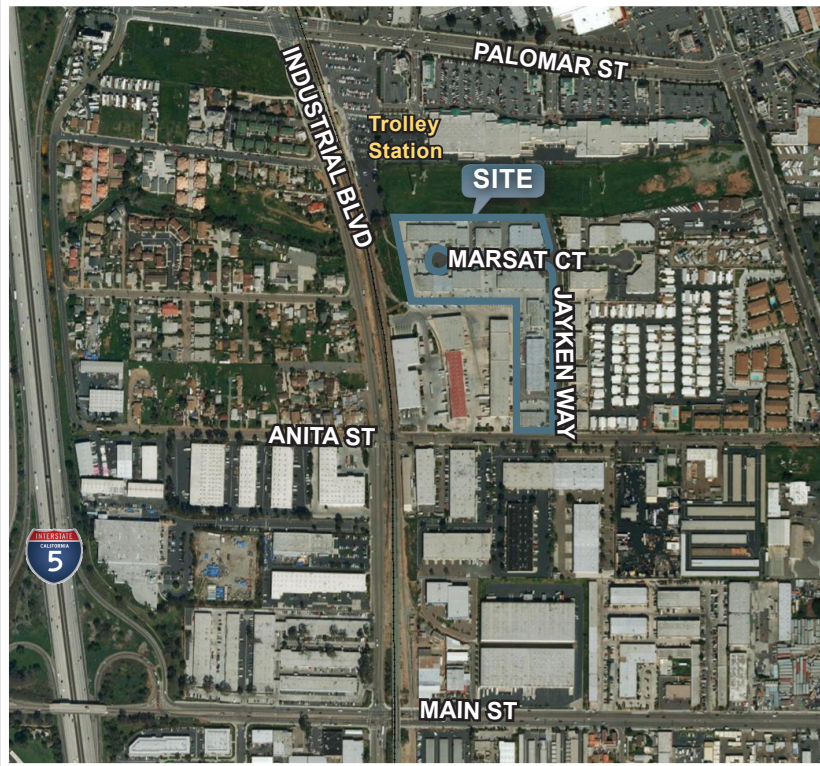


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REAL ESTATE SERVICES

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### AVAILABILITY

ADDRESS	SIZE	RATES	NOTES
656 Marsat Ct., Ste. A	3,307 SF	\$0.84 SF Gross	1 reception; 1 office; 1 grade level door; 1 restroom (Available after 30-Day Notice)
664 Marsat Ct., Ste. A	2,532 SF	\$0.85 SF Gross	End unit with office, reception and restroom
693 Marsat Ct., Ste. B	3,634 SF	\$0.84 SF Gross	Corner unit; 1 reception; 1 large office; 1 grade level door; 1 dock high door; 2 restrooms

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