

# Gold Coast Industrial Park

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



**FOR LEASE**

±76,483 SF Available with Heavy Power  
Divisible to ±9,543 SF

Bryan Teel  
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**km** Kidder  
Mathews



# Gold Coast Industrial Park

Chula Vista, CA

## Features

TOTAL SIZE	±76,483 SF
LOT SIZE	5.02 acres
CLEAR HEIGHT	16' - 22'
POWER	200 amps @ 120/208 volts – 4,000 amps @ 277/480 volts
GAS	Yes
SPRINKLERS	0.25/2,000
PARKING	2.4/1,000
VISIBILITY	Excellent visibility from Main St.
YARD	Fenced, secure yard areas
LOCATION	Easy access to I-805, close proximity to restaurants, retail and amphitheater
LEASE RATE	\$0.65-0.75/SF NNN

## Availabilities

### BUILDING 751

±11,118 SF

### BUILDING 757

±43,564 SF

### BUILDING 755

±9,543 SF

### BUILDING 759

±12,258 SF



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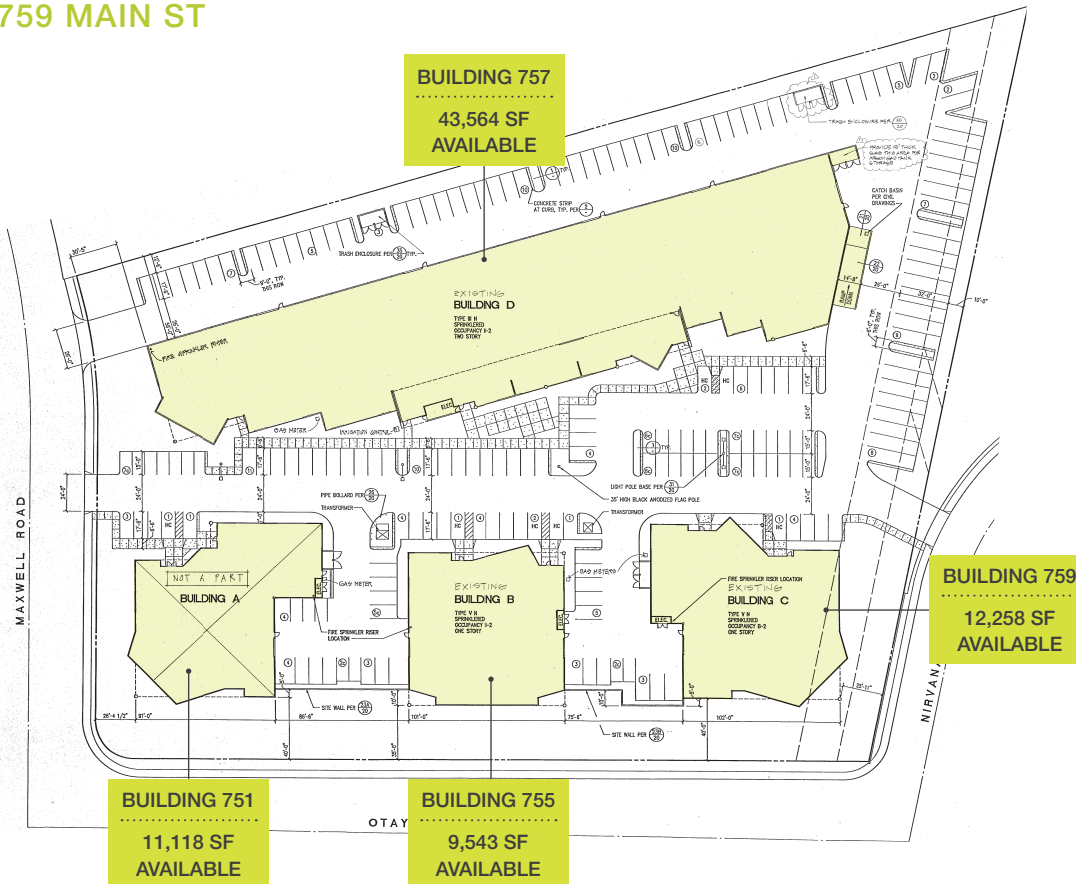
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Chula Vista, CA

## Site Plan

751, 755, 757, 759 MAIN ST



### SPACE AVAILABLE

±76,483 SF

*Buildings can be leased separately or together*

### LEASE RATE

ALL BUILDINGS COMBINED	\$0.65/SF NNN
BUILDING 751	\$0.75/SF NNN
BUILDING 755	\$0.75/SF NNN
BUILDING 757	\$0.70/SF NNN
BUILDING 759	\$0.75/SF NNN

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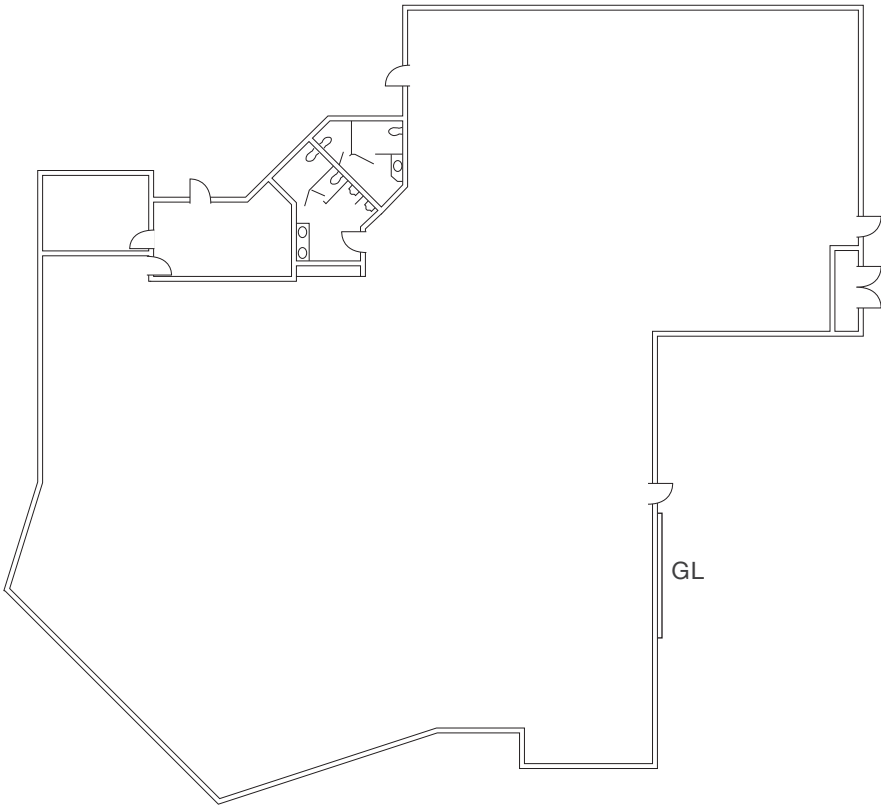
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# Gold Coast Industrial Park

Chula Vista, CA

## Floor Plan

751 MAIN ST



### SPACE AVAILABLE

±11,118 SF

*Can be combined with other  
available buildings*

### FEATURES

POWER	200 amps@120/208 v
LOADING	1 grade level doors
PARKING	2.4/1,000
CLEAR HEIGHT	18'
YARD	shared, fenced, secure yard
LEASE RATE	\$0.75/SF NNN

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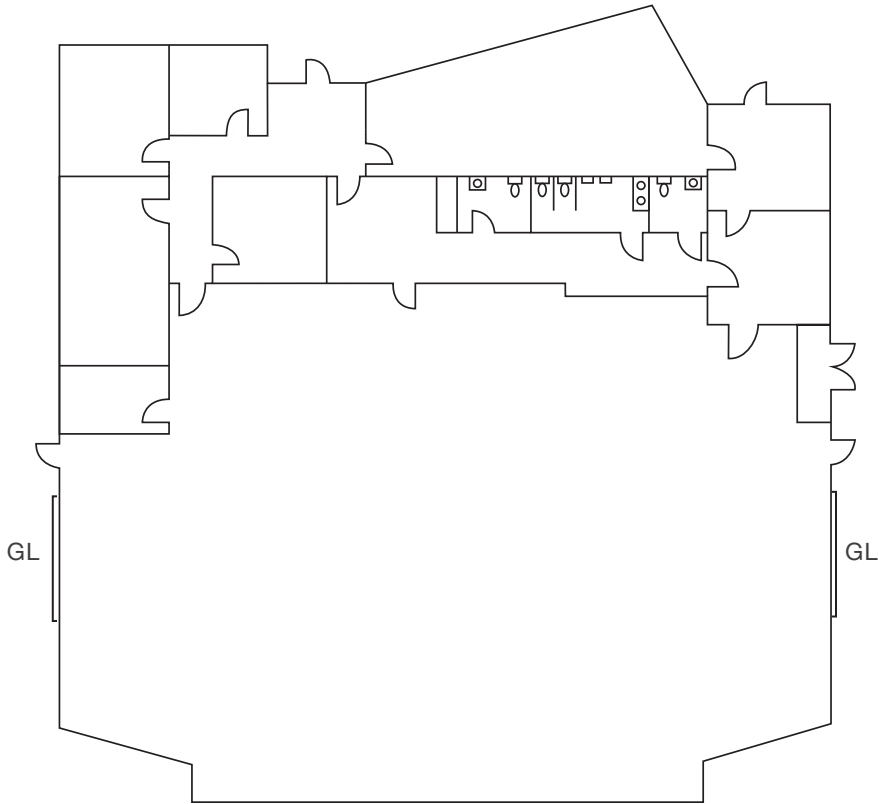


# Gold Coast Industrial Park

Chula Vista, CA

## Floor Plan

755 MAIN ST



### SPACE AVAILABLE

±9,543 SF

*Can be combined with other  
available buildings*

### FEATURES

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	\$0.75/SF NNN

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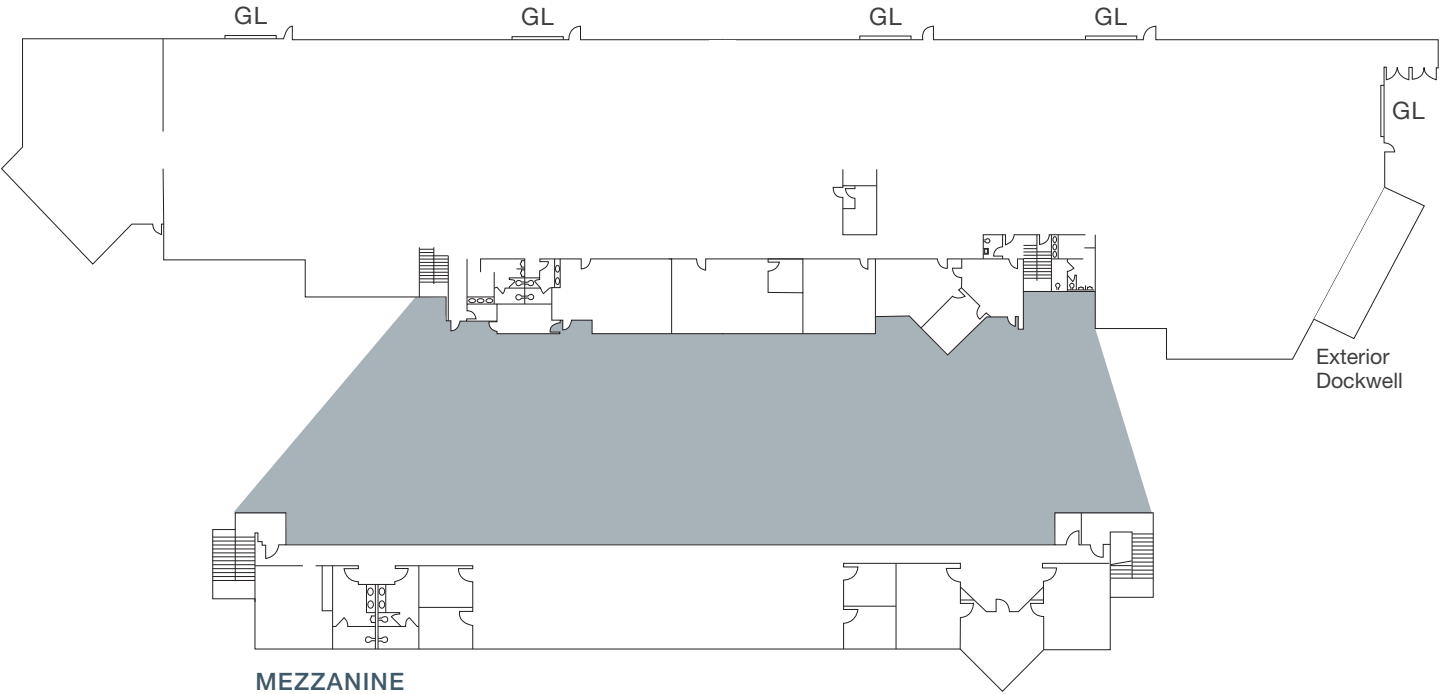
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# Gold Coast Industrial Park

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## 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@277/480 v
LOADING	1 exterior dockwell & 5 grade level doors
PARKING	2.4/1,000
CLEAR HEIGHT	22'
YARD	fenced, secure yard
LEASE RATE	\$0.70/SF NNN

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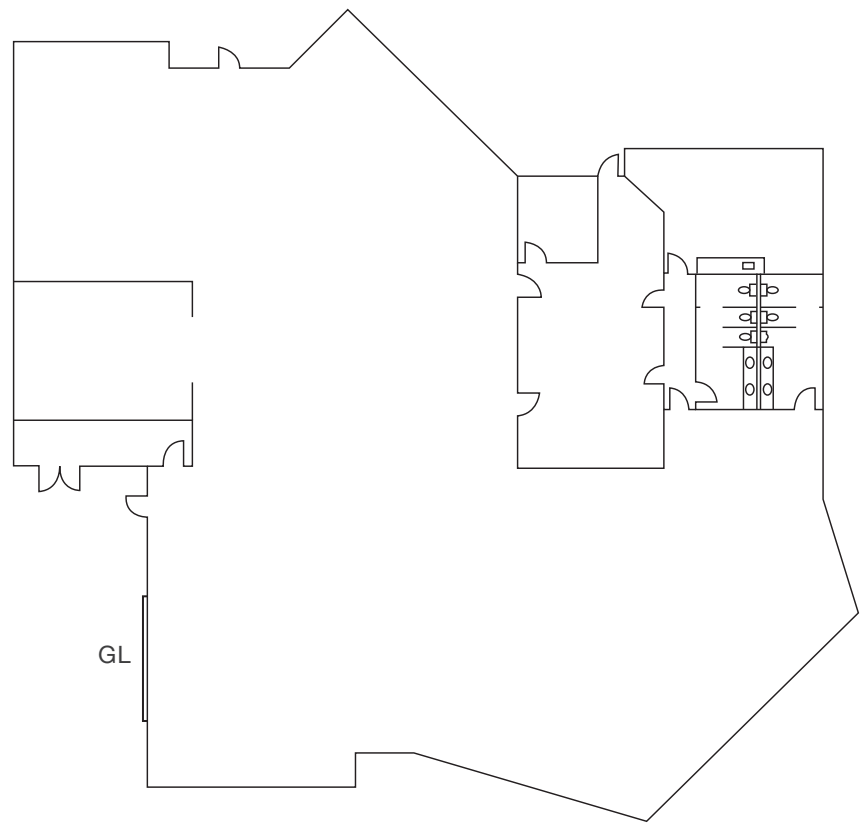
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# Gold Coast Industrial Park

Chula Vista, CA

## Floor Plan

759 MAIN ST



### SPACE AVAILABLE

±12,258 SF

*Can be combined with other  
available buildings*

### FEATURES

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	\$0.75/SF NNN

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