

FOR LEASE

Bayview Commerce Center

1011-1161 Bay Boulevard, Chula Vista, CA 91911

Voit

REAL ESTATE SERVICES



Project Features

- Freeway visibility with an average of 130,000 cars daily on Interstate 5
- ±16' to 21' (clear height in warehouse)
- Gas available
- Parking Ratio: 2.7/1,000
- Dock & Grade level loading
- Electrical minimum 100 amps of 110/208 volt/ 3 phase
- Easy truck access/maneuverability
- Freeway visible signage
- Fifteen minutes to USA/Mexico Border crossing & Downtown San Diego Airport
- Zoning (Industrial) City of Chula Vista
- Walking distance to the Palomar Street trolley & bus station



Nick Price

Associate

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Art Bleier

Senior Vice President

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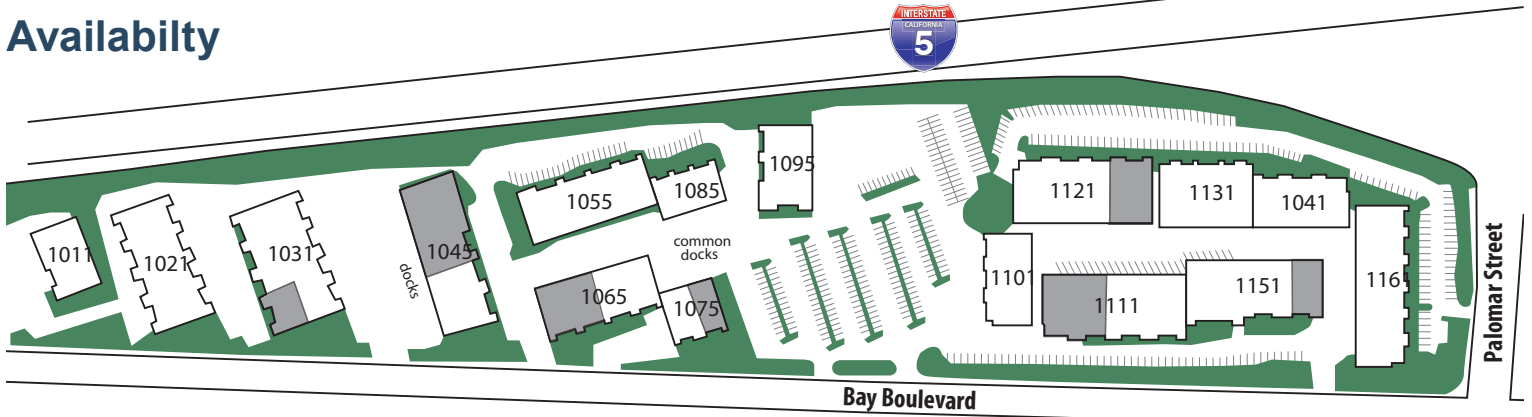
ableier@voitco.com

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Availability



Industrial Space -

Address	Suite(s)	SF	Lease Rate	Comments
1031 Bay Blvd	A & B	1,400	\$0.87/SF Gross	
1031 Bay Blvd	G	1,500		
1021 Bay Blvd	R & S	2,525		
1045 Bay Blvd	E	3,030	\$0.82/SF Gross	
1045 Bay Blvd	F	3,030	\$0.82/SF Gross	
1151 Bay Blvd	F & G	4,851	\$0.81/SF Gross	
1121 Bay Blvd	A & B	4,851	\$0.85/SF Gross	
1075 Bay Blvd	C & D	5,050	\$0.80/SF Gross	
1065 Bay Blvd	A & C	7,575	\$0.79/SF Gross	
1045 Bay Blvd	G, H, & I	9,090	\$0.75/SF Gross	
1045 Bay Blvd	E, F, G, H, & I	15,150	\$0.70/SF Gross	

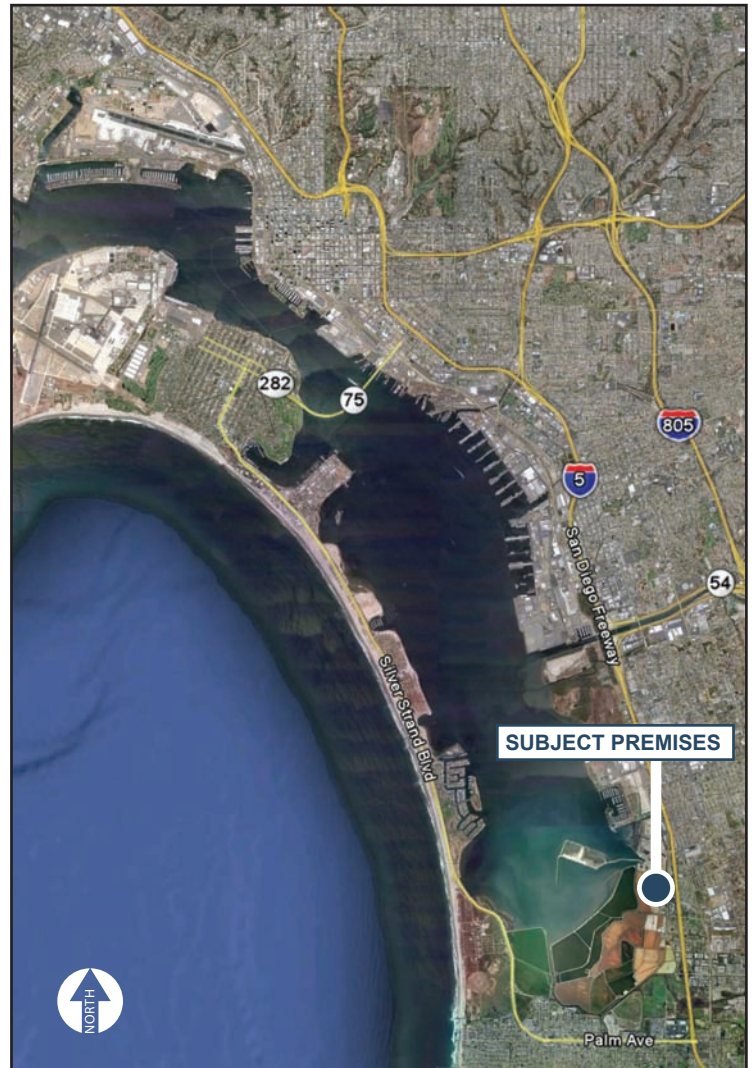
Office Space -

Address	Suite(s)	SF	Lease Rate	Comments
1021 Bay Blvd	C	875	\$1.00/SF Gross	
1111 Bay Blvd	B	1,000	\$1.00/SF Gross	
1075 Bay Blvd	A-C1	5,914	\$0.95/SF Gross	

GL=Grade Level Door DH=Dock High Door

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