

For Lease

Rancho Anita Business Park, Chula Vista, CA



PROJECT SF

±137,510 sf

ranging from 4,240 sf
to 18,560 sf

CLEAR HEIGHT

18-22'

with skylights and fire
sprinklers

ACCESS

0.5 mi

to Interstate 5 and
Downtown Chula Vista

AVAILABLE SPACE

775 Anita Street ±18,560 sf

1616 Industrial Avenue ±14,889 sf

767 Anita Street ±4,240 sf

South San Diego warehouse space with excellent access to I-5 and Main Street in Chula Vista

Four buildings

Dock and grade level loading

Distribution and/or manufacturing uses

±10 miles to Downtown San Diego

±6 miles to San Ysidro border crossing

Lease rate: starting at \$0.70 PSF NNN
(plus \$0.16 operating expenses)

Leasing Information

Bryan Teel

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kiddermathews.com

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BLDG	SUITE	RSF	LEASE RATE	AVAILABLE	COMMENTS
753	A	4,693 sf	\$0.80 NNN (NNN = \$0.16)	Now	2 dock-high doors 1 grade-level doors
767	H & I	4,240 sf	\$0.80 NNN (NNN = \$0.16)	Now	2 grade-level doors
775	F & G	18,560 sf	\$0.70/sf NNN (NNN = \$0.16)	10/1/2017 (potential to deliver in 90 days)	3 dock-high doors 3 grade-level doors
1616	104 & 105	14,889 sf	\$0.70/sf NNN (NNN = \$0.16)	Now	3 dock-high doors 5 grade-level doors
1616	106	6,287 sf	\$0.80/sf NNN (NNN = \$0.16)	Now	2 dock-high doors 1 grade-level doors

Site Plan



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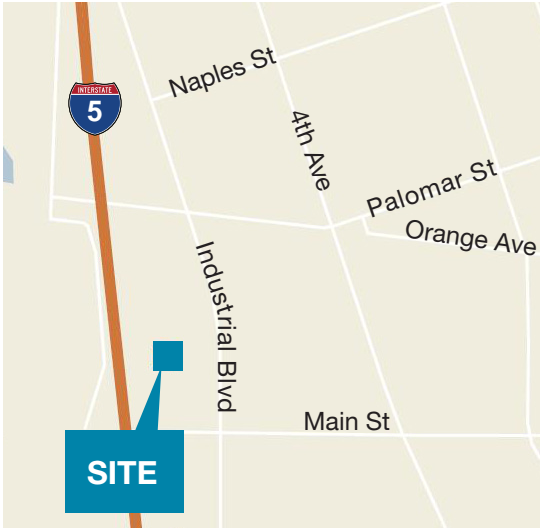
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Ideally Located

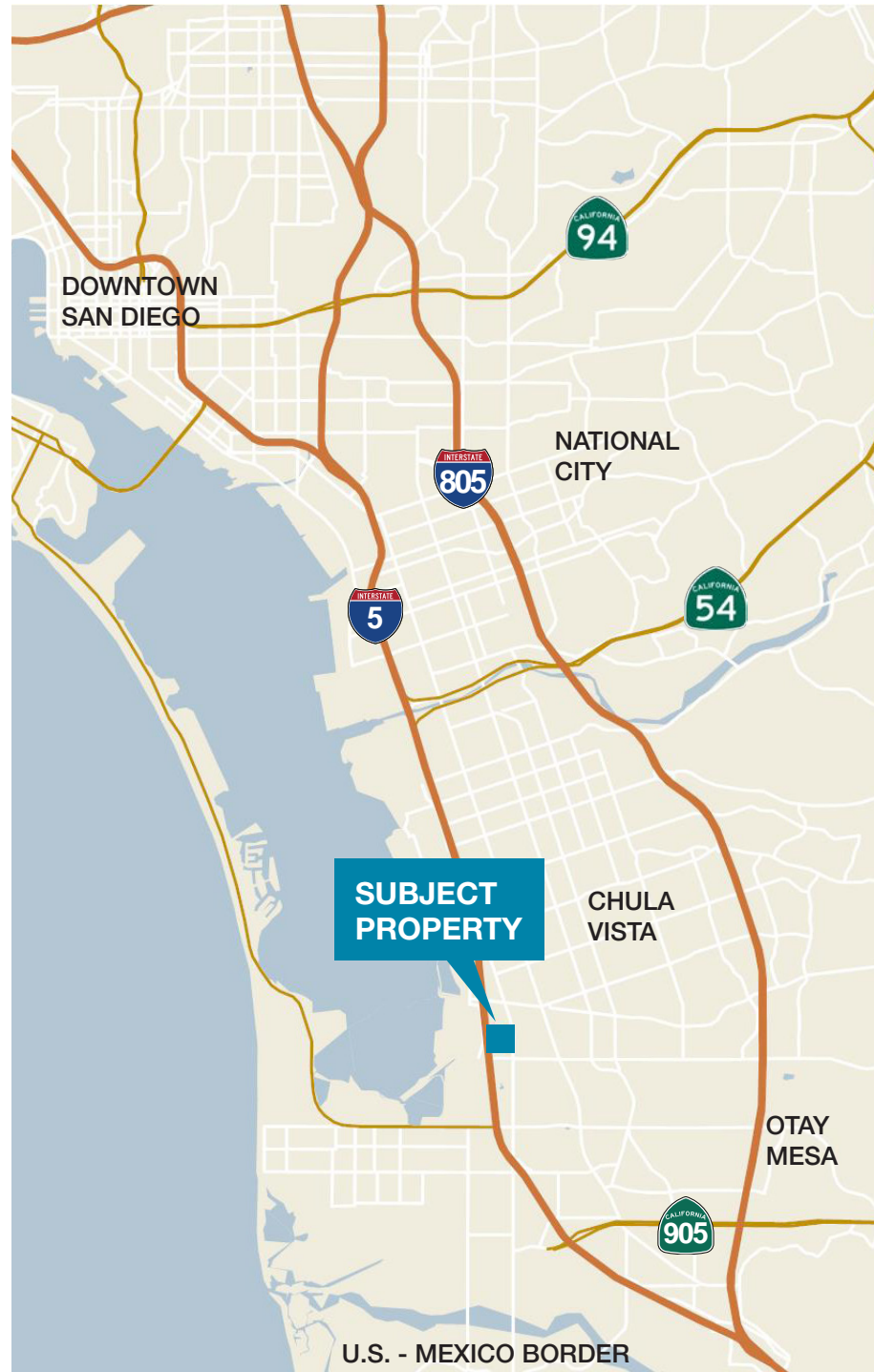
Conveniently situated near the I-5 and Main Street in Downtown Chula Vista

Easy drive to Downtown San Diego or the San Ysidro border crossing



DISTANCE HIGHLIGHTS

I-5 Freeway	±0.5 miles
Downtown San Diego	±10 miles
San Ysidro Border	±6 miles



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