



2420 Boswell Road | Chula Vista, CA 91914



2420 BOSWELL ROAD

CHULA VISTA TRUCK TERMINAL FOR SALE

Approximately 12,700 building size on 4.28 acre site



Real value in a changing world

Contact

Jay Alexander, SIOR
+1 858 410 1188
jay.alexander@am.jll.com
License no. 01019910

Ryan Grove, SIOR
+1 858 410 1251
ryan.grove@am.jll.com
License no. 01240176

Jones Lang LaSalle, Inc.
4747 Executive Drive Suite 400
San Diego California 92121
+1 858 410 1200

2420 BOSWELL ROAD, CHULA VISTA

TRUCK TERMINAL AVAILABLE FOR SALE

Approximately 12,700 building size on 4.28 acre site

Property features

- Ideal trucking/distribution location less than 3/4 mile from the South Bay Expressway (State Route 125) which provides direct access to State Routes 905 and 54. The property is less than 10 miles from the US/Mexico Border crossing in Otay Mesa and less than 15 miles from Downtown San Diego
- Total site is approximately 4.28 acres and contains an existing approximately 12,700 square foot building with the following:
 - Approximately 1,200 square feet of HVAC office and 11,500 square feet of warehouse space
 - 40 dock-high loading positions, each with an edge-of-dock leveler
 - All dock-high loading positions are covered and include fire sprinklers and lighting
 - Approximately 16' clear height in the warehouse
 - More than 60 trailer parking spaces
- Concrete apron in the loading areas
- Central location within San Diego provides some of the shortest countywide commute times available
- On-site fuel island provides convenient re-fueling option
- Building signage located directly over main lobby entrance
- **Sale Price:** Submit Offer



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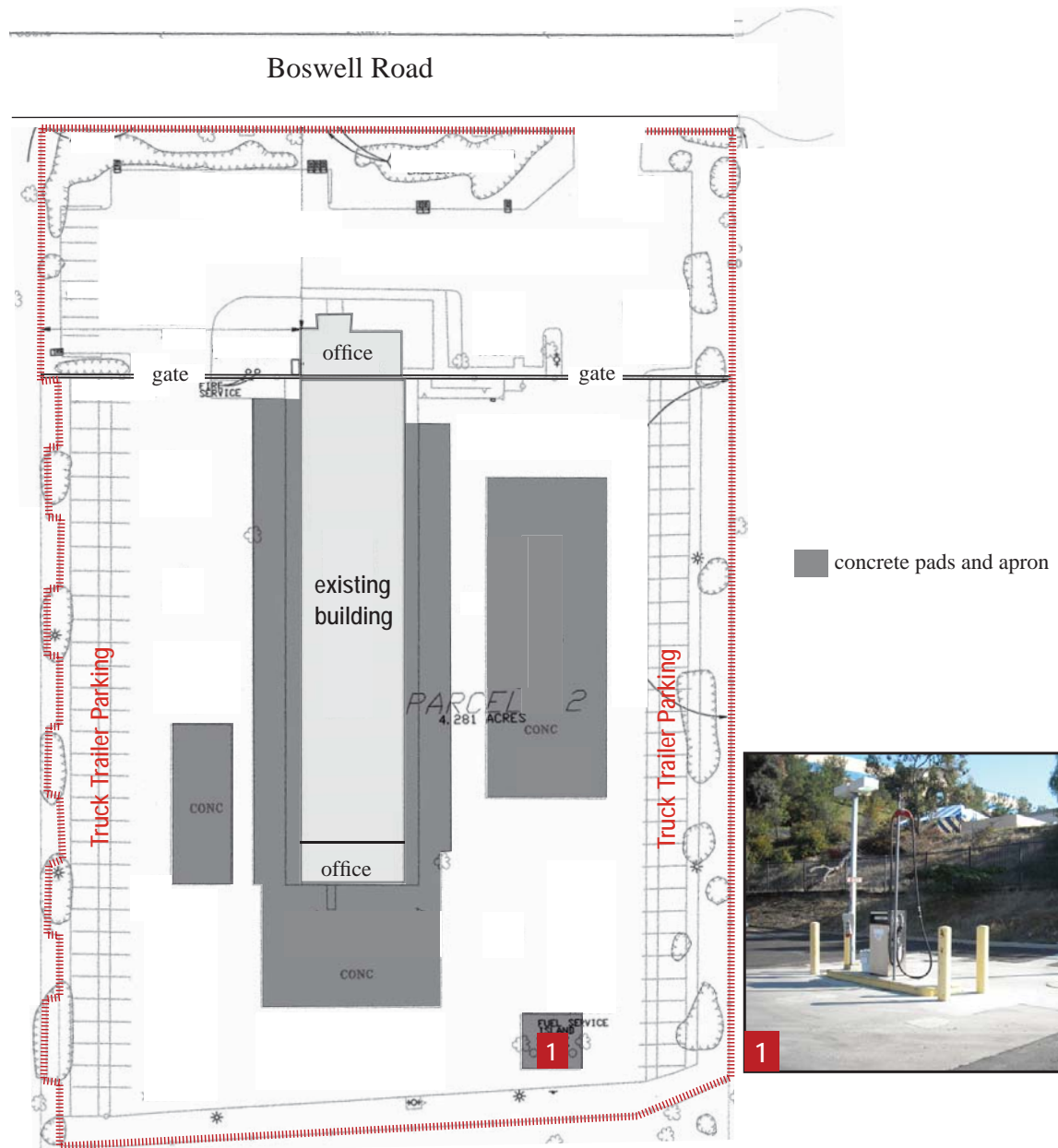
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Site Plan



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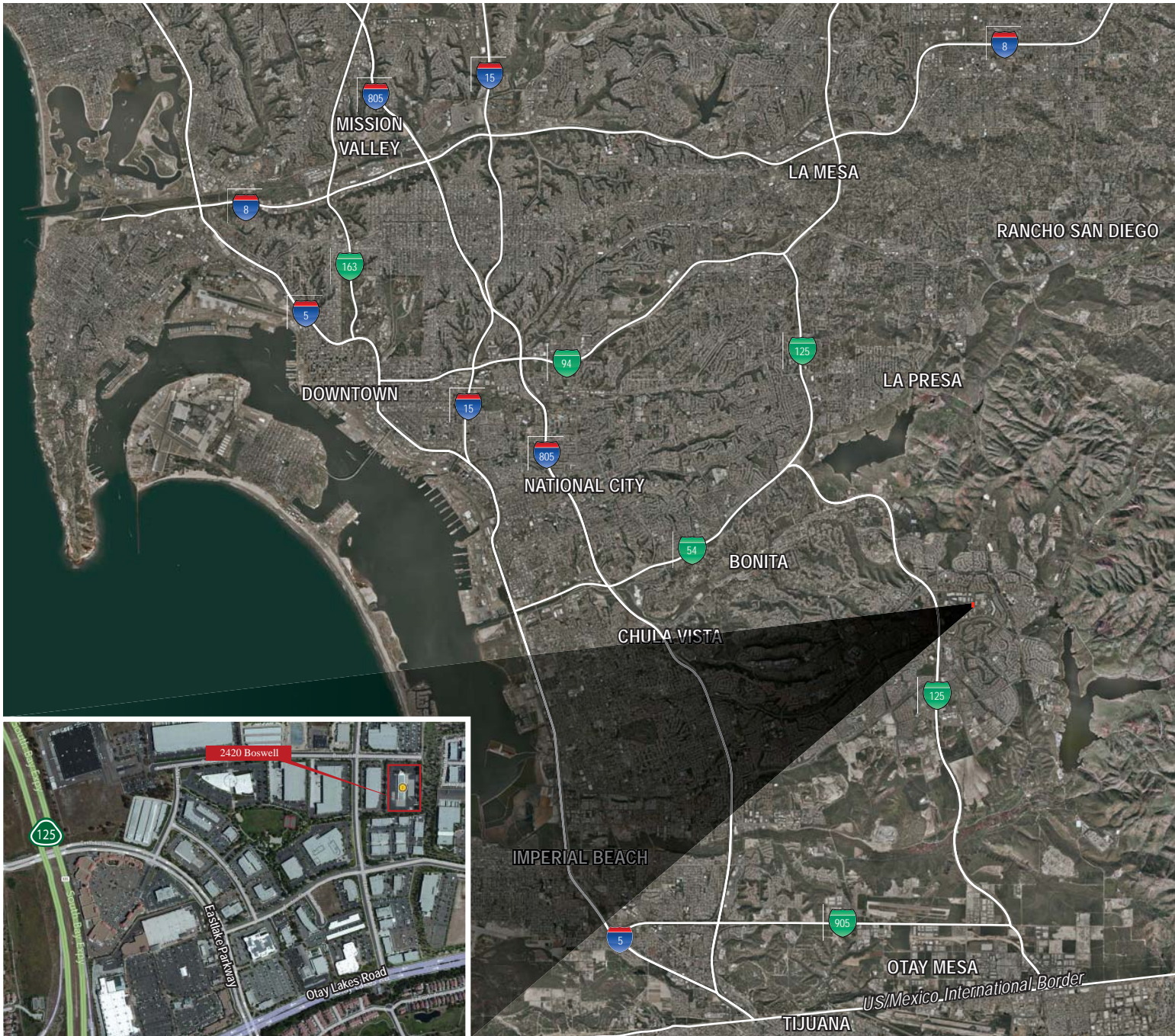
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Aerial



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