



ALPHA
INDUSTRIAL
PROPERTIES



CUSHMAN &
WAKEFIELD

1670
TMS TECHNICAL
CENTER

SOUTH DISTRIBUTION CENTER COUNTY

TAKE A TOUR



17,321 - 31,182 SF OF CLASS A DISTRIBUTION SPACE AVAILABLE FOR LEASE



PROPERTY FEATURES

Located just 15 miles from the San Diego Airport, South County Distribution Center is a four building multi-tenant industrial park featuring a variety of functional suite sizes with dock and grade level loading.

Property Name	South County Distribution Center
Address	1669-1690 Brandywine Ave
Total Square Feet	328,465 Square Feet
Land Area	21.77 Acres (948,299 SF)
Clear Height	Approx. 22' - 26'
Zoning	ILP
Sprinklers	0.33/3,000 SF
Parking	1.1 - 2.1 per 1,000 SF
Loading	39 DH & 18 GL
Construction	Reinforced Concrete
Tenancy	Multi-Tenancy

AVAILABILITY

1675 BRANDYWINE AVE

SUITE A

- » 31,182 SF
- » 5 DOCK HIGH DOORS
- » 2 GRADE LEVEL DOOR
 - » 24' CLEAR HEIGHT
 - » \$0.89 PSF NNN
 - » NNNS = TBD

1669 BRANDYWINE AVE

SUITE D

- » 17,321 SF
- » 4 DOCK HIGH DOORS
- » 1 GRADE LEVEL DOOR
 - » 24' CLEAR HEIGHT
 - » 15% OFFICE
 - » \$0.89 PSF NNN
 - » NNNS = \$0.26



SUITE D

SUITE A

BRANDYWINE AVE

MAIN ST

← 0.5 MILES TO

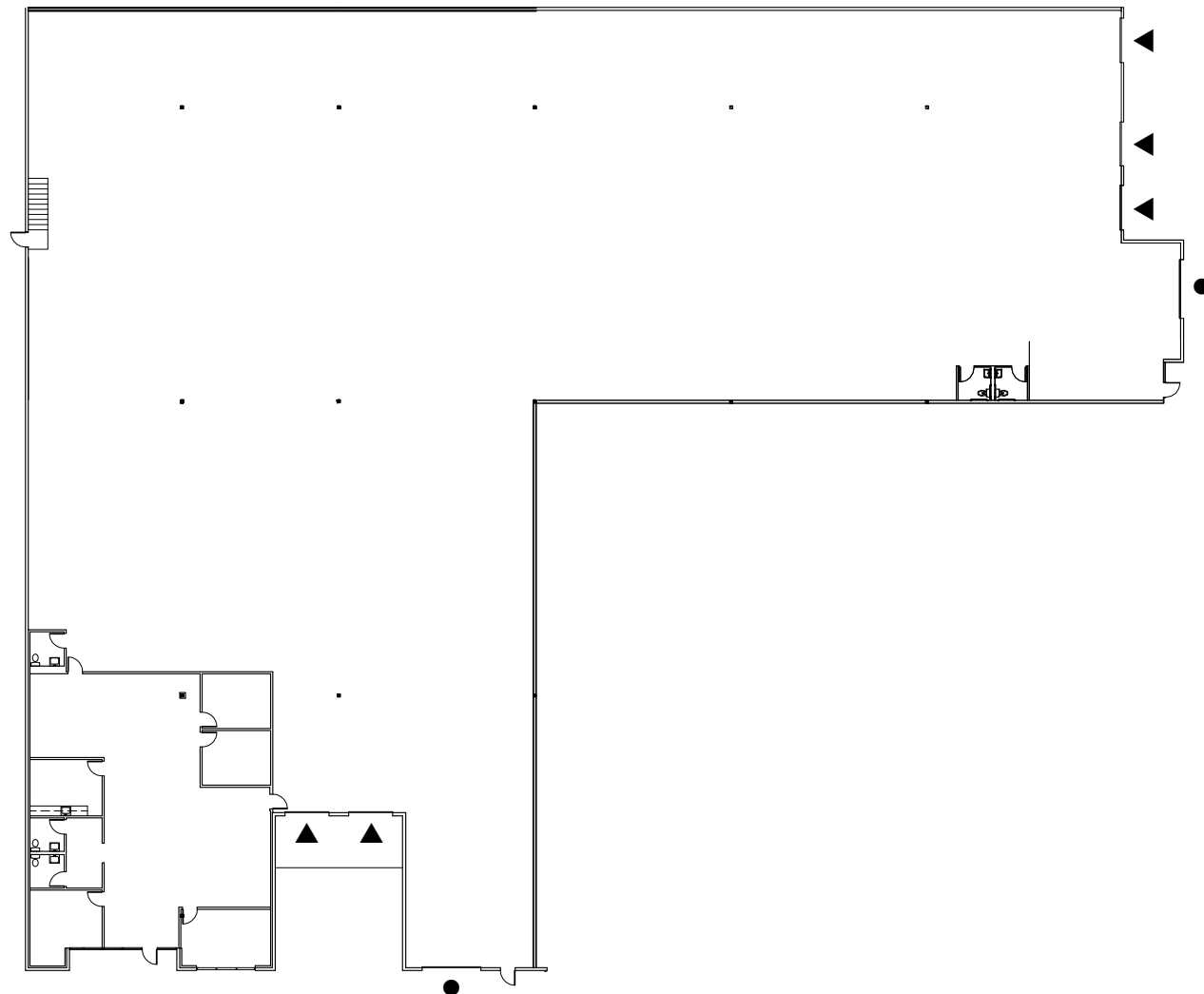




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● = Grade

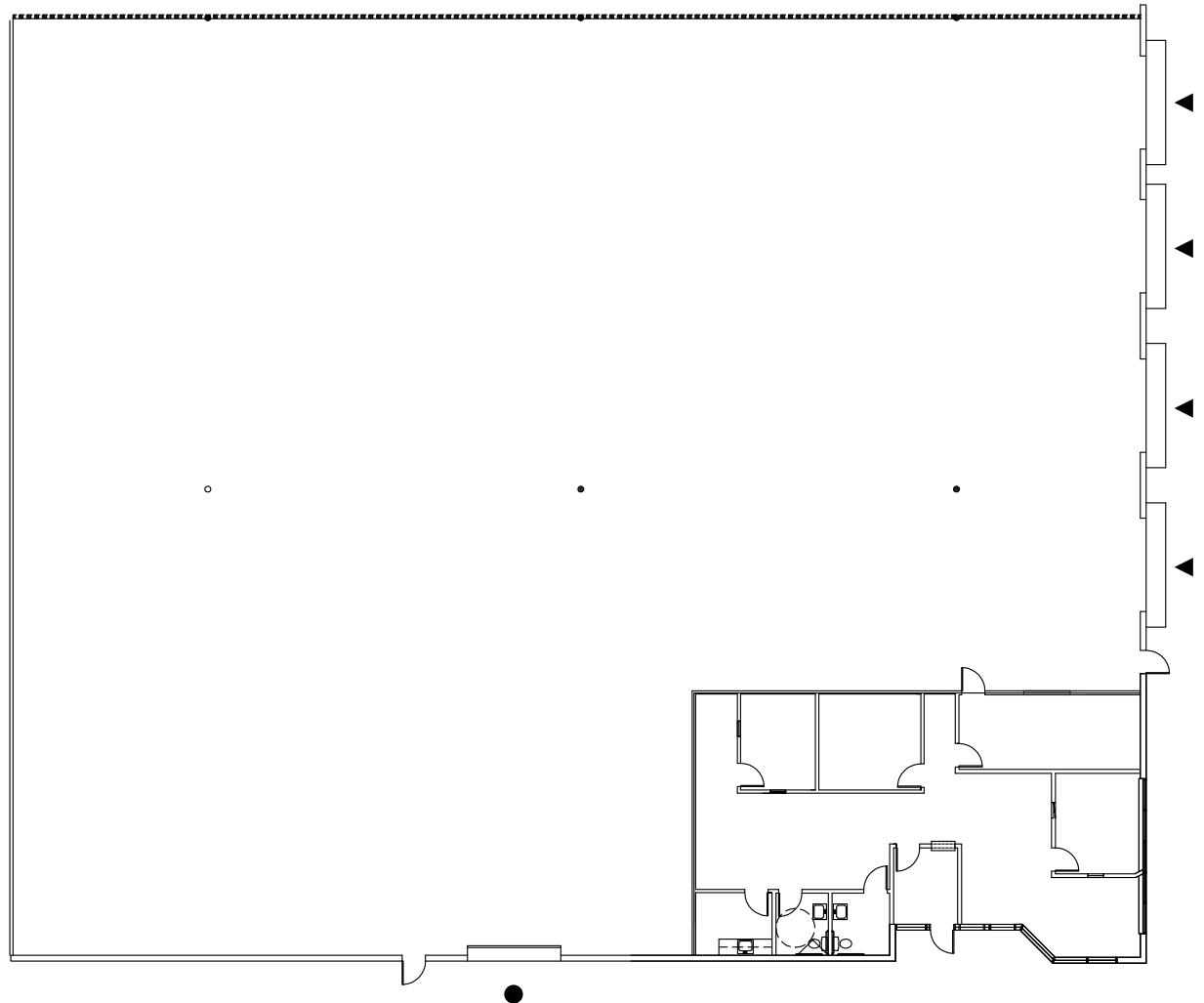
▲ = Dock



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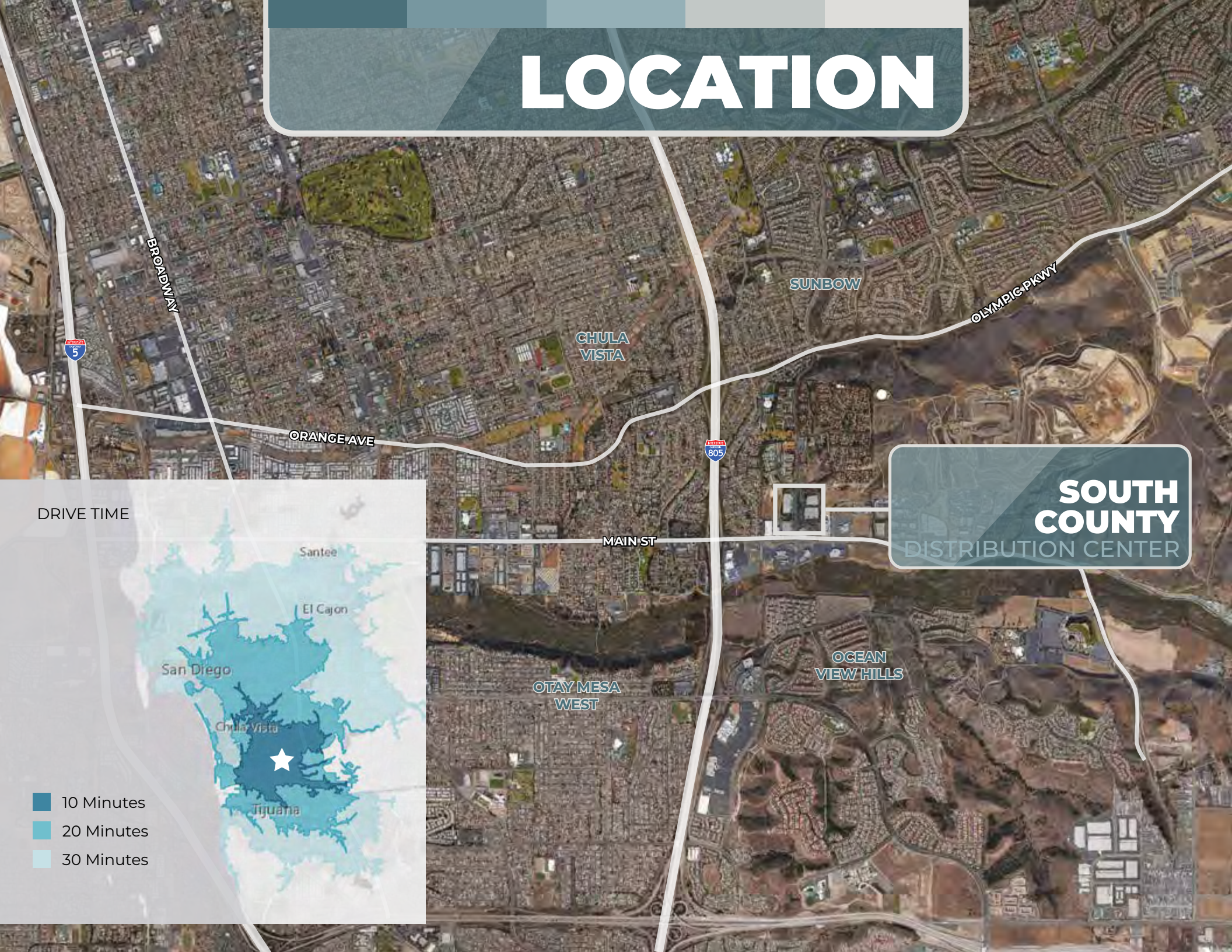


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TAKE A TOUR

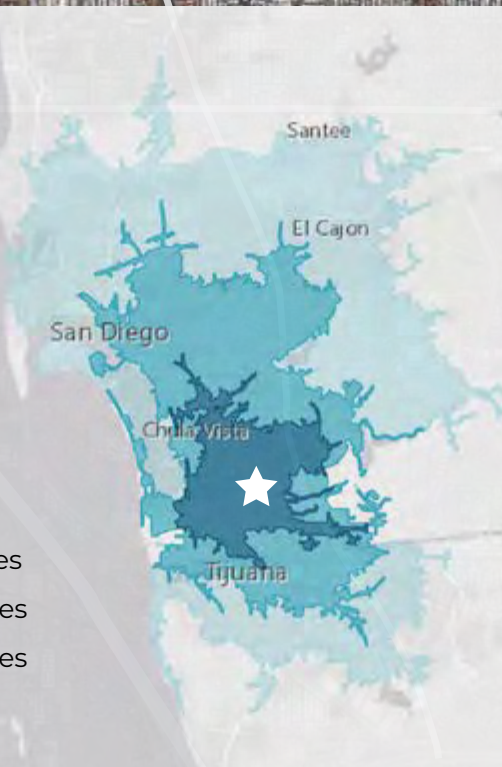


LOCATION



SOUTH COUNTY
DISTRIBUTION CENTER

DRIVE TIME



- 10 Minutes
- 20 Minutes
- 30 Minutes

CHULA VISTA

NEIGHBORHOOD AMENITIES

Founded in the early 19th century, fast population growth has recently been observed in the city. Located in the city is the nations only warm weather year-round United States Olympic Training Center. Popular tourist destinations include Sleep Train Amphitheatre, the Chula Vista marina, and the Living Coast Discovery Center, formerly known as the Chula Vista Nature Center.

BUSINESS FRIENDLY

Chula Vista is a leader in conservation and renewable energy, has outstanding public schools, and has been named one of the top safest cities in the country. Chula Vista is seven miles from downtown San Diego and Tijuana, the busiest land border crossing in the United States. Being in the epicenter of this international mega-region, Chula Vista benefits by its quick access to the Interstates 5 and 805, and State Routes 125 and 54.

EXTREME DEVELOPMENT WITH BAYFRONT PROJECT

The city of Chula Vista is San Diego County's second-largest city with a population of 269,000. Recent news of the unanimous passing of its second Bayfront development has been received kindly by the entire city. The upcoming development includes two fire engines, \$3 million for affordable housing and future hotel tax revenues. Developers get to build luxury high-rise condos, a hotel, and office space in the Bayfront. This 535-acre project will establish thousands of new jobs, create new public parks, protect natural coastal resources, provide conference and visitor-serving amenities and build an important asset for the entire San Diego region.





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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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