

**FOR  
LEASE**

## SOUTHRAIL BUSINESS PARK

1548-1596 Jayken Way & 645-696 Marsat Court  
Chula Vista, California 91911



### PROPERTY FEATURES

- 128,000 SF Business Park
- Bay Sizes Range from 2,550 SF & Up
- Dock High and Grade Level Loading
- 2.59/1,000 Parking Ratio
- Additional Abundant On-Street Parking
- Adjacent to San Diego Trolley and Local Retail Services (Easy Access to Labor)
- HUB Zone Qualified
- Easy Access to I-5, I-805, I-905, Downtown, and Border Crossing
- Park Setting with Lush Landscaping
- See Reverse for Availability & Rates

### REDUCED RATES

As Low as \$0.75 PSF Gross

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**Voit**

REAL ESTATE SERVICES

Real People. Real Solutions.®

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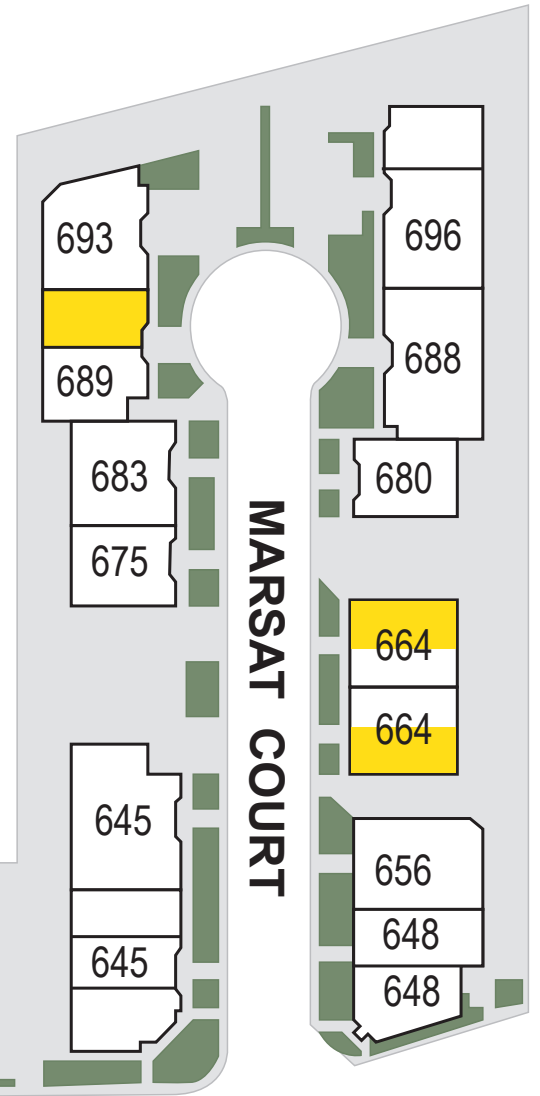
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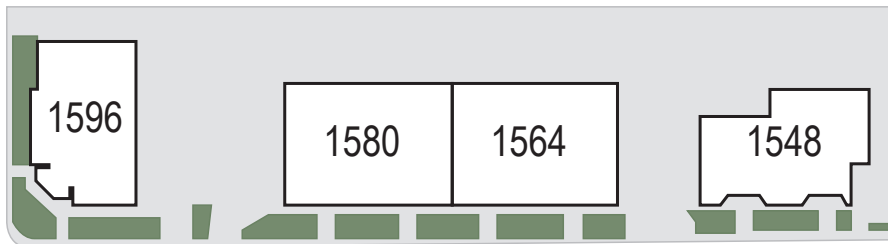
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### AVAILABILITIES

ADDRESS	SIZE	RATES
689 Marsat Ct., Ste. B	3,127 SF	\$0.80/SF Gross
<i>Features:</i> 1 reception; 1 office; 1 grade level door; 1 restroom		
656 Marsat Ct., Ste. A	3,307 SF	\$0.75/SF Gross
<i>Features:</i> 1 reception; 1 office; 1 grade level door; 1 restroom (Available 30 day notice)		
664 Marsat Ct., Ste. A	2,532 SF	\$0.75/SF Gross
<i>Features:</i> 1 grade level door; 1 restroom (Available November)		
664 Marsat Ct., Ste. D	2,550 SF	\$0.75/SF Gross
<i>Features:</i> 1 grade level door; 1 restroom (Available November)		



Available Space



**JAYKEN WAY**

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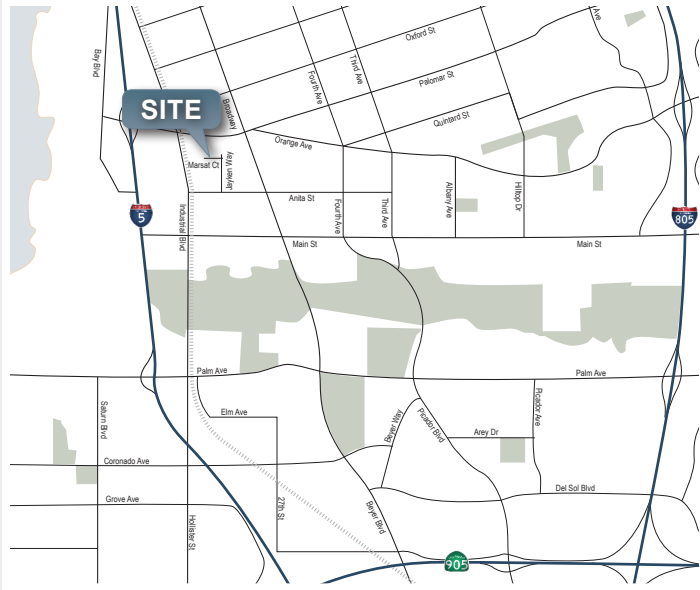
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