

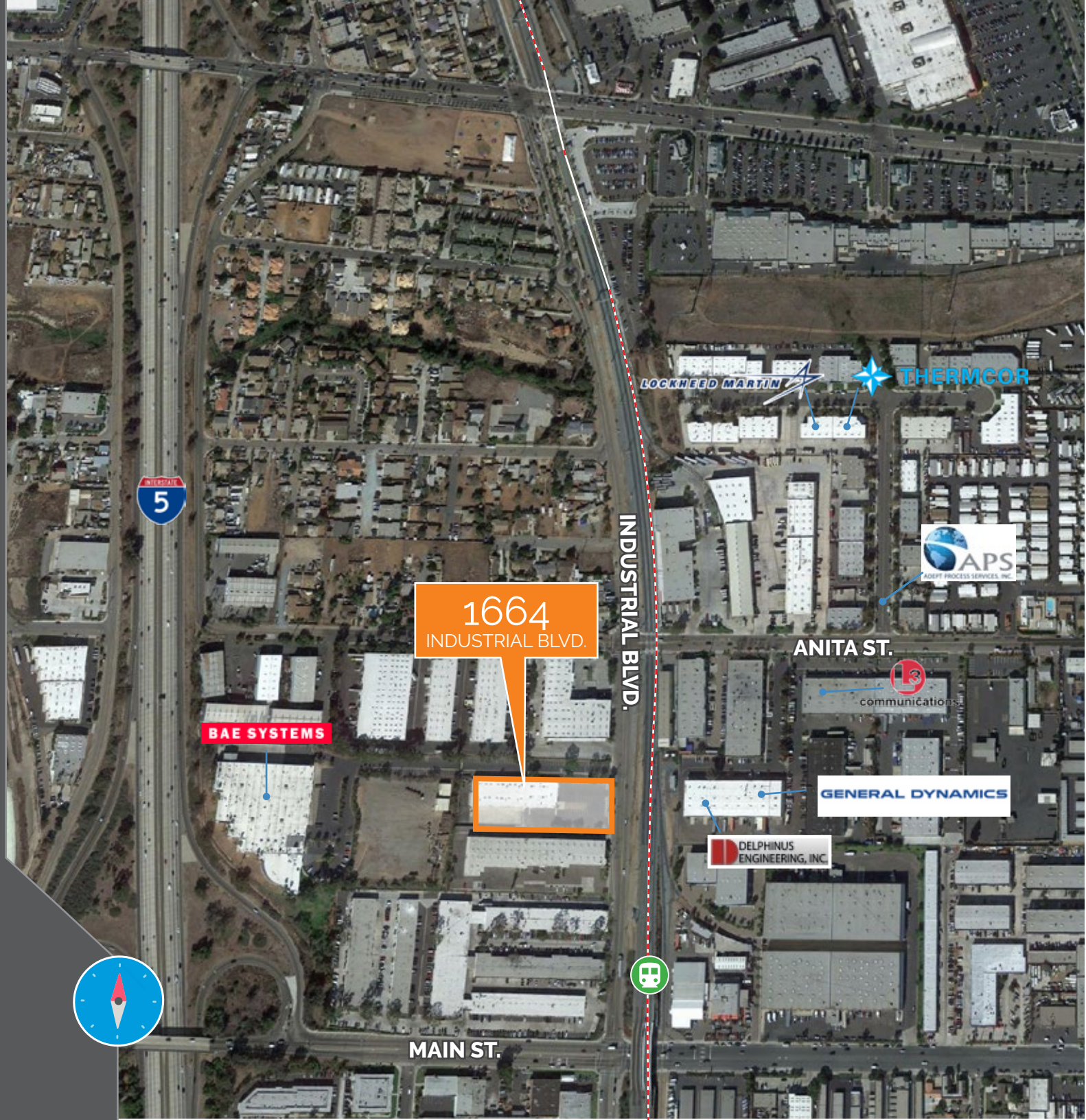


FOR LEASE

1664 INDUSTRIAL BLVD
CHULA VISTA, CA 91911

PROPERTY HIGHLIGHTS

- > Total Building Size: ±25,000 SF
- > Land Area: ±2.05 acres
- > Office Area: ±5,875 SF
- > 4 Restrooms
- > Storage Mezzanine: ±1,200 SF
- > Loading: 4 docks (platform), 1 grade-level (12'x14')
- > Clear Height: ±12' - ±22'
- > Yard Area: ±5,600 SF
- > Power: 800 amps/208v 3 phase
- > Parking: 3,2/1,000 SF expandable
- > Fire Sprinklers
- > Zoning: IL
- > Walking Distance to Palomar Transit Station
- > Minutes to Abundant Retail Amenities
- > Lease Rate: \$0.82/SF NNN
- > Operating Expenses: ±\$0.12/SF



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