

# HILLTOP BUSINESS CENTER

3800-3804 Main Street | Chula Vista, CA 91911



## PROPERTY OVERVIEW

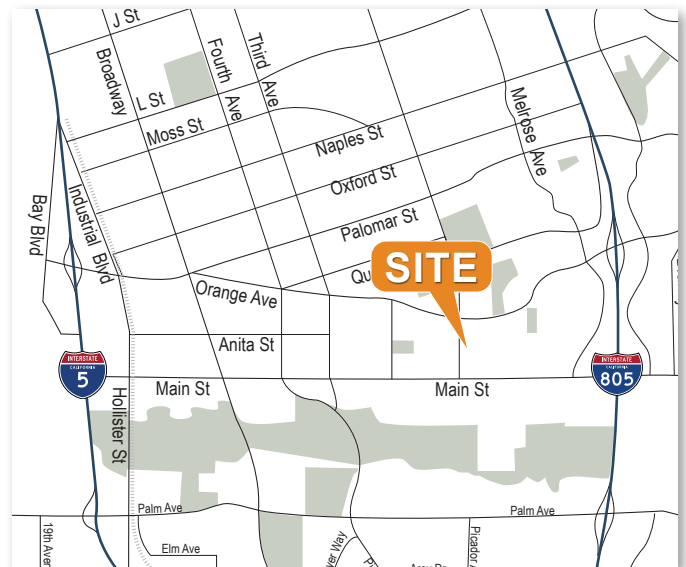
The HILLTOP BUSINESS CENTER is a high-quality, well maintained industrial park located on Main Street, in the heart of South Bay's industrial market. The location provides excellent access to I-805 and I-5.

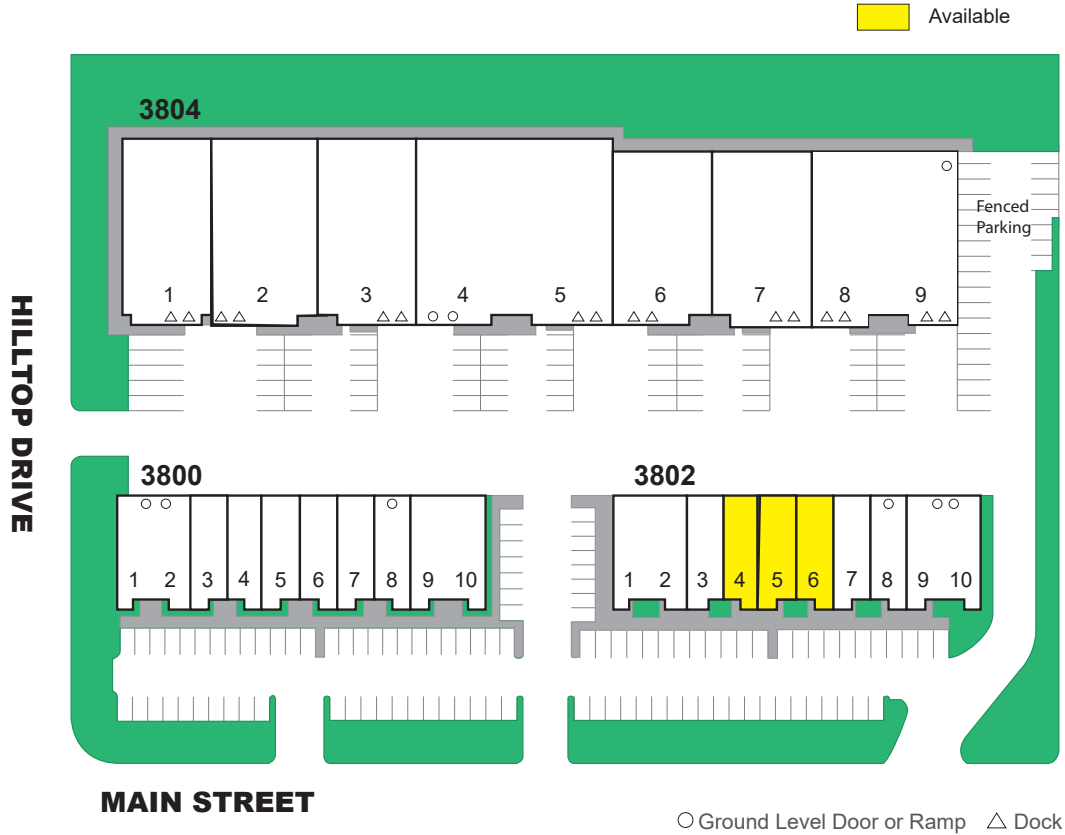
### 3802 MAIN STREET BUILDING:

- ±1,752 SF Suites Available
- 16' clear height
- Ground level door loading

### 3804 MAIN STREET BUILDING:

- 22' - 24' clear height
- Double wide dock high doors
- Offering units with dock high/grade level door loading
- Fire sprinklers in all buildings (High hazard .60/3,000 - available in units #3, 4 & 5)
- 3-phase / 120/208 Volt / 100 amps per unit
- Excellent Main Street visibility
- Easy I-5 and I-805 freeway access via Main St.
- Located along bus route with bus stop in front of the project allowing for additional access to labor





ADDRESS	SIZE (SF)	LEASE RATE	COMMENTS	AVAILABLE
3802 Main Street Suite 4	±1,752	\$1.05 NNN	Reception, 2 private offices, restroom	Now
3802 Main Street Suite 5	±1,752	\$1.05 NNN	Reception, private office, restroom	Now
3802 Main Street Suite 6	±1,752	\$1.05 NNN	65% office - Reception, 5 private offices, copy room, 2 bull pens	Now

NNN ESTIMATED AT \$0.23 / SF / MONTH