

517

Lane SHINOHARA

FOR LEASE

New Warehouse
Distribution Building

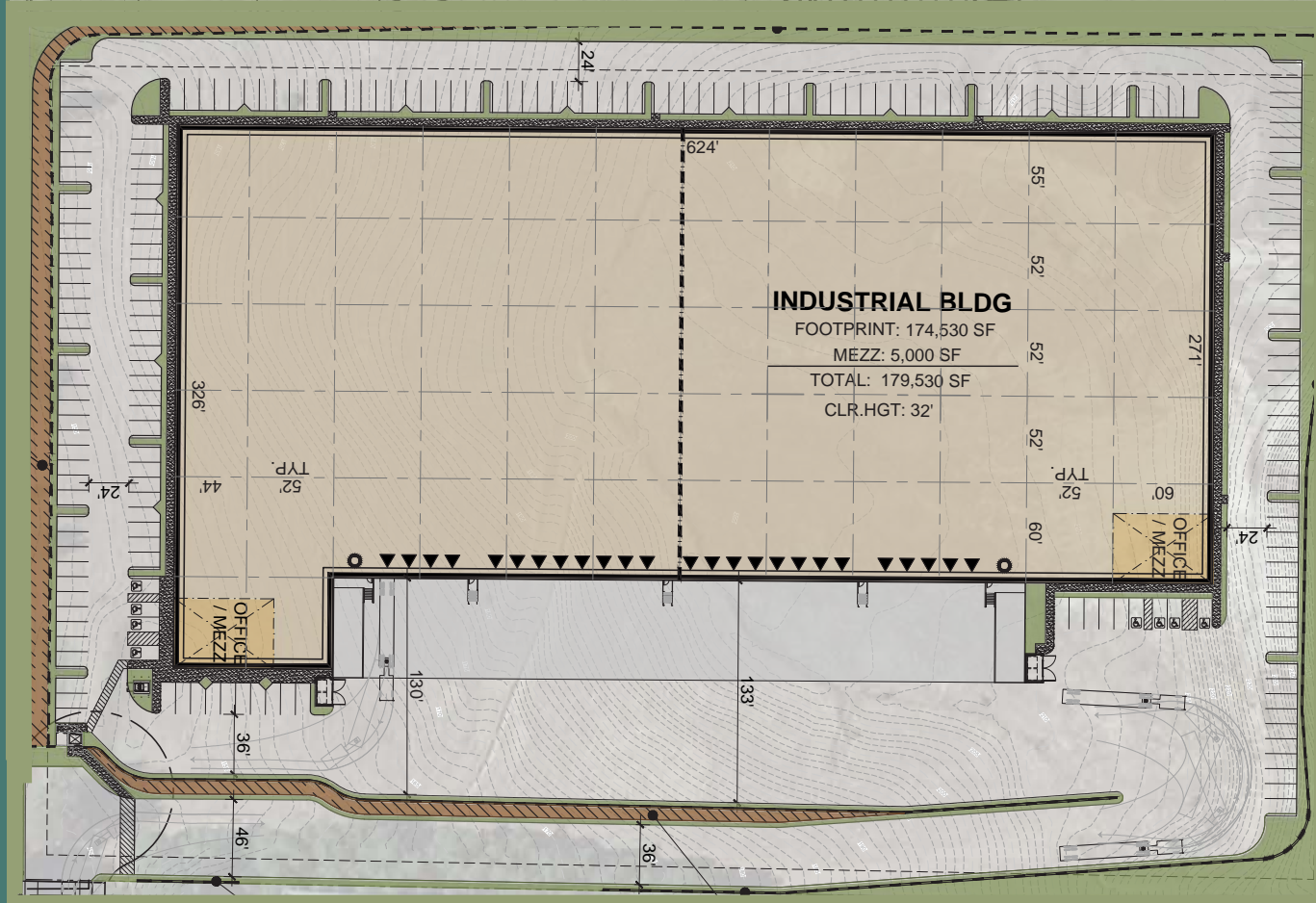
179,530 SF



FOR LEASE

179,530 SQUARE FEET

DIVISIBLE TO 89,765 SF



PROPERTY SPECS

- 3.8% Office Buildout
- 32' Clear Height
- 4,000 Amps
- 277/480 Volt Power
- ESRF Fire Suppression
- 191 Parking Spaces
- 25 Dock High and 2 Grade Level Doors
- Delivery October 2022
- \$1.10 SF NNN
- Secured, Gated Entry
- State of the Art Designed Class A
- Brand New Construction



517 SHINOHARA LANE

LOCATION

WestAir PASHA
amazon EPSILON
Systems Solutions, Inc.

massco

Prudential
verall
Supply

GENERAL
DYNAMICS
BAE SYSTEMS

517
SHINOHARA
LANE



E H STREET

TELEGRAPH CANYON ROAD

EAST PALOMAR STREET

OLYMPIC PARKWAY

MAIN STREET



FOR LEASE

CHULA VISTA

Chula Vista means “beautiful view” and is the second-largest city in the San Diego metropolitan area. Located about halfway—7.5 miles (12.1 km)—between the two downtowns of San Diego and Tijuana in the South Bay, the city is at the center of one of the richest culturally diverse zones in the United States. Chula Vista boasts more than 52 square miles of coastal landscape, canyons, rolling hills, mountains, quality parks, and miles of trails. 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.

DRIVE TIMES



INTERSTATE 5

3.8 Miles

INTERSTATE 805

1 Mile

STATE ROUTE 125

6.7 Miles



NATIONAL CITY SHIPYARDS

8.7 Miles



BORDER CROSSING

(San Ysidra)

4.6 Miles

BORDER CROSSING

(Otay Mesa)

8.9 Miles



BROWN FIELD MUNICIPAL AIRPORT

4.4 Miles

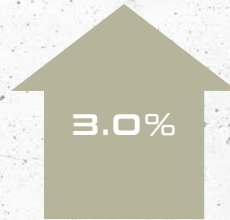
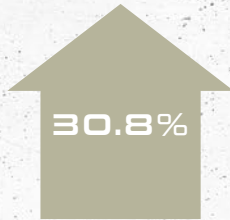


517 SHINOHARA LANE

DEMOOS

\$730,000
Home Value 2025

284,065
Residents 2025



\$560,000
Home Value 2020

275,373
Residents 2020

\$98,895
Average Household
Income



8,900,000 SF
Of Industrial Space



67,500 SF
Future Industrial Construction



1.84%
Of Industrial Vacancy



242,595 SF
Of Industrial Demand

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179,530 SF

is required to conduct their own

