

SOUTHRAIL BUSINESS PARK

1548-1596 JAYKEN WAY & 645-696 MARSAT COURT
CHULA VISTA, CALIFORNIA 91911



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PROPERTY FEATURES

- » Southrail Business Park is a first-class business park environment consisting of 10 buildings and 30 suites
- » Easy access to I-5 from Main & Palomar Streets
- » Adjacent walking path to trolley station with the main line that connects Downtown San Diego to Tijuana
- » Street signage for each suite
- » Dock high and grade level loading
- » Clear height: 15' - 18'
- » Gas, skylights and insulated warehouse ceilings
- » Close proximity to naval yards and marine terminals
- » Walking distance to numerous retail amenities
- » HUB zone qualified
- » No local minimum wage ordinance
- » 2 miles from the master planned Chula Vista Bayfront development project which will transform 535 acres into a thriving world class resort, convention center, residential and recreation destination on San Diego Bay

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CURRENT AVAILABILITY

ADDRESS	UNIT	SQUARE FEET	LEASE RATE	CLEAR HEIGHT	GL/DH	AVAILABLE
664 Marsat Court	C	±2,550	\$1.45 NNN	15'-18"	1GL	NOW
693 Marsat Court	B	±3,634	\$1.45 NNN	15'-18"	1GL	NOW
696 Marsat Court	B	±3,758	\$1.45 NNN	15'-18"	1GL	NOW

(NNN's estimated at \$0.36 per square foot/month)



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MTS
Palomar Street
Trolley Station

TARGET
Walmart
COSTCO

INDUSTRIAL BOULEVARD

MARSAT COURT

JAYKEN WAY

ANITA STREET