

LOT 6

2890 FAIVRE STREET, CHULA VISTA, CA 91911

OTAY RIVER BUSINESS PARK

±33.5 ACRE MASTER PLANNED BUSINESS PARK
UNITS FOR LEASE FROM 16,845 SF TO 19,456 SF
AVAILABLE APRIL 2026

MICHAEL MOSSMER, SIOR
SENIOR VICE PRESIDENT, PARTNER
LIC #00998326
858.405.4284
MMOSSMER@VOITCO.COM

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REAL ESTATE SERVICES



CLICK IMAGE TO TAKE A VIRTUAL TOUR



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OVERVIEW OF FEATURES

SUITE 100: 16,845 SF

| | |
|--------------|---|
| OFFICE | 1,541 SF |
| POWER | 200 Amps, 480 Volt, stepped down to 120/208 V |
| LOADING | 2 Docks Doors and 1 Ramp |
| CLEAR HEIGHT | 24' |
| PARKING | ± 34 Parking Spaces |

SUITE 120: 19,456 SF SF

| | |
|--------------|---|
| OFFICE | 2,220 SF |
| POWER | 200 Amps, 480 Volt, stepped down to 120/208 V |
| LOADING | 5 Docks Doors and 2 Ramps |
| CLEAR HEIGHT | 24' |
| PARKING | ± 43 Parking Spaces |

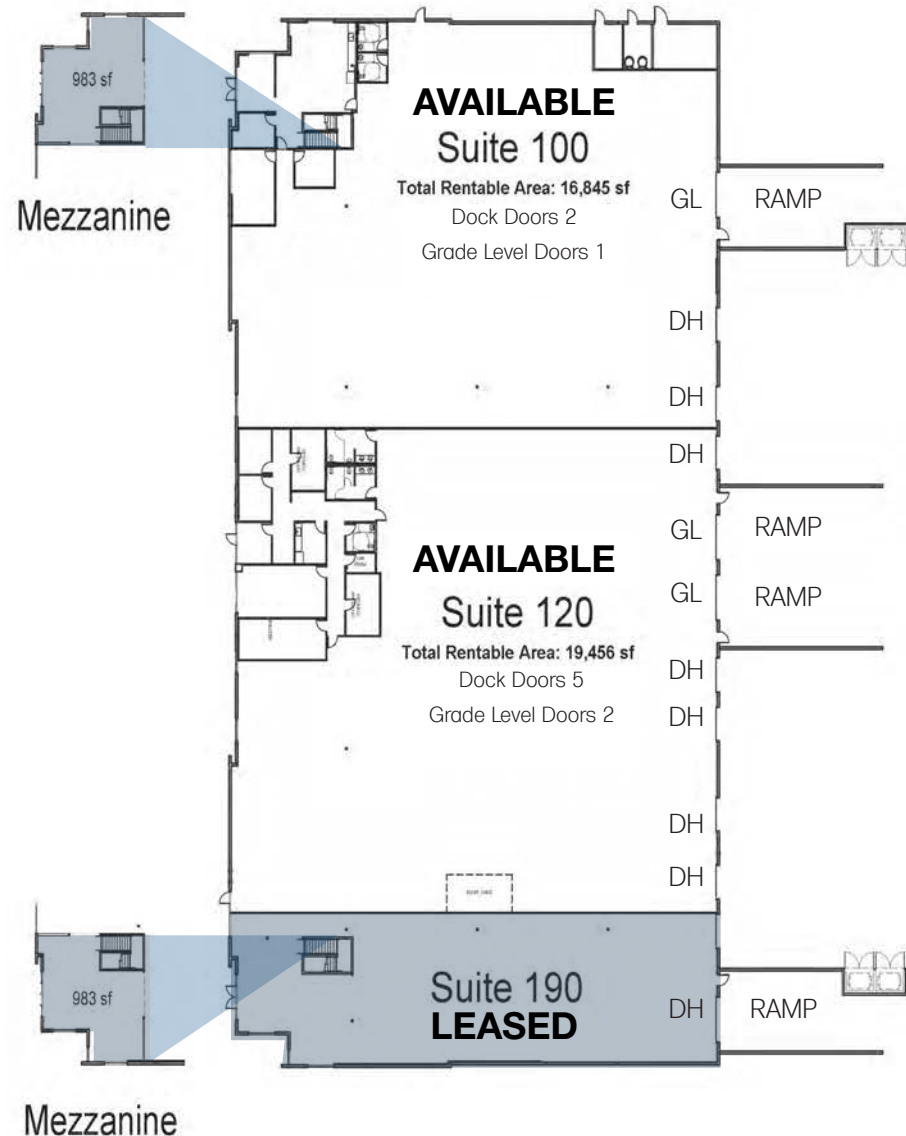
AVAILABILITY OVERVIEW

| SUITE | TOTAL SF | DOCK DOORS | RAMPS | AVAILABLE | LEASE RATE |
|-------|-----------|------------|-------|------------|------------|
| 100 | 16,845 SF | 2 | 1 | April 2026 | ASK BROKER |
| 120 | 19,456 SF | 5 | 2 | June 2026 | ASK BROKER |

2890 FAIVRE STREET

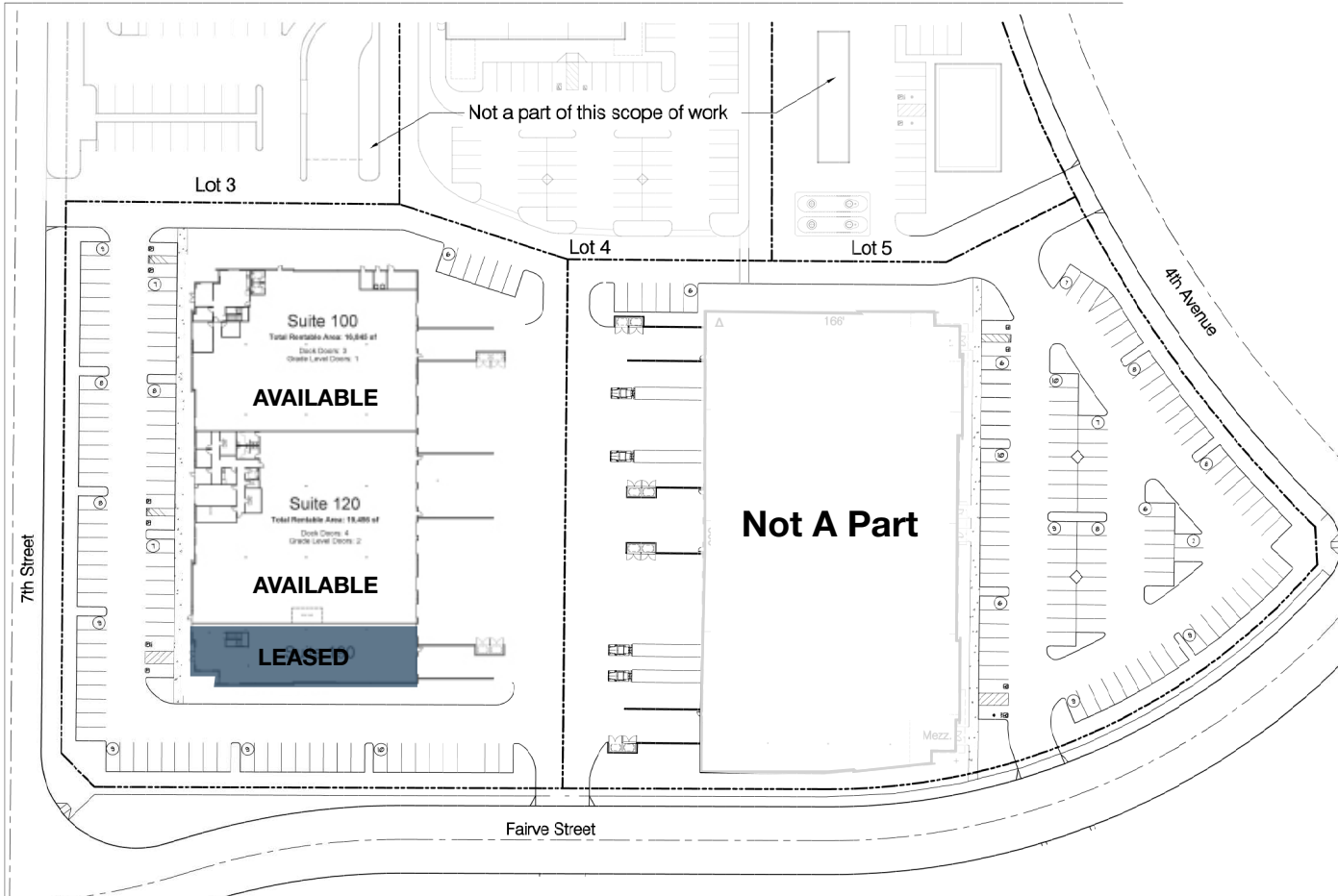
BUILDING FEATURES

- » 43,420 SF Freestanding Building
- » Divisible into two suites from 16,845 SF & 19,456 SF
- » Total 2,000 amps of 480 volt power available in the Building
- » 2.2/1,000 parking ratio (96 parking stalls)
- » 24' ceiling clear height
- » Skylights
- » ESFR ready sprinklers
- » Minimum of 2 docks and 1 ramp loading door per unit



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Otay River Business Park

Sudberry Properties, Inc.

ALLEY

MAINSTREET

4TH AVE

ORBP MASTER PLAN

LOT 6
2.79 AC

LOT 7
3.28 AC

FAIVRE STREET

LOT 8

LOT 10

LOT 11

LOT 12

BIO RETENTION
POND

BROADWAY

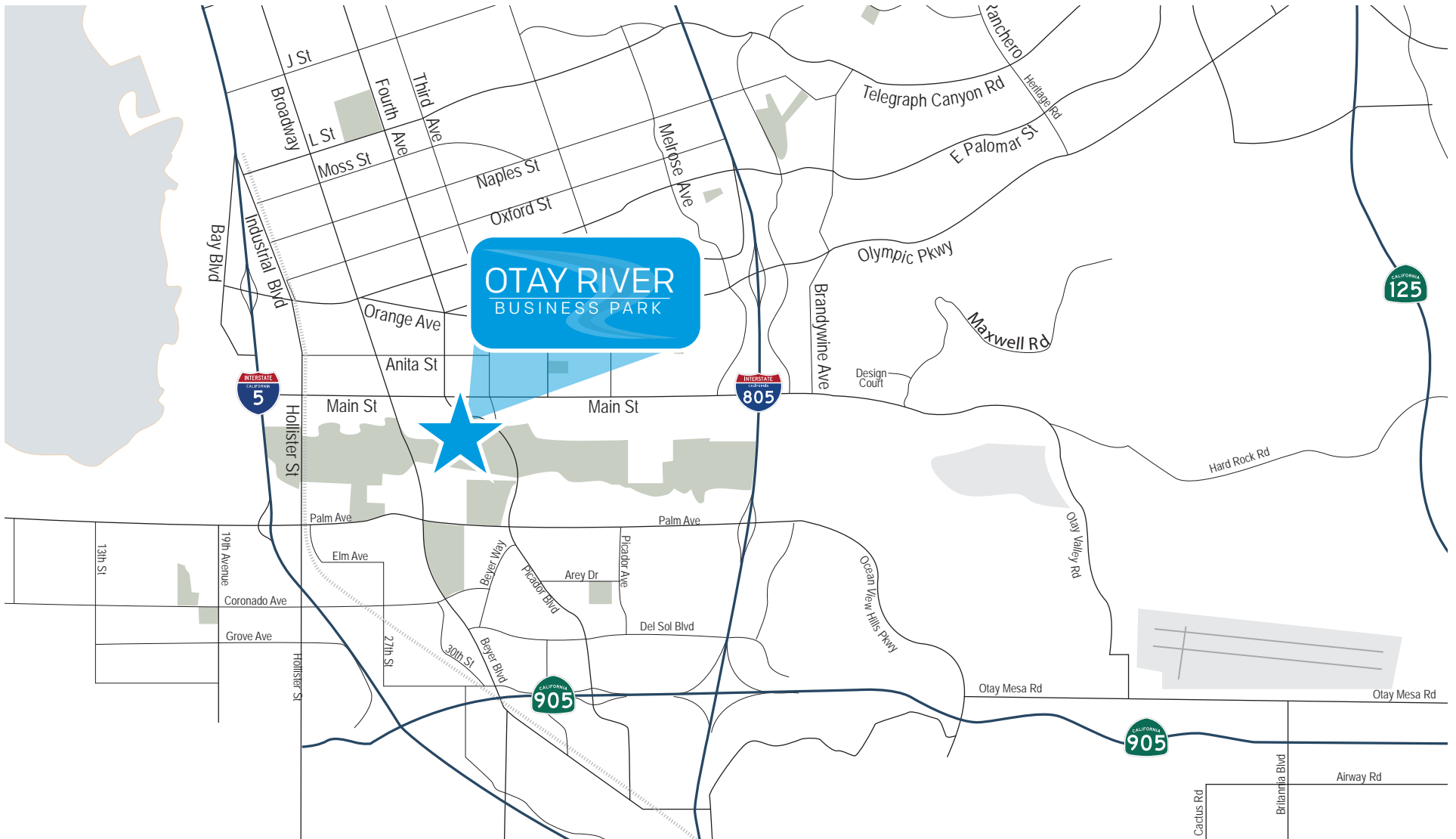
OTAY RIVER OPEN SPACE

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MICHAEL MOSSMER, SIOR | SENIOR VICE PRESIDENT, PARTNER | 858.405.4284 | mmossmer@voitco.com | Lic #00998326

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.405.4284 • 858.408.3976 Fax • Lic #01991785 • www.voitco.com

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