



FOR LEASE

Rancho Anita Business Park

1616 INDUSTRIAL BOULEVARD & 753 - 775 ANITA STREET, CHULA VISTA, CA 91911



Southern San Diego Warehouse Suites Located Minutes From Main Street in Chula Vista With I-5 Access

TWO (2) SUITES available

SUITE SIZES 4,800 - 9,280 RSF

CLEAR HEIGHT 18' - 22'

SKYLIGHTS and fire sprinklers

0.5 MILES from Main Street
(connector to I-5 on / off ramp)

FOUR (4) building industrial park

LOADING grade level & dock high doors

DISTRIBUTION and/or manufacturing use

±10 MILES to downtown San Diego

LEASE RATE \$1.30/NNN - \$1.35/NNN

For leasing
information,
please contact

BRYAN TEEL
858.369.3074
bryan.teel@kidder.com
LIC N° 01464788

KIDDER.COM

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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Site Plan



BUSINESS PARK AVAILABLE SPACE

Address	Suite	Footage	Lease Rate	Date Available	Loading
775 Anita Street	F	9,280 RSF	\$1.30 NNN*	Now	3 Dock High Doors, 2 Grade-Level Roll-up Doors
753 Anita Street	D	4,800 RSF	\$1.35 NNN*	03.01.2026	2 Dock High Doors, 1 Grade-Level Roll-up Door

*NNN estimated at \$0.29

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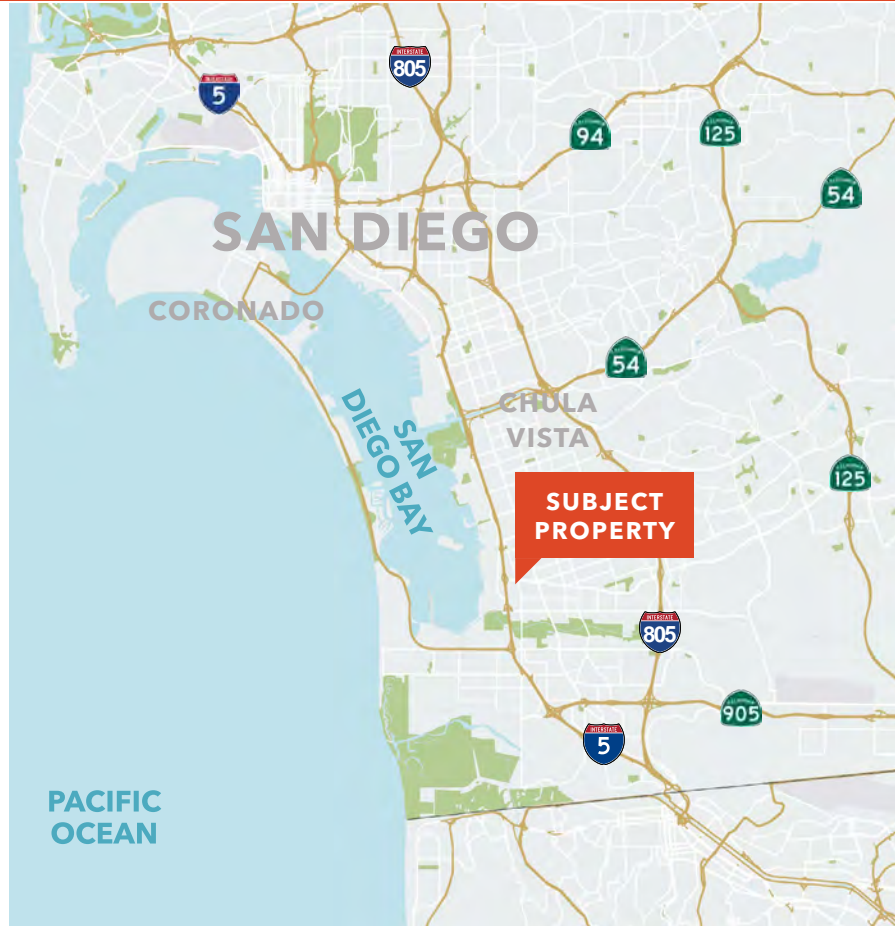
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Premium Location

Conveniently situated close to the on / off ramp for Interstate 5 via Main St in Chula Vista

Easy commute to Downtown San Diego & the San Ysidro Border Crossing

Near businesses & restaurants including the Tijuana Food Court on Broadway

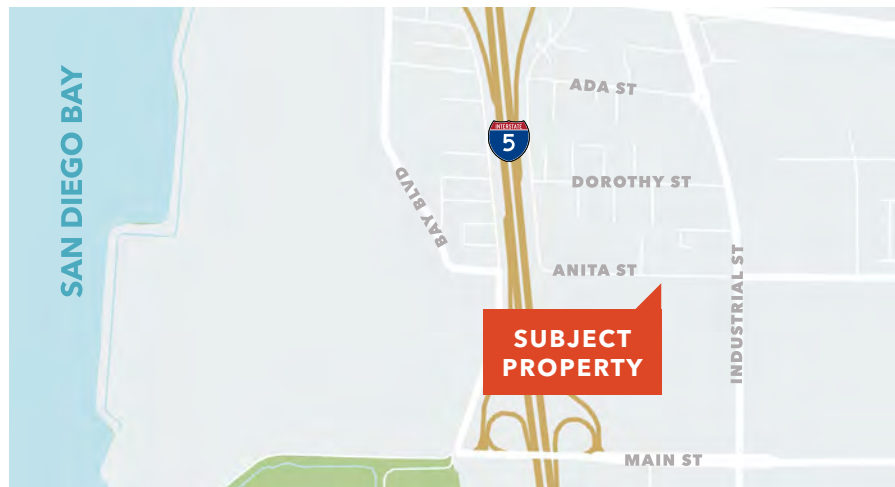


Distance Highlights

Interstate 5 ±0.5 Miles

Downtown San Diego ±10 Miles

San Ysidro Border ±6 Miles



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