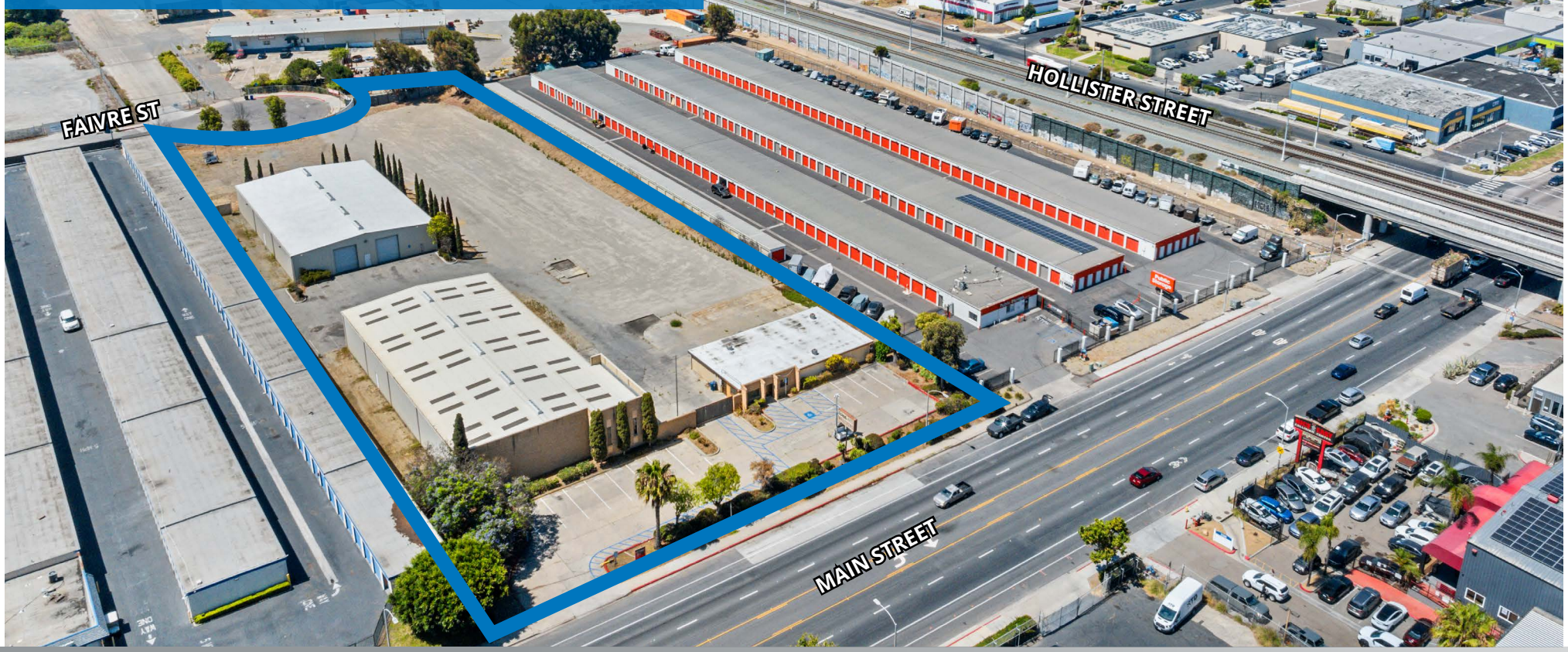


FOR LEASE

**24,018 SF on 3.05 Acres
Industrial Outdoor Storage Facility
South San Diego**



2365 Main Street Chula Vista, CA 91911

KURTIS BLANCHARD
+1 760 670 8367
kurtis.blanchard@colliers.com

MARK LEWKOWITZ, SIOR
+1 858 922 8988
mark.lewkowitz@colliers.com

EVAN MCDONALD, SIOR
+1 858 353 8669
evan.mcdonald@colliers.com





PROPERTY HIGHLIGHTS

Building Breakdown Totaling 24,018 SF on 3.05 AC:

- Office Building: ±2,245 SF
- North Warehouse: ±11,151 SF | 3 Grade-Level Doors (16' x 16')
- South Warehouse: ±9,680 SF | 4 Grade-Level Doors (12' x 13.5')
- Immediate access to I-5, I-805, and SR-125
- Strategically located in Chula Vista / South County San Diego
- Gated & secured yard with 2 points of ingress/egress
- Flow-through access ideal for truck circulation
- Zoning: ILP ([Link to Ch. 19.44, Chula Vista Municipal Code](#))
- Ideal Uses: Equipment rental, bulk material yard, contractor equipment storage, industrial service facility

CONTACT BROKER FOR LEASE RATE



MAIN STREET

Under 1/2 mile to major freeway access



LOCATION

EASY ACCESS TO SAN DIEGO'S FREEWAYS



2365 MAIN STREET



I-805	5.0 Miles
I-5	0.5 Miles
SR-905	4.0 Miles
SR-125	4.0 Miles
I-15	14 Miles



NORTH



DRIVE TIMES

Drive Times



10 Minutes



20 Minutes



30 Minutes

Minutes to Downtown San Diego

20

Minutes to Otay Mesa

15

Minutes to United States - Mexico Border

11

Minutes to Port of Long Beach

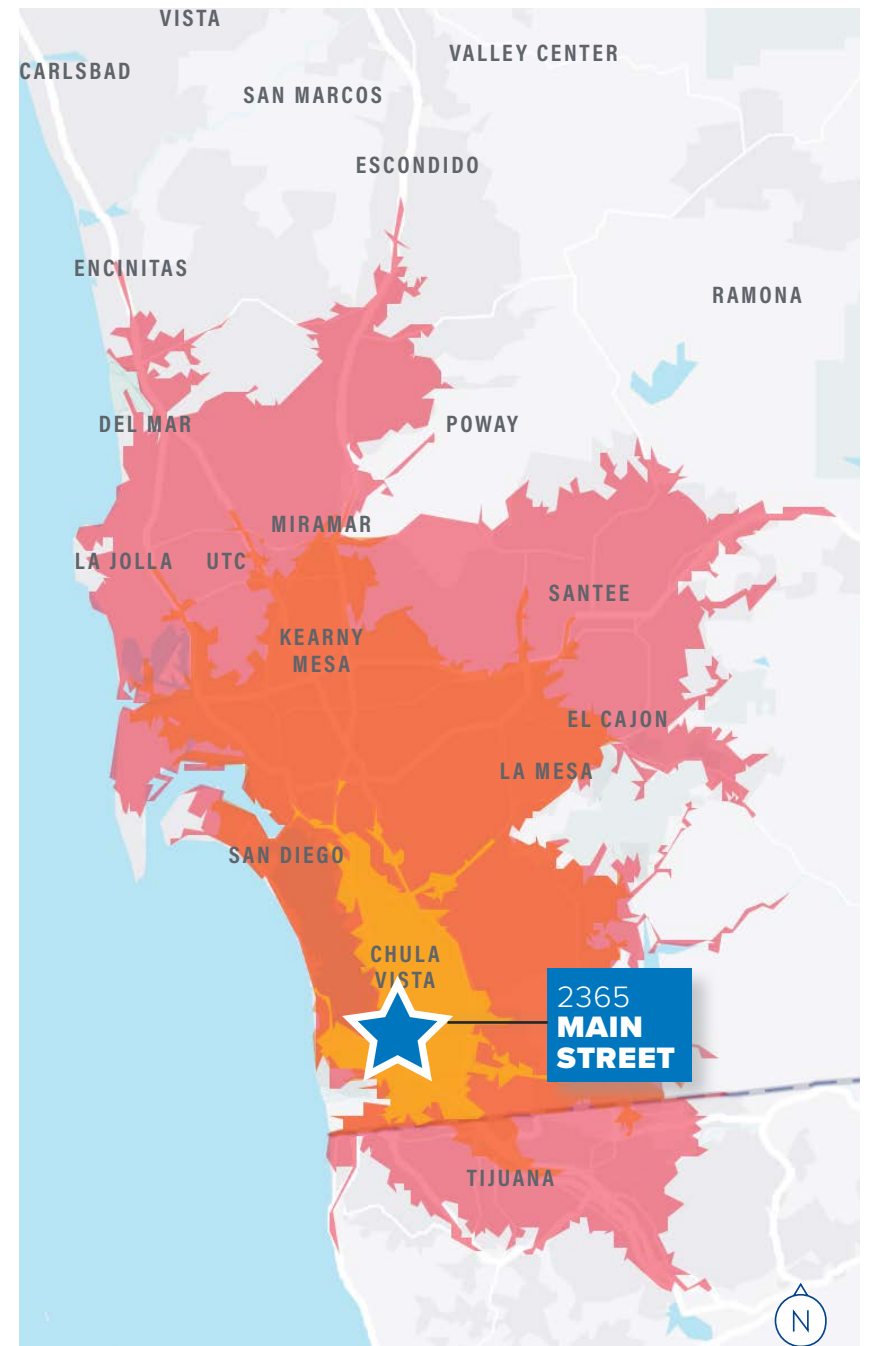
140

Minutes to Oceanside

45

Minutes to Yuma, AZ

170



FOR LEASE

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Industrial Outdoor Storage Facility
South San Diego**

**2365
MAIN
STREET**

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2365 Main Street

Chula Vista, CA 91911

KURTIS BLANCHARD

CA License 02114080
+1 760 670 8367
kurtis.blanchard@colliers.com

MARK LEWKOWITZ, SIOR

CA License 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

EVAN MCDONALD, SIOR

CA License 01813359
+1 858 353 8669
evan.mcdonald@colliers.com

