

FOR LEASE

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



2365 Main Street Chula Vista, CA 91911

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PROPERTY HIGHLIGHTS

Building Breakdown Totaling 24,018 SF on 3.05 AC:

- Office Building: $\pm 2,245$ SF
- North Warehouse: $\pm 11,151$ SF | 3 Grade-Level Doors (16' x 16')
- South Warehouse: $\pm 9,680$ 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



LOCATION

EASY ACCESS TO
SAN DIEGO'S
FREEWAYS



2365 MAIN STREET



Driving
Distances

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

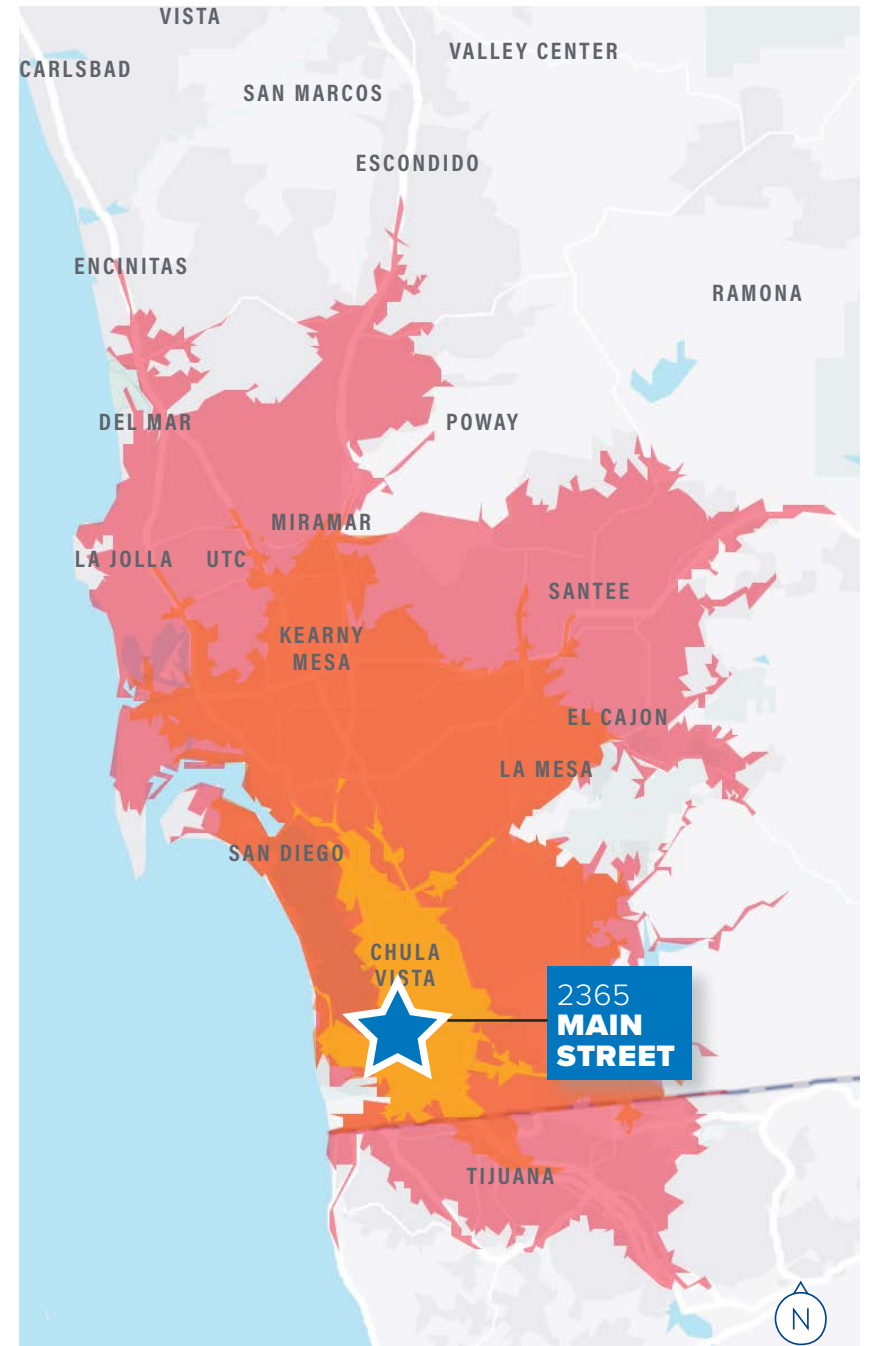
140

Minutes to Oceanside

45

Minutes to Yuma, AZ

170



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