

FOR LEASE

29,325 - 70,065 SF



HERITAGE INDUSTRIAL CENTER

3330, 3360, 3390 HERITAGE ROAD, CHULA VISTA, CA 91911

PROPERTY HIGHLIGHTS



Total Project ±202,760 SF



Year Built 2023



Site Area ±11.64 Acres (±507,039 SF)



APN 644-061-03, 644-061-56, 644-061-55



Stories Two Stories



Clear Height ±28' - 32'



Loading 24 Dock High, 5 Grade Level



Parking 1.4 per 1,000 SF (287 Auto Stalls)



Sprinklers ESFR K-25



Truck Courts ±130' - 139'



Power 3390: 4,000 amps UGPS 277/480 volt 3PH
3360: 3,000 amps UGPS 277/480 volt 3PH
3330: 3,000 amps UGPS 277/480 volt 3PH
All: 800 amp Tenant Meter Sections



Column Spacing 50'x52'



Floor Slabs 6"



Yard Possible Secured Yard/Parking



3330
Heritage Road



3360
Heritage Road



3390
Heritage Road

PROPERTY AVAILABILITY

BUILDING	TOTAL BUILDING SF	SF AVAILABLE	OFFICE BUILDOUT	LOADING	CLEAR HEIGHT	SPRINKLERS	PARKING
3360	56,470 SF	29,325 SF	4,320 SF	4 DH, 1 GL	28'	ESFR K-25	1.6/1,000 (92 stalls)
3330	40,740 SF	40,740 SF	4,320 SF	4 DH, 1 GL	28'	ESFR K-25	1.5/1,000 (63 stalls)



 = Available Space

AVAILABLE SPACE

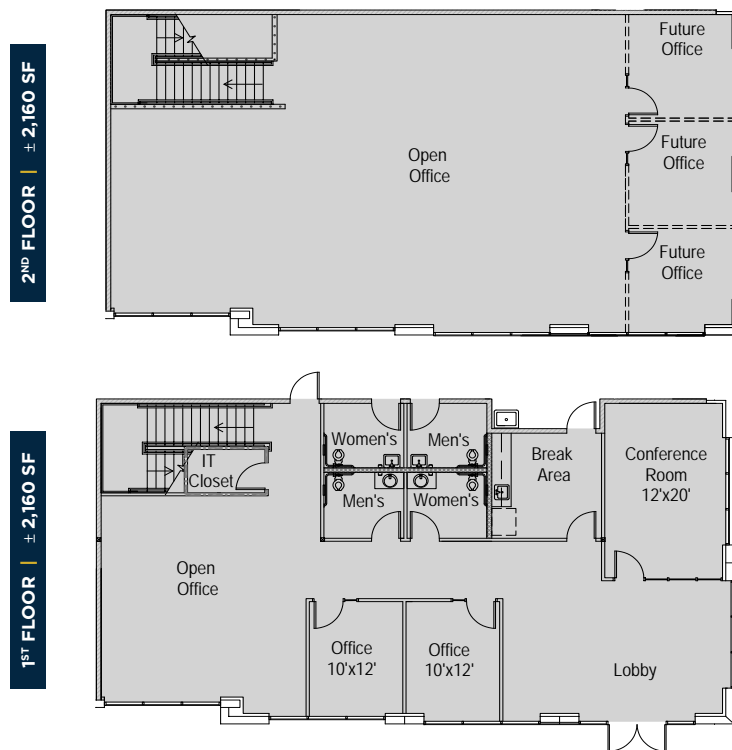


3360 HERITAGE RD

	Total Square Feet	±56,470 SF
	Available SF	±29,325 SF
	Year Built	2023
	Site Area	±3.47 Acres (±151,166 SF)
	Stories	Two Stories
	Clear Height	±28'
	Loading	4 Dock High, 1 Grade Level
	Parking	1.6 per 1,000 SF (92 auto stalls)
	Sprinklers	ESFR K-25
	Truck Courts	±130'
	Power	3,000 amps UGPS, 277/480 volt, 800 amp Tenant Meter Section (3PH)
	Column Spacing	50'x52'
	Floor Slabs	6"
	Yard	Possible Secured Yard/Parking
	Rental Rate	Call Broker (NNNs = \$0.35 PSF)



OFFICE PLAN



Make ready improvements include: (2) 40,000# mechanical pit levelers (including cost of sawcut for pit) with bumpers in every other dock door between grid lines 6 and 7 & High bay LED lights for eastern half of building (east of grid line 4) to achieve 30 footcandles at 36" AFF

AVAILABLE SPACE

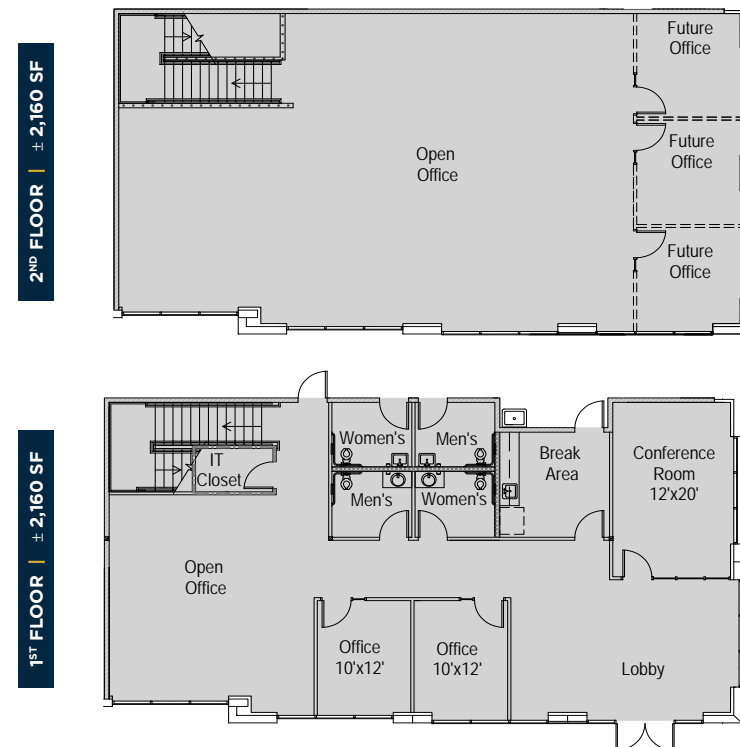


3330 HERITAGE RD

	Total Square Feet	±40,740 SF
	Available SF	±40,740 SF
	Year Built	2023
	Site Area	±2.46 Acres (±107,157 SF)
	Stories	Two Stories
	Clear Height	±28'
	Loading	4 Dock High, 1 Grade Level
	Parking	1.5 per 1,000 SF (63 auto stalls)
	Sprinklers	ESFR K-25
	Truck Courts	±130'
	Power	3,000 amps UGPS, 277/480 volt, 800 amp Tenant Meter Section (3PH)
	Column Spacing	50'x52'
	Floor Slabs	6"
	Yard	Possible Secured Yard/Parking
	Rental Rate	Call Broker (NNNs = \$0.35 PSF)

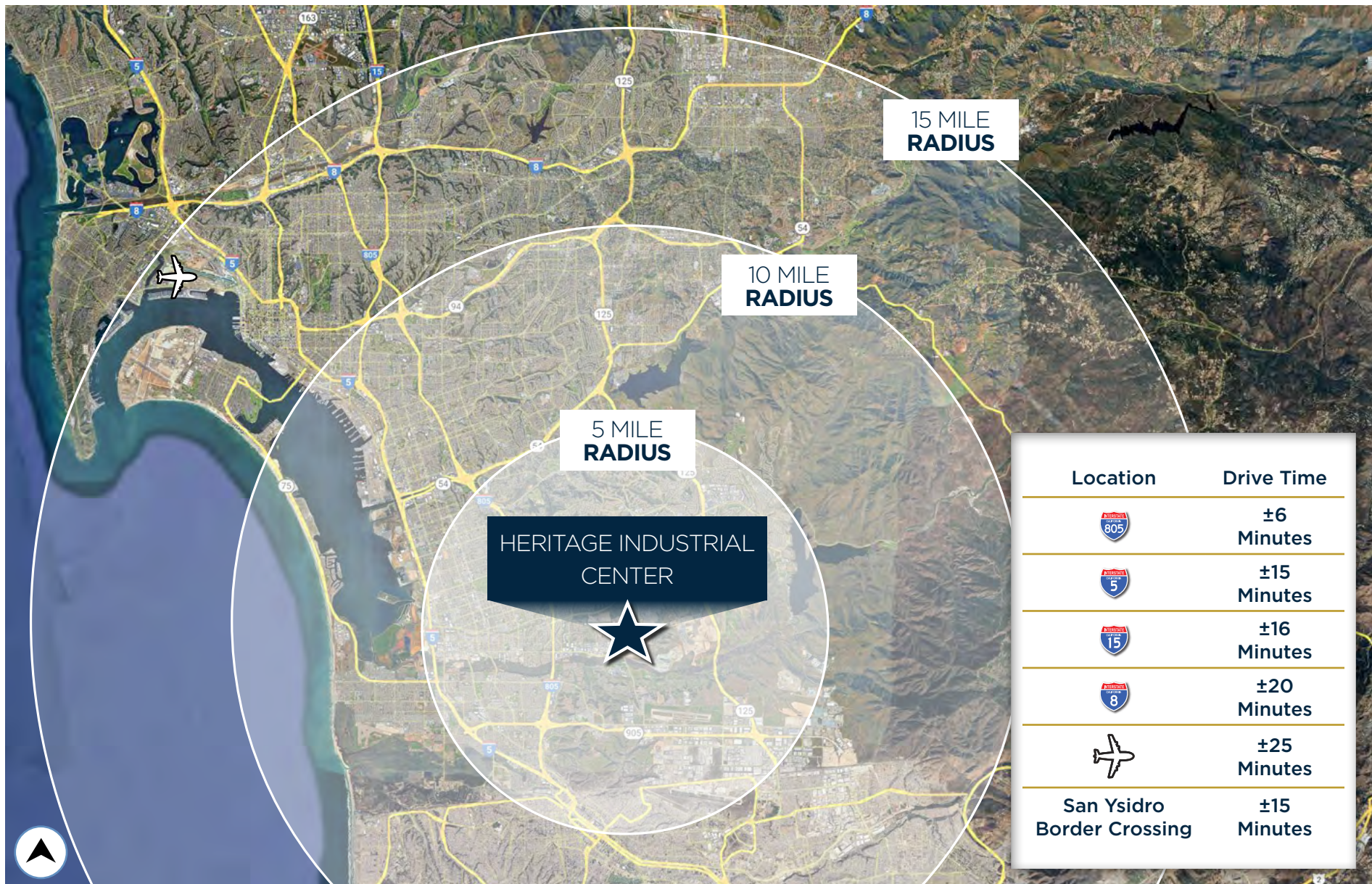


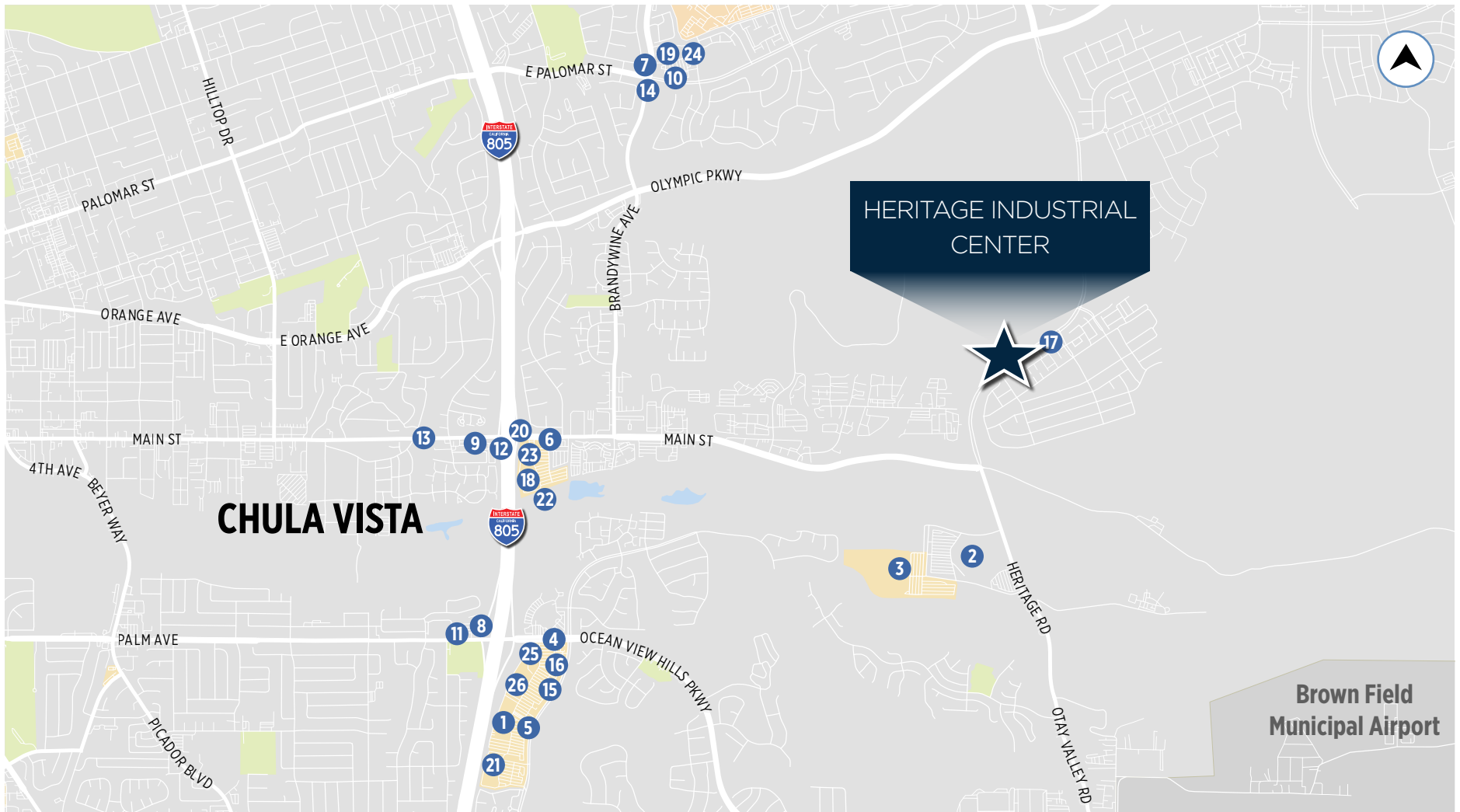
OFFICE PLAN



Make ready improvements include: (2) 40,000# mechanical pit levelers (including cost of sawcut for pit) with bumpers in every other dock door & High bay LED lights to achieve 30 foot-candles at 36" AFF

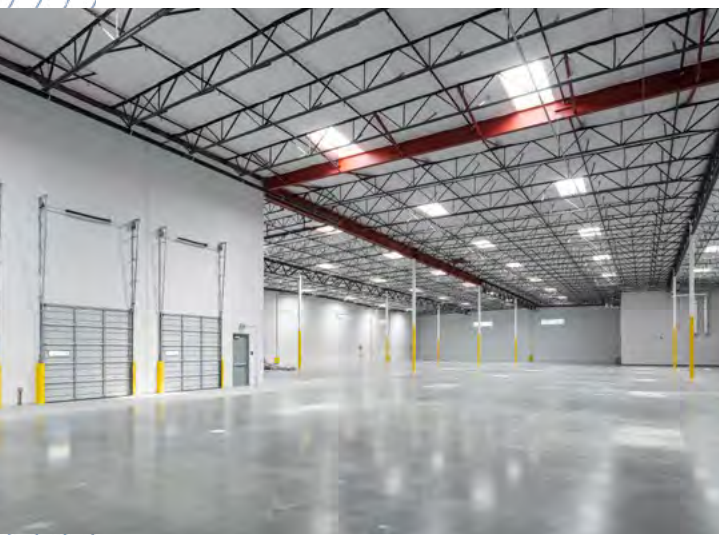
PROPERTY LOCATION





- | | | |
|---|------------------------|-----------------|
| 1. AMC Theaters | 10. McDonalds | 19. CVS |
| 2. North Island Credit Union Amphitheatre | 11. McDonalds | 20. Dollar Tree |
| 3. Sesame Place San Diego | 12. Panda Express | 21. Home Depot |
| 4. Carl's Jr | 13. Starbucks | 22. Kohls |
| 5. Chic fil A | 14. Subway | 23. PetSmart |
| 6. In N Out Burger | 15. Subway | 24. Ralph's |
| 7. KFC | 16. Taco Bell | 25. Vons |
| 8. KFC | 17. Yaqui Coffee House | 26. Walmart |
| 9. Mango Mango | 18. ALDI | |

AREA AMENITIES



CONTACT INFORMATION



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