



**Lot 12**  
OTAY RIVER BUSINESS PARK

**2995 FAIVRE STREET • CHULA VISTA, CA 91911**

±97,066 SF STATE OF THE ART INDUSTRIAL/DISTRIBUTION BUILDING WITH SPEC OFFICES

**± 22,319 SF AVAILABLE FOR LEASE NOW**



**Voit**  
REAL ESTATE SERVICES

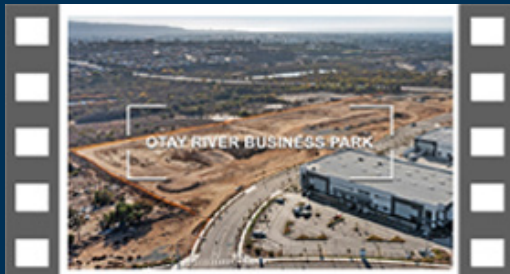
**MICHAEL MOSSMER, SIOR**  
SENIOR VICE PRESIDENT | PARTNER  
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# LOCATED WITHIN THE MASTER PLANNED BUSINESS PARK



**Lot 12**

OTAY RIVER BUSINESS PARK



CLICK IMAGE TO TAKE A  
**VIRTUAL TOUR**

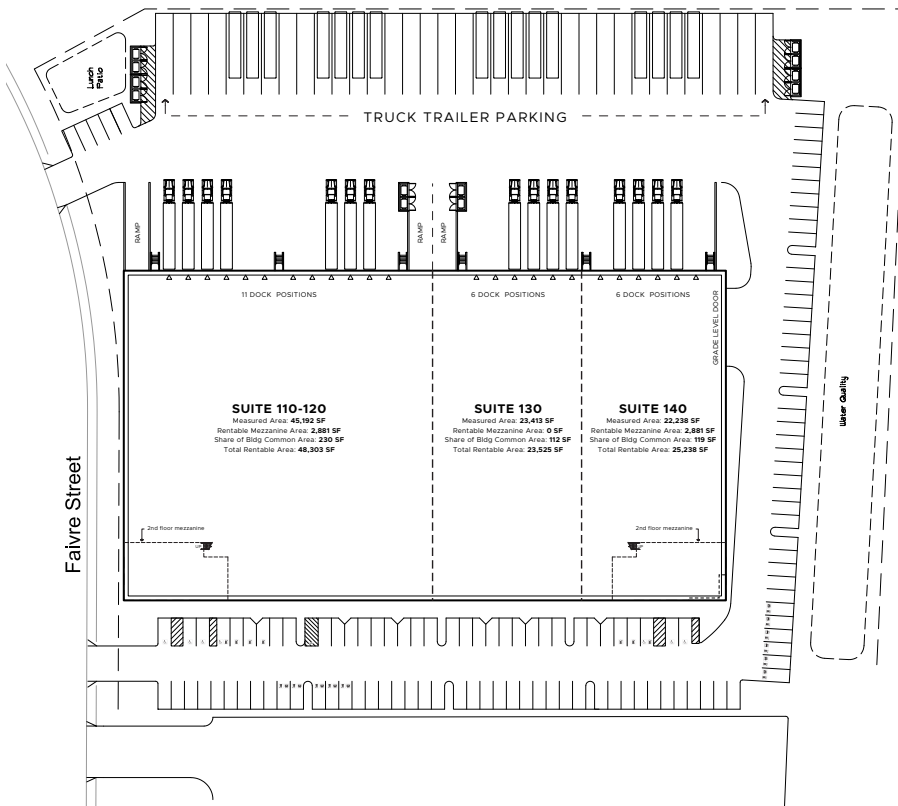
## PROPERTY HIGHLIGHTS

- » ±22,319 SF Warehouse/Distribution/Manufacturing Space Available For Lease
- » ±97,066 SF State of the Art Multi-Tenant Industrial Building on ±4.62 AC parcel
- » Located within of a 33.5 Acre Master Planned Industrial Project
- » Central Chula Vista Location
- » Easy Access to I-5 & I-805 via Main Street
- » Direct Access to Interstate-5 and National City Waterfront and Ship Repair
- » Project is located in an Opportunity Zone (potential tax advantage)

**AVAILABLE NOW | ASKING LEASE RATE: CONTACT BROKER**

# Lot 12

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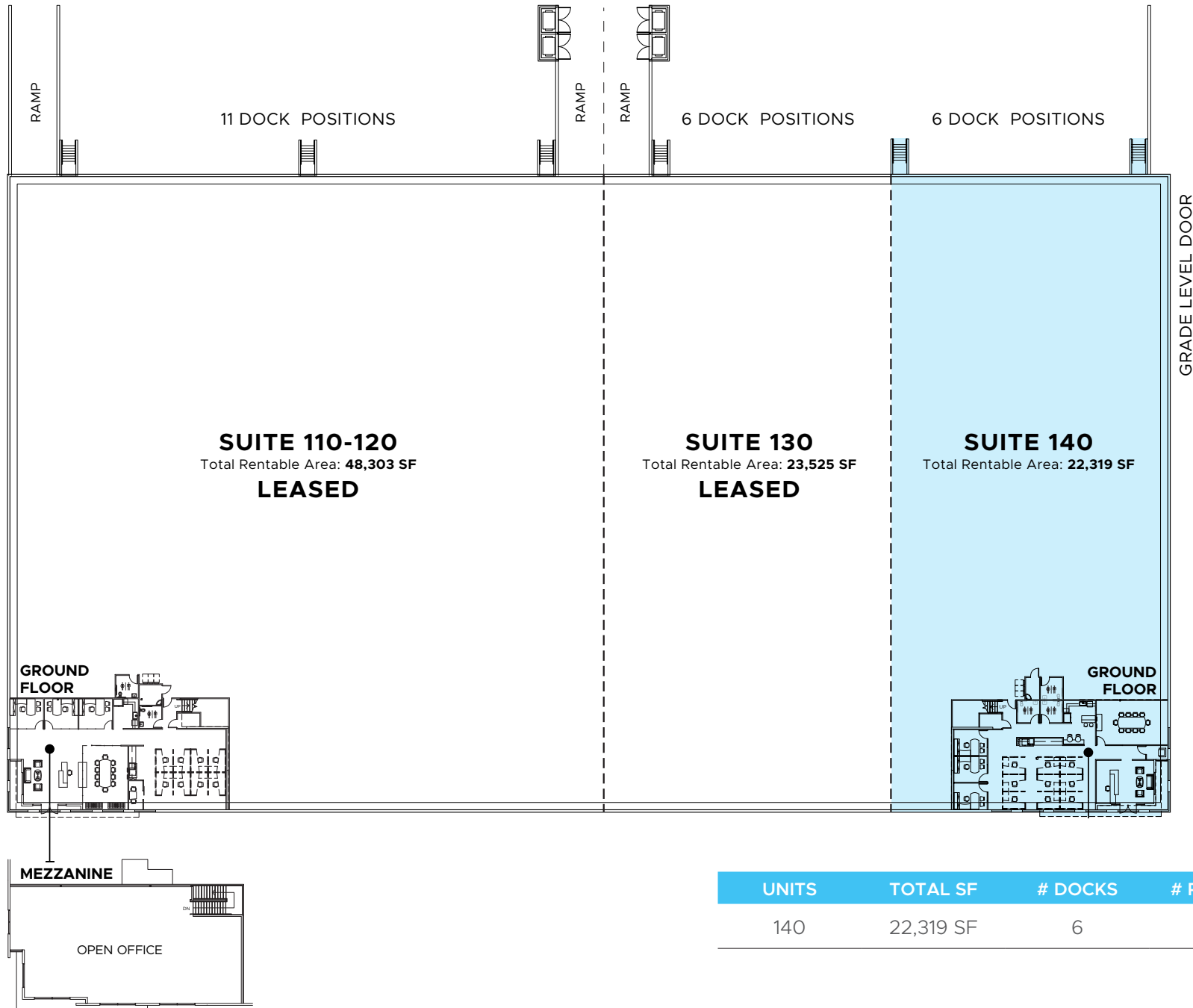


## PREMISE OVERVIEW

- » Unit 140 available with ±22,319 SF unit
- » First floor office build-out has been completed.
- » Six (6) dock doors (9'x10') and one (1) grade level door (12'x14')
- » Five (5) truck trailer parking spaces (12' x 55')
- » Total Power: 1,000+ amps, 277/480 volt, 3 phase power
- » Parking Ratio: 1.27/1,000 SF
- » 52' x 55' Column spacing and 60' speed bay depth
- » 32' Ceiling clear height
- » ESFR sprinklers with K-25 rating
- » Skylights throughout
- » Fenced and secured truck yard

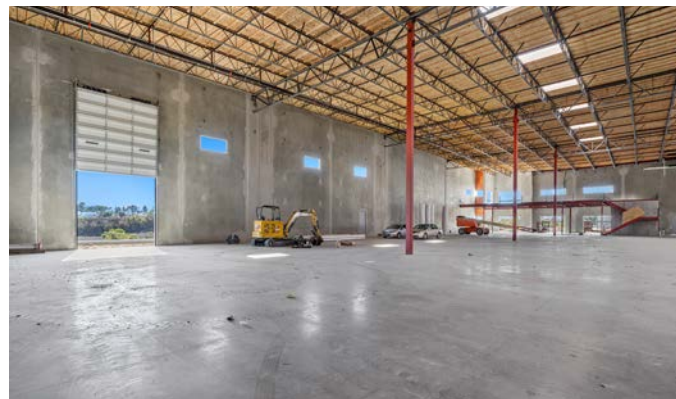
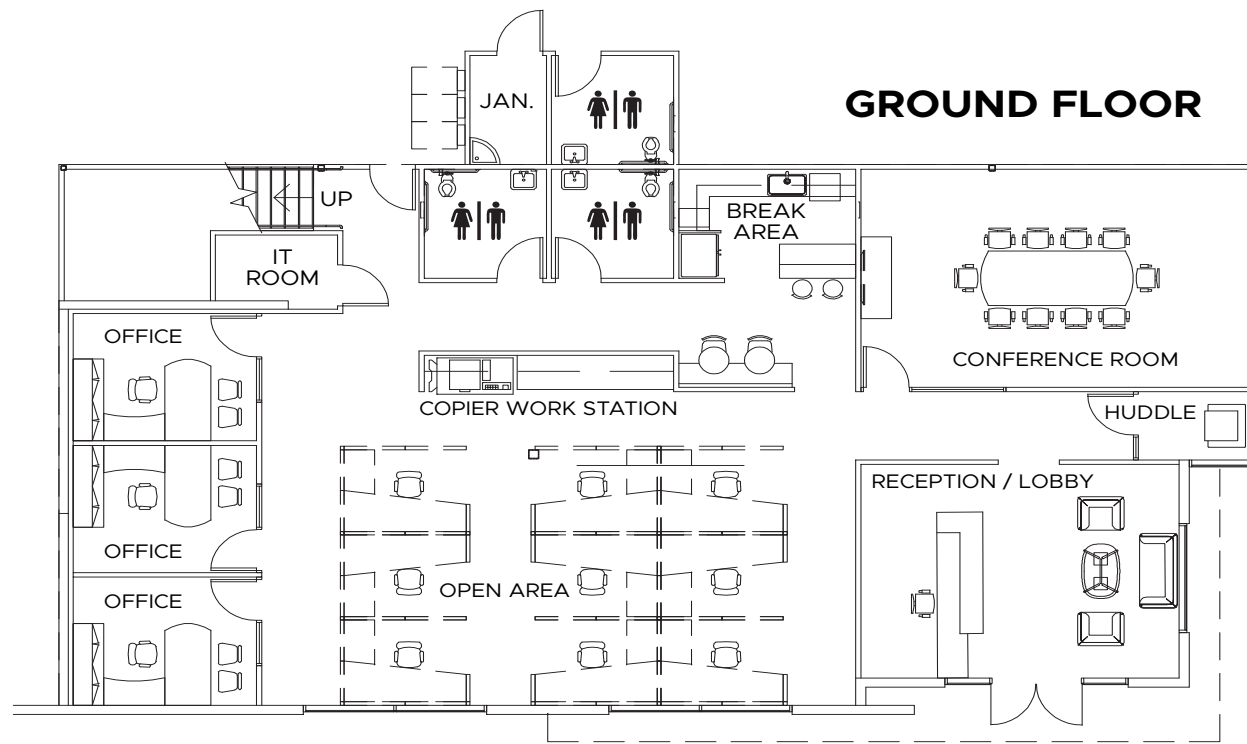
**Available Now For Lease | Asking Lease Rate: contact broker**

# AVAILABLE SPACE

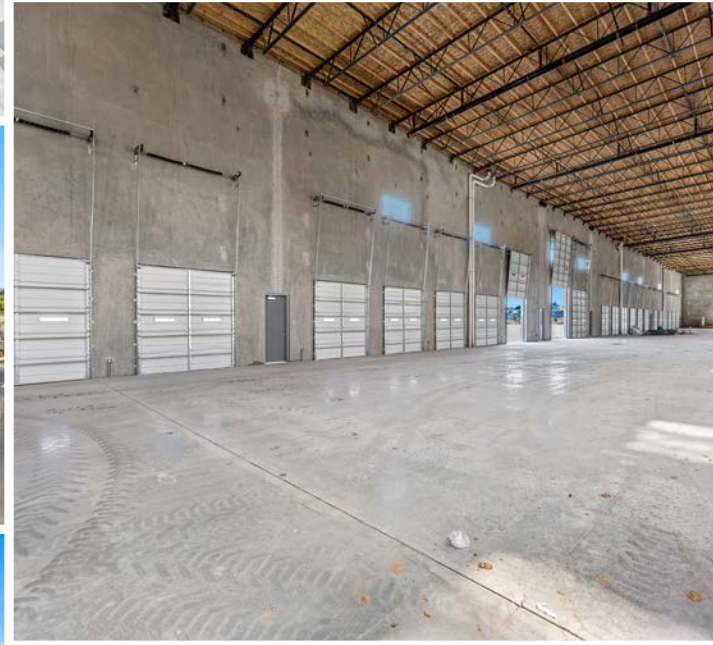


UNITS	TOTAL SF	# DOCKS	# RAMP/GL
140	22,319 SF	6	1

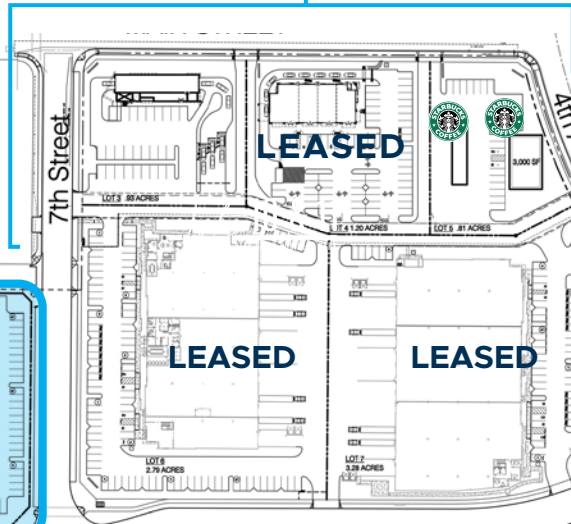
## ±2,881 SF OF HVAC OFFICE



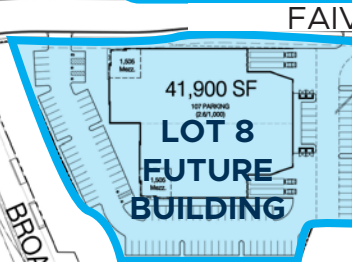
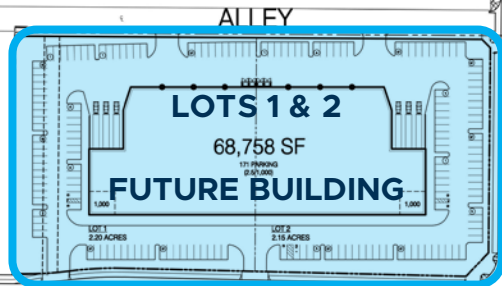
# CONSTRUCTION COMPLETED



## SIGNED LEASES



# Otay River Business Park



Public Park

FLOODWAY 100yr

FLOODWAY 100yr

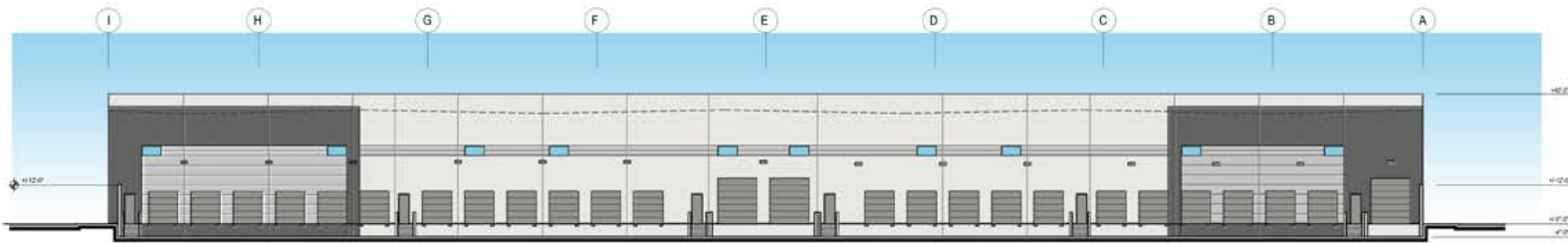
City of Chula Vista

# BUILDING ELEVATIONS



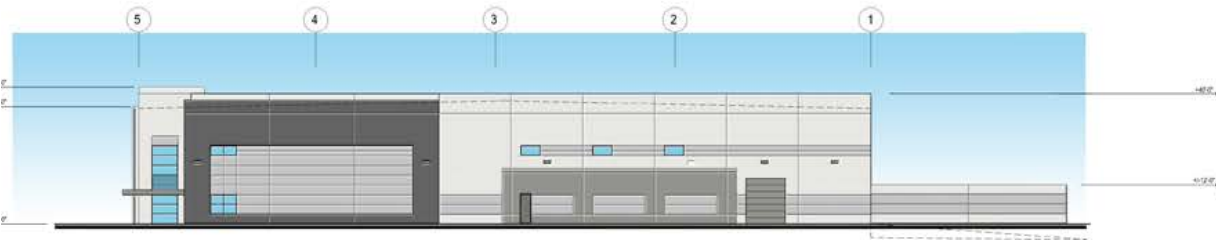
West Exterior Elevation

SCALE: 1" = 20'-0"



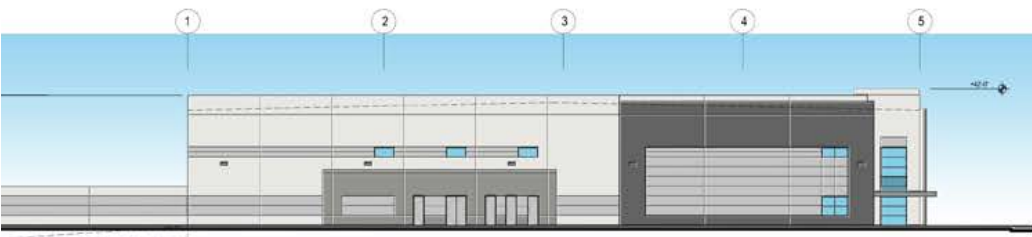
East Exterior Elevation

SCALE: 1" = 20'-0"



South Exterior Elevation

SCALE: 1" = 20'-0"



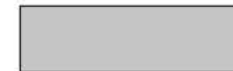
North Exterior Elevation

SCALE: 1" = 20'-0"

1A PAINTED CONCRETE WALL  
COLOR: SW 6000 SNOWFALL



1B PAINTED CONCRETE WALL  
COLOR: SW 2850 CHELSEA GRAY



1C PAINTED CONCRETE WALL  
COLOR: SW 9163 TIN LIZZIE

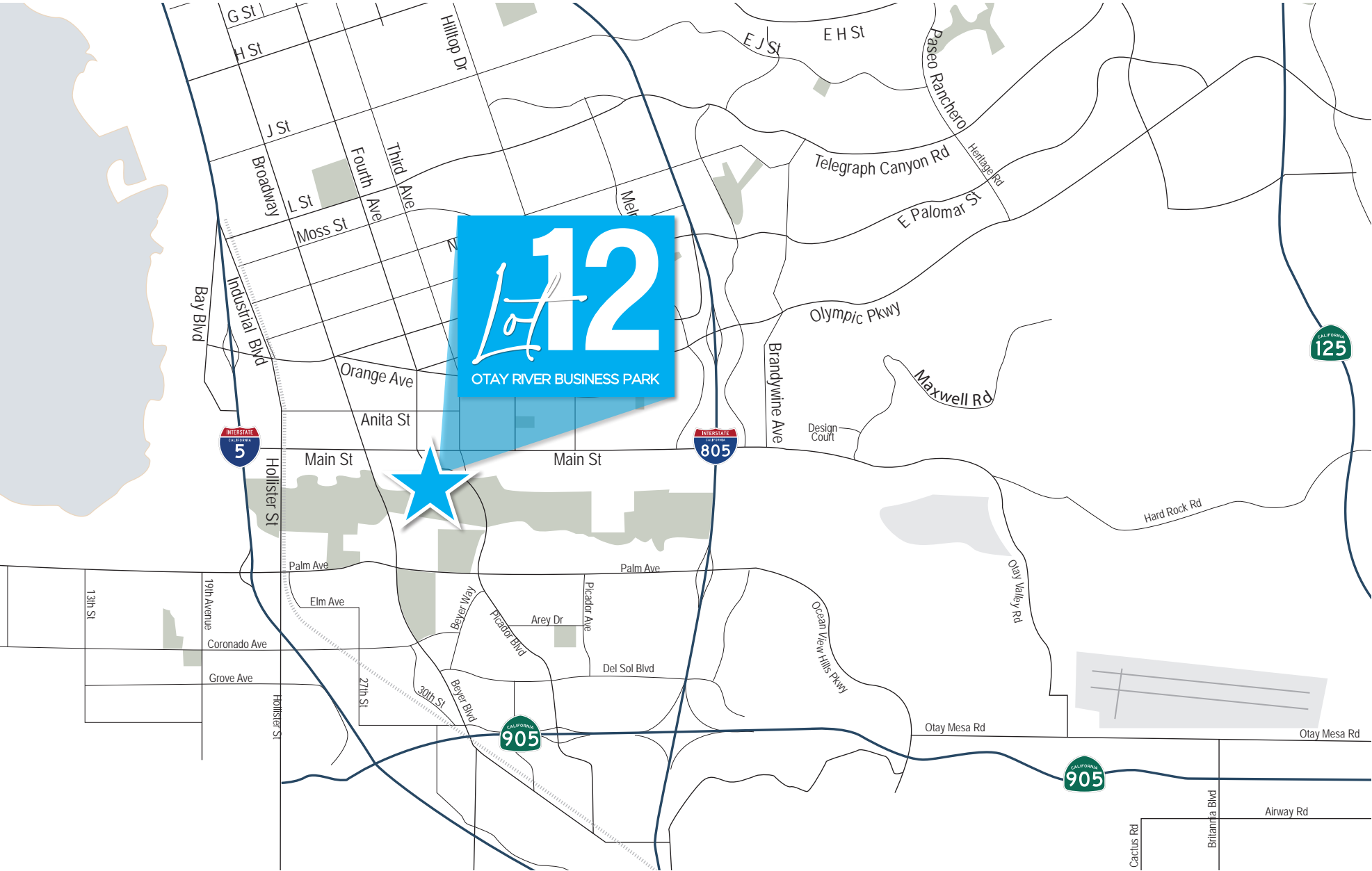


1D PAINTED CONCRETE WALL/METAL CANOPY  
COLOR: SW 7098 GRIZZLE GRAY



## LEGEND

- 1A PAINTED CONCRETE WALL  
COLOR: SW 6000 SNOWFALL
- 1B PAINTED CONCRETE WALL  
COLOR: SW 2850 CHELSEA GRAY
- 1C PAINTED CONCRETE WALL  
COLOR: SW 9163 CITYSCAPE
- 1D PAINTED CONCRETE WALL  
COLOR: SW 7098 GRIZZLE GRAY
- 2A 2'X4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM,  
w/CAPTURED HORIZONTALS AND VERTICALS- w/ DUAL PANE  
TINTED GLAZING  
GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR  
MULLIONS: CLEAR ANODIZED
- 2B ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR  
FACADE ONLY- 2'X4 1/2" STOREFRONT, FRONT SET SYSTEM-  
w/SINGLE PANE TINTED GLAZING  
GLAZING: PPG SOLARBAN 60 SOLARBLUE  
MULLIONS: CLEAR ANODIZED
- 3 FINISHED GRADE
- 4 2" HORIZONTAL REVEAL IN TILT UP PANEL
- 5 1" VERTICAL REVEAL IN TILT UP PANEL
- 6 METAL STUD FRAMED CANOPY w/PLYWOOD SHEATHING,  
WATERPROOFING MEMBRANE, AND 1/8" PREFORMED  
ALUMINUM PANEL SYSTEM - ALPOLC CVG GRAY
- 7 PTD. MTL. MAN DOOR COLOR T80
- 8 CONCRETE FIRE DEPARTMENT ACCESS STAIR
- 9 COILING DOOR
- 10 WALL MOUNTED LIGHT, COLOR AND FINISH TO MATCH WINDOW  
MULLION COLOR



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REAL ESTATE SERVICES