

FOR LEASE

Bayview Commerce Center

1011-1161 Bay Boulevard | Chula Vista, CA 91911



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REAL ESTATE SERVICES

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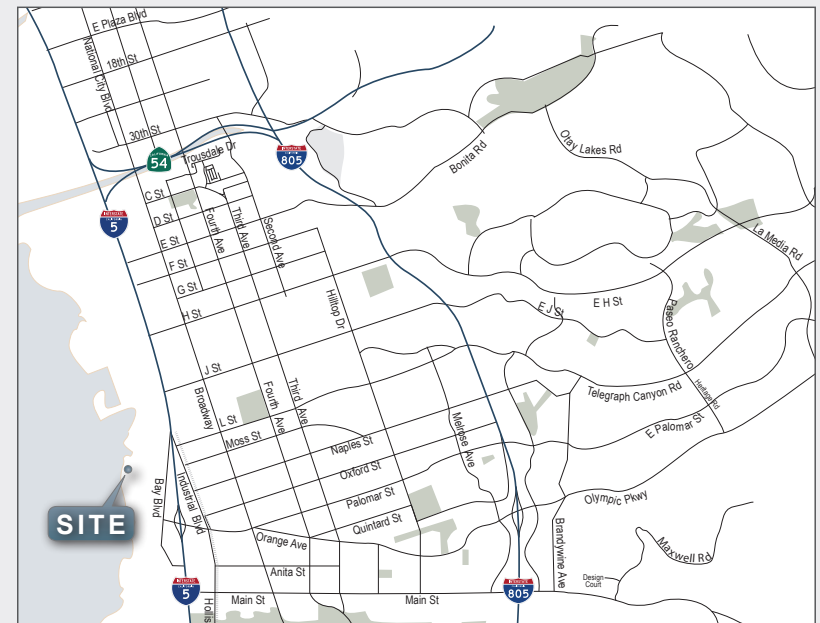


PROPERTY DETAILS

Total Project Size.....	±277,098 SF
I-5 Traffic Count.....	Avg. 143,000 Cars Per Day
Space Sizes.....	±1,400 - ±19,867 SF
Parking.....	2.7/1,000
Warehouse Clear Height.....	±16' - 21'
Loading.....	Dock High & Grade Level
Power.....	Minimum 100 Amps 110/208 V 3-Phase
Zoning.....	Industrial (City of Chula Vista) Allows for Expanded Range of Uses (Retail Wholesale, Office)

FEATURES

- Gas Available
- Easy Truck Access & Maneuverability
- Walking Distance to the Palomar Street Trolley & Bus Station
- Freeway Visible Signage
- ±5 Minutes to US/Mexico Border Crossing
- ±10 Minutes to Downtown San Diego, North Island and 32nd Street Navel Base



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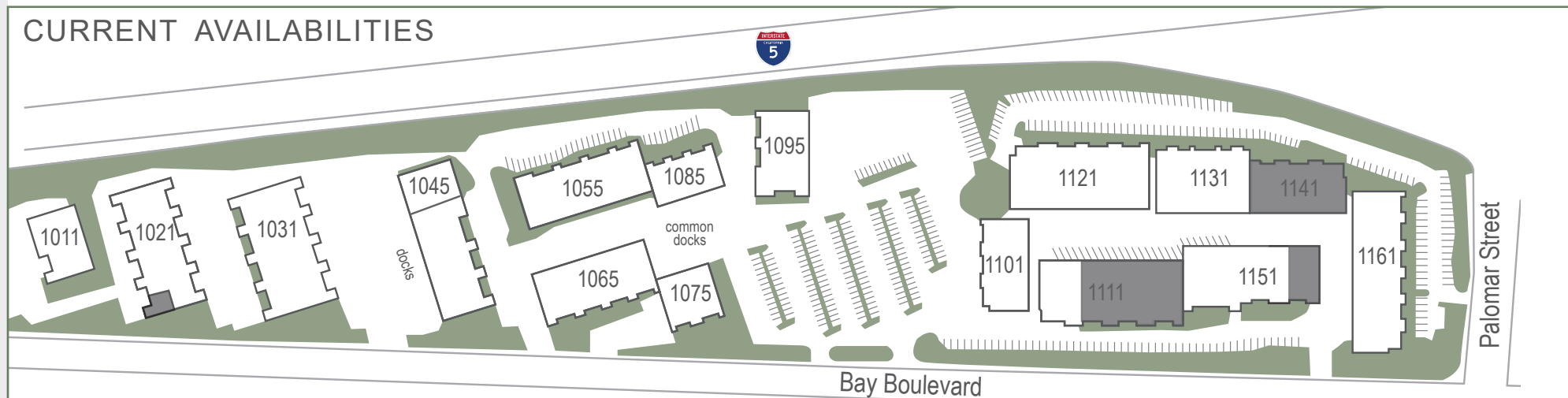
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CURRENT AVAILABILITIES



INDUSTRIAL SPACE

Address	Suite(s)	Size (SF)	Loading	Lease Rate	Comments	Available
1031 Bay Boulevard	A	±1,400 SF	1 Grade Door	\$1.75 PSF Gross	1 Office + 1 Restroom	Now
1111 Bay Boulevard	D - H	±19,867 SF	----	Negotiable	100% Office	90 Days
1141 Bay Boulevard	A - F	±13,967 SF	7 Grade Doors	\$1.40 PSF Gross	1 Restroom	60 Days
1151 Bay Boulevard	F - G	±4,457 SF	2 Grade Doors	\$1.20 PSF Gross	1 Restroom	Now

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