

784 BAY BLVD

SUITE 101, CHULA VISTA, CA 91910

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE



18,564 SF AVAILABLE FOR SUBLEASE

PROPERTY FEATURES

building size:	18,564 SF
office size:	±30% Office
dock high doors:	2
clear height:	24'
power:	1,200amp
parking:	4.5/1,000 SF (83 Spaces)
year built:	1986
sprinklered	yes
zoning:	IG, General Industrial
NNN's	±\$0.36/SF

SUBLEASE RATE

\$1.15 NNN



PROPERTY HIGHLIGHTS



PRIME CHULA VISTA LOCATION

Immediate Access to I-5 Freeway



HIGH CLEAR HEIGHT

24' Warehouse



HEAVY POWER

1,200 AMPS



ACCESSIBLE LOADING

2 Dock High Doors



AMPLE OFFICE SPACE

±5,500 SF



EXCELLENT PARKING

4.5 / 1,000 SF





FLOOR PLAN

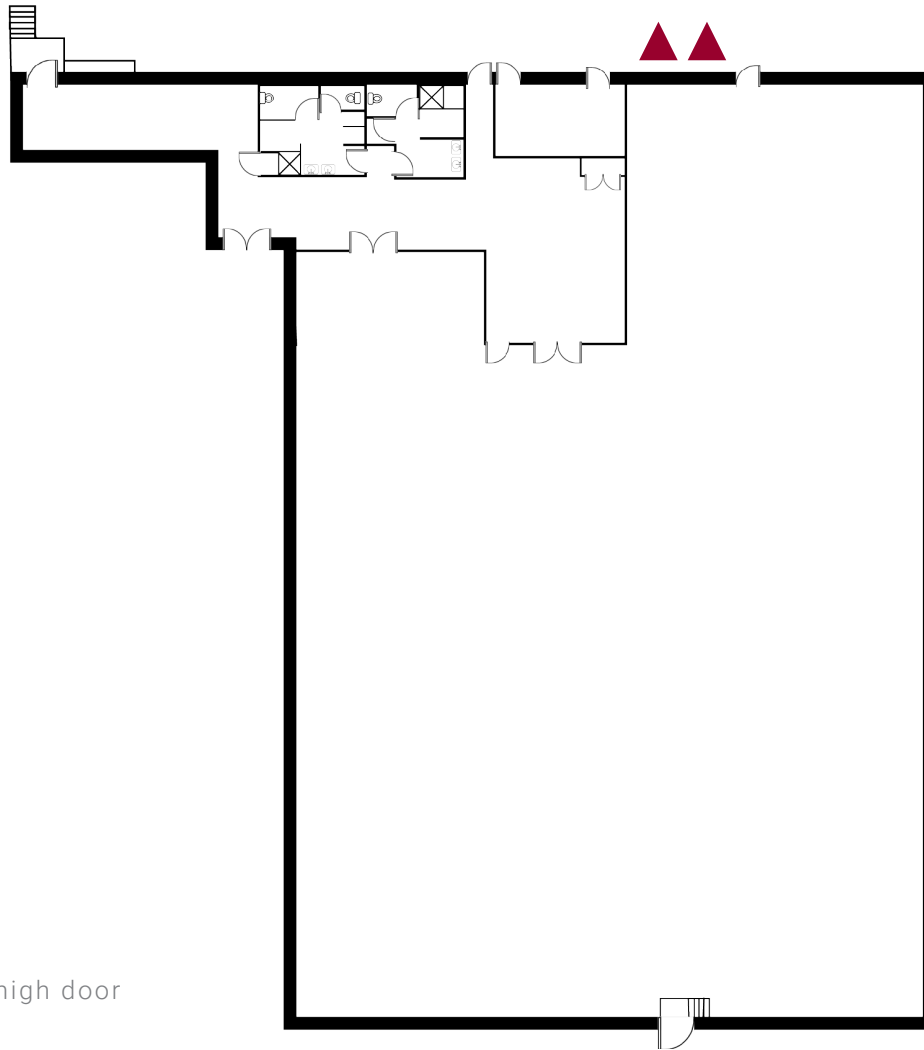


▲ = dock high door



CONCEPTUAL FLOOR PLAN

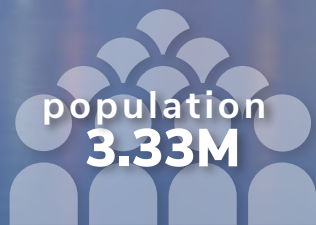
▲ = dock high door



LOCATION MAP



San Diego



San Diego County is one of the nation's most desirable places to live, well known for its amazing year round weather and 70 miles of coastline. The region is situated in southwestern California with the Pacific Ocean to the West, Los Angeles, Orange, and Riverside Counties to the North, and the Tijuana/Mexico border to the South. In 2018, over 35 million visitors were captivated by the region's luxurious hotels, sandy beaches, fine dining establishments, world renowned golf courses, and various top attractions.



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Rusty Williams, SIOR
(760) 448-2453

rwilliams@lee-associates.com
DRE Lic#01390702

Chris Roth, SIOR
(760) 448-2448

croth@lee-associates.com
DRE Lic#01789067

Jake Rubendall
(760) 448-1369

jrubendall@lee-associates.com
DRE Lic#02037365

Andrew Kenny
(760) 929-7841

akenny@lee-associates.com
DRE Lic#02206475



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977 | www.lee-associates.com/sandiegonoorth

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