



INDUSTRIAL OUTDOOR STORAGE

±21,264 SF ON ±3.14 ACRES | FOR LEASE

2365 MAIN STREET
CHULA VISTA, CA

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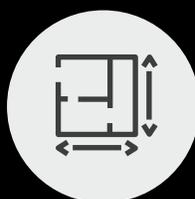


PROPERTY HIGHLIGHTS

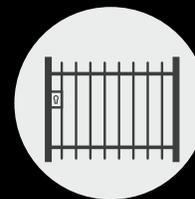
PROPERTY ADDRESS	2365 Main Street Chula Vista, CA 91911
PROPERTY TYPE	Industrial service - 3 Freestanding Buildings with Yard Fenced Parking
BUILDING SF	Office Bldg: ±1,809 SF Building 1: ±10,443 SF Building 2: ±9,012 SF Total Building SF: ±21,264
LOT SIZE	±3.14 Acres ±136,819 SF
LOADING	Building 1: 3 - 16'x16' Grade Doors Building 2: 4 - 12'x13.5' Grade Doors
ZONING	ILP (click for more information)
USES ALLOWED BY RIGHT	Equipment rental, contractor storage yard, building material yard, truck trailer, sales establishments, wholesale business, manufacturing.
CONDITIONAL USES	Major auto repair and paint shop, recycling collection center, brewery & distillery, steel fabrication, plastic manufacturing, truck yard and terminals
LOCATION	0.3 miles to Interstate 5; 2.7 miles to Interstate 805
PRICING	Contact Broker for Lease Rate Op Ex: \$9,500/SF/month



3 Freestanding Buildings



3.14 Acre Industrial Lot



Fully Fenced & Secured



Nearby Access
to Interstate 5
and 805, close
proximity to
SR905



Zoned ILP
Outdoor Storage
of Equipment
and Materials
Permitted



Large Cul-De-Sac
for Commercial
Truck Access



Ample
Parking &
Yard Area

LOCATION & SITE PLAN



PALOMAR STREET



BROADWAY

HOLLISTER STREET

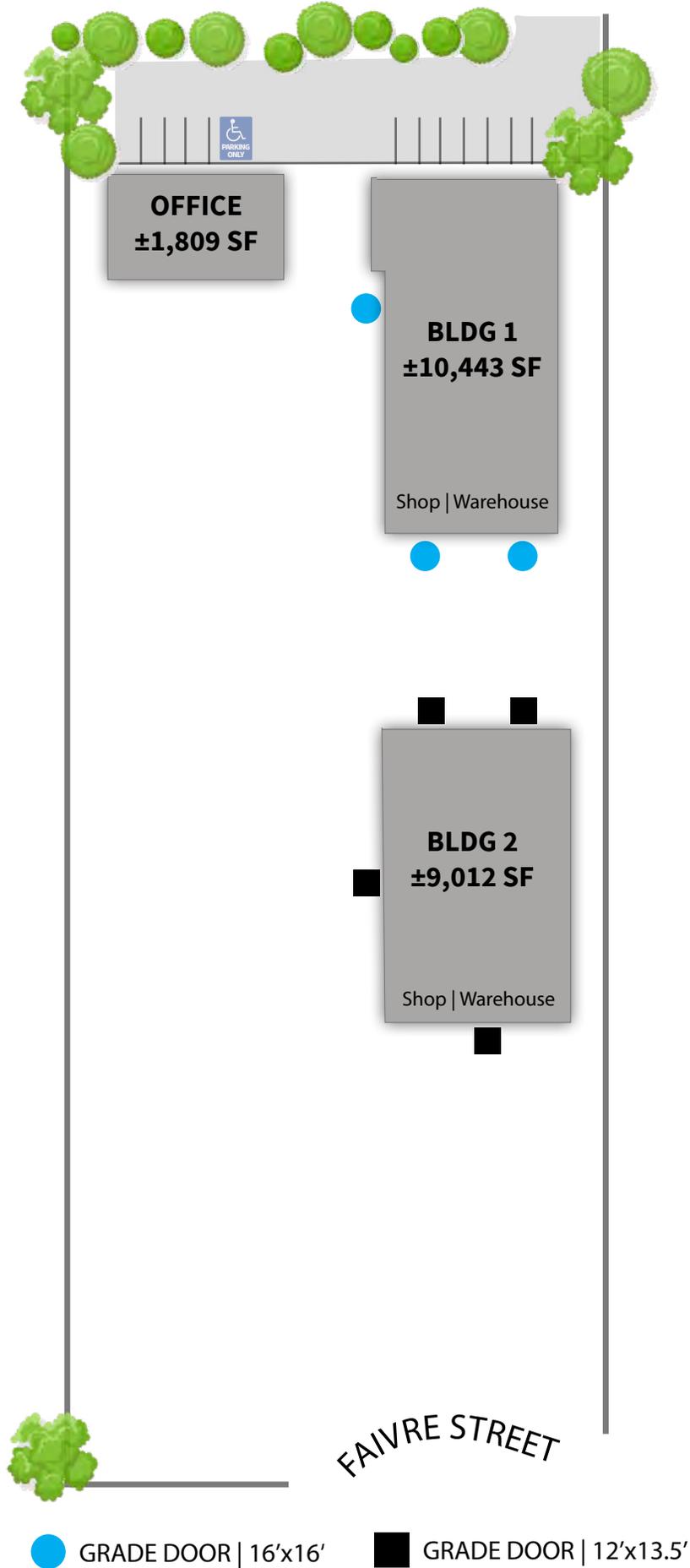
MAIN STREET

FAIVRE STREET



2365
MAIN STREET

MAIN STREET



● GRADE DOOR | 16'x16'

■ GRADE DOOR | 12'x13.5'

2365
MAIN STREET

Costco petco 
WHOLESALE



TARGET

Michaels
Where Creativity Happens



FOOD4LESS

GameStop

DOLLAR TREE

Walmart 

BROADWAY

MAIN STREET

Walmart 



BIG 5
SPORTING GOODS



VONS

CVS
pharmacy



CORONADO AVENUE

HOLLISTER STREET

planet fitness
Foot Locker
ROSS
DRESS FOR LESS®
REE
Starbucks



NEARBY FOOD & DRINK

IN-N-OUT BURGER TACO BELL McDonald's Wendy's
chili's Applebee's Luna Grill Jack in the box
Olive Garden Denny's KFC Church's Chick-fil-ly

NEARBY SERVICES

EquipmentShare BAE SYSTEMS
SUNBELT RENTALS HAWTHORNE CAT United Rentals
HARBOR FREIGHT 4 WHEEL PARTS
QUALITY TOOLS LOWEST PRICES SINCE 1962

PALM AVENUE



Walmart Starbucks VONS THE HOME DEPOT
Burlington AMC THEATRES
AutoZone



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