

+/-22,355 SF - FREE STANDING WAREHOUSE

**PRICED TO SELL
\$103 PSF!
MAJOR PRICE REDUCTION**



Owner / User Investment Opportunity

3523 MAIN STREET, CHULA VISTA, CA

FEATURES:

- New ±22,355 SF Freestanding Warehouse, Divisible into Six (6) Separate Condominium Units.
- ±10% Upstairs/Downstairs HVAC Office. Planned and Permitted-Not Built. Call Agent.
- Six (6) Ground Level Doors with Access to Shared Dockwell.
- 24' Clear Height / Skylights / Sprinklered.
- Heavy Power Available.
- Located in New CHULA VISTA COMMERCE CENTER.
- Easy Access to I-5, I-805, Downtown San Diego, Otay Mesa and Mexico.
- Ideal for Warehouse, Wholesale, Showroom and Manufacturing.
- Shell Price: \$2,303,000



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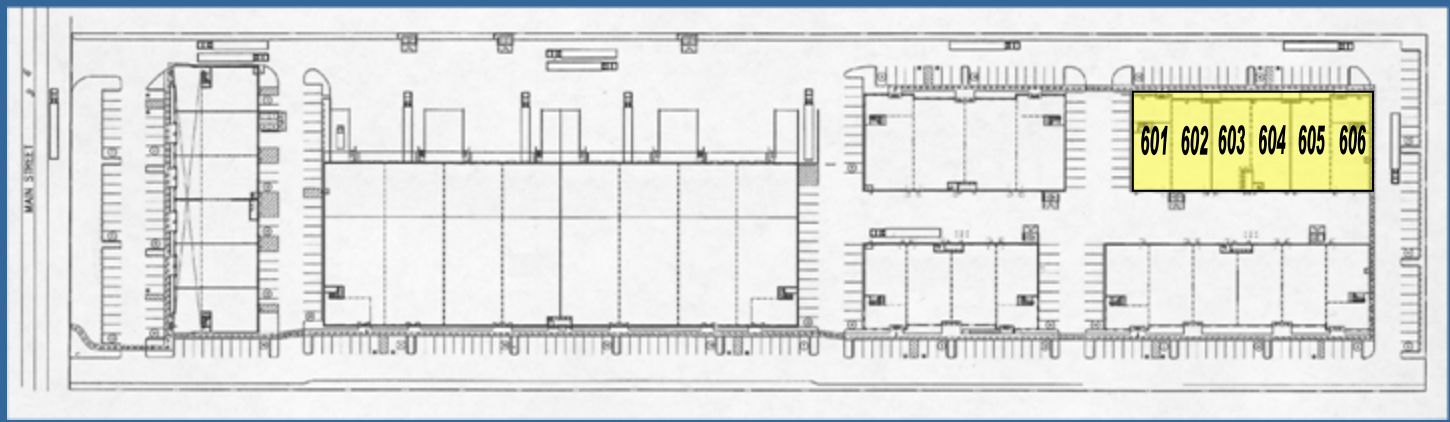
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CHULA VISTA COMMERCE CENTER

3523 MAIN STREET, CHULA VISTA, CA



SITE PLAN



LOADING AREA

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