



H HERITAGE

INDUSTRIAL CENTER

FOR LEASE

HERITAGE INDUSTRIAL CENTER

3360 HERITAGE ROAD
BUILDING B
CHULA VISTA, CA

ANTICIPATED COMPLETION JULY 2023

**±55,700 SF INDUSTRIAL BUILDING
NOW UNDER CONSTRUCTION**

MICHAEL MOSSMER, SIOR
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Voit
REAL ESTATE SERVICES

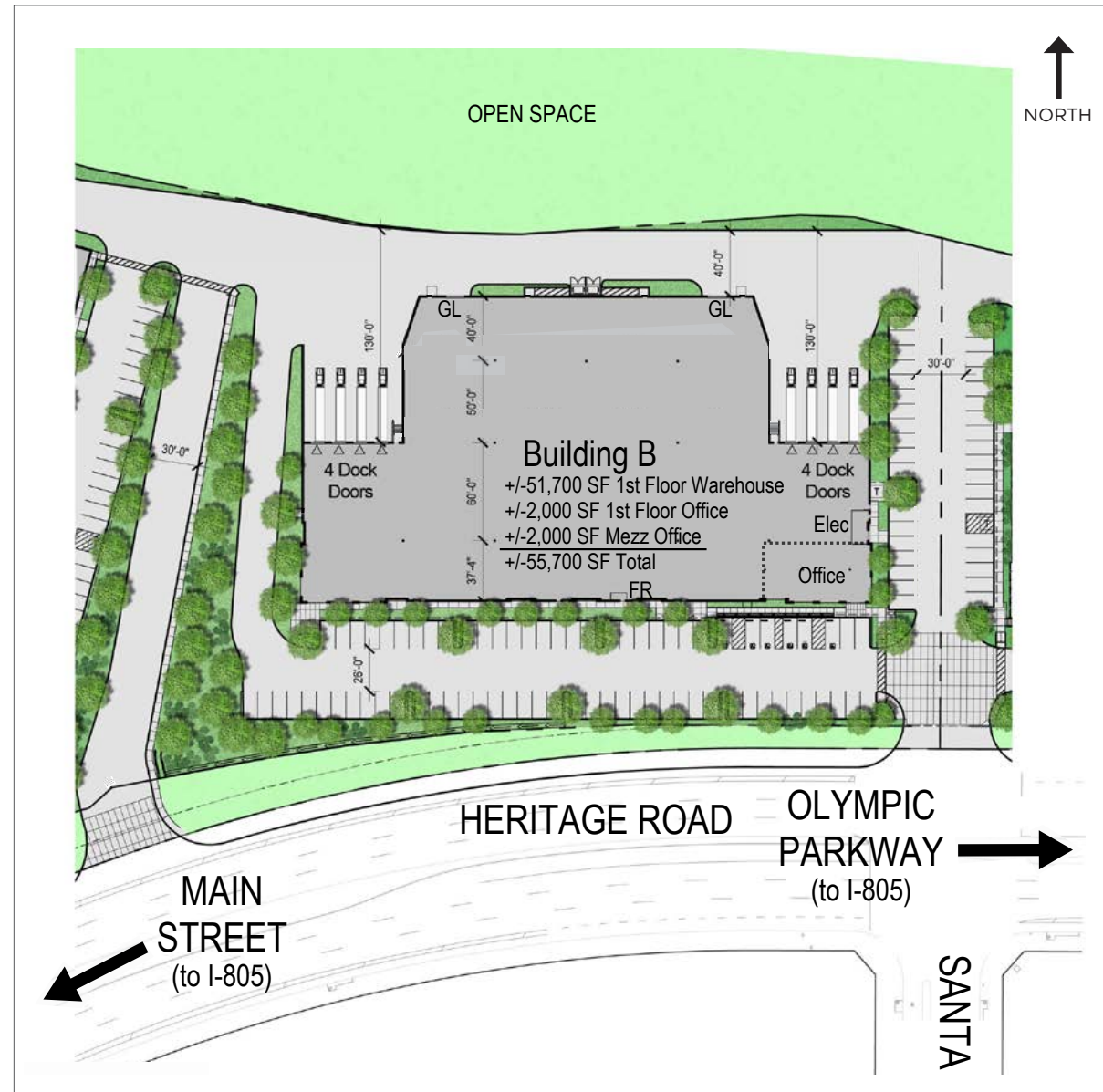
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GROUP**

BUILDING SPECIFICATIONS



- » ±55,700 SF Freestanding Building
- » ±4,000 SF Office Including ±2,000 SF of Mezzanine Plus Office and Shop Restrooms
- » Concrete around building (truck court, drive aisle and parking area)
- » Can be combined with Building C for ±98,300 SF
- » 28' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 50' x 52'
- » 3,000+ Amps 277/480 Volt Power
- » Eight (8) Dock Doors
- » Two (2) Grade Level Doors
- » 92 Parking Spaces
- » Possible Secured Yard/Parking
- » 3.48 Acre Parcel
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway

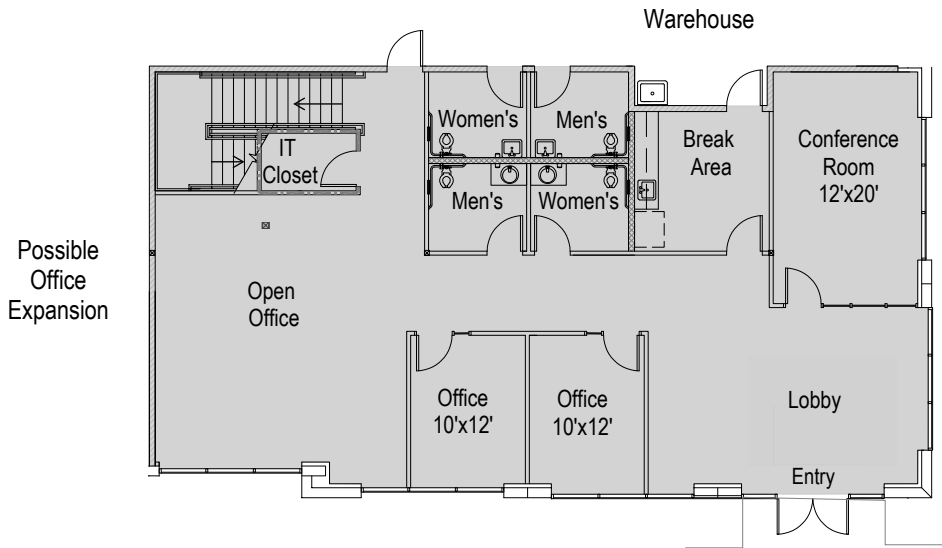
» **Available July 2023 (Projected)**



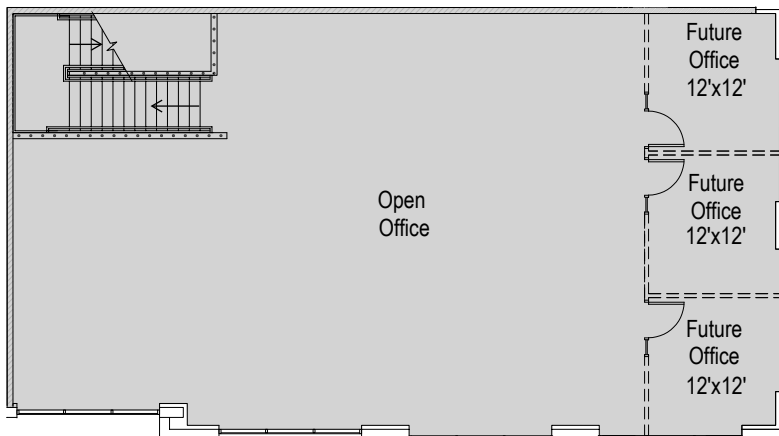
FLOOR PLANS

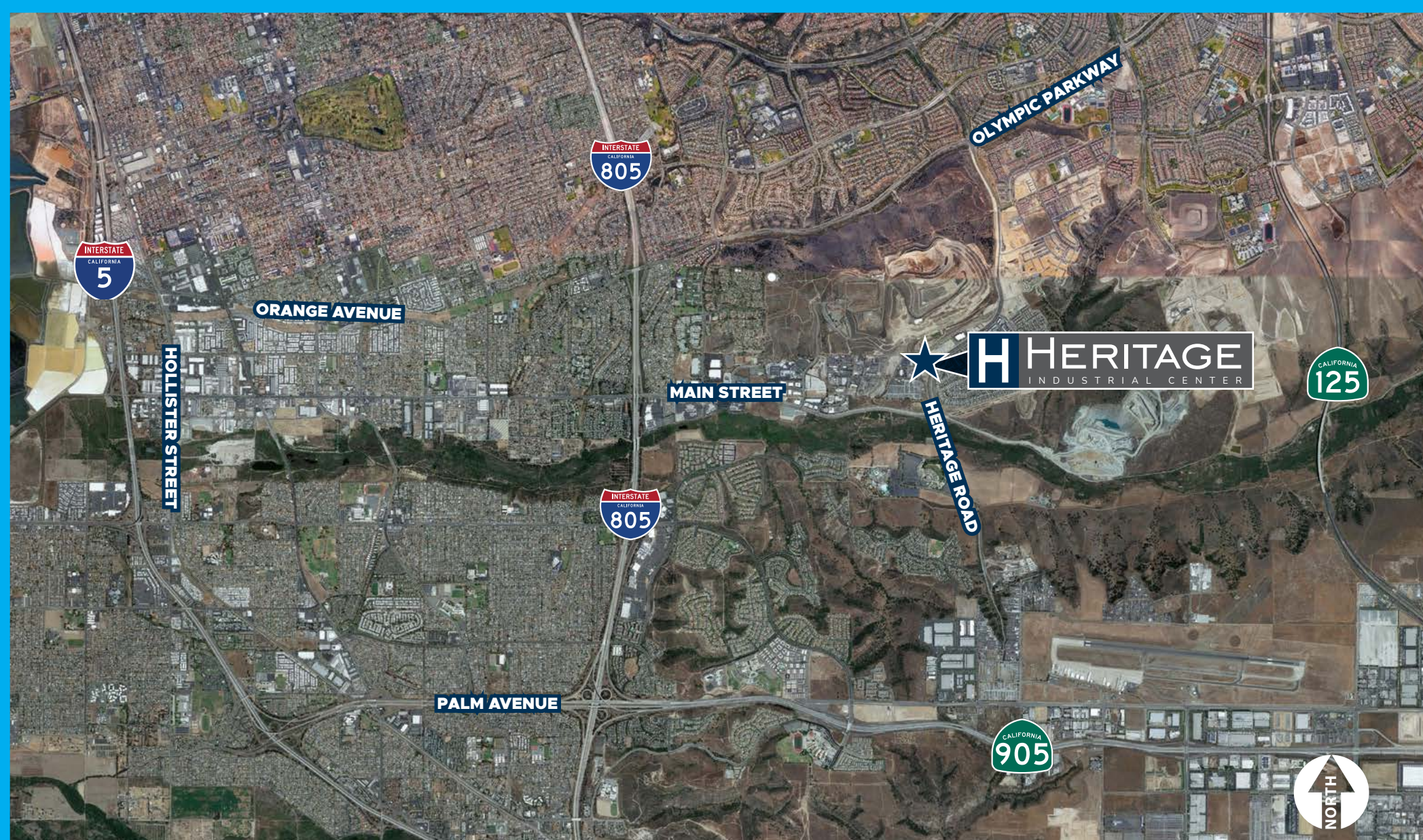


BUILDING B - FIRST FLOOR (±2,000 SF)



BUILDING B - SECOND FLOOR (±2,000 SF)





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