



# H HERITAGE

INDUSTRIAL CENTER

**FOR LEASE  
OR FOR SALE**

**HERITAGE INDUSTRIAL CENTER**

3330, 3360 & 3390  
HERITAGE ROAD, CHULA VISTA, CA

## 3 INDUSTRIAL BUILDINGS NOW UNDER CONSTRUCTION ANTICIPATED COMPLETION AUGUST 2023

BUILDING A ±105,550 SF	BUILDING B ±56,470 SF	BUILDING C ±40,740 SF
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**Voit**  
REAL ESTATE SERVICES

DEVELOPED BY  
**ROCKEFELLER  
GROUP**



- » ±202,760 SF Project
- » First Floor Mezzanine Offices
- » Office and Shop Restrooms
- » 3 Freestanding Class A Industrial Buildings
- » Concrete around all buildings (truck court, drive aisle and parking area)
- » 28' - 32' Clear Height
- » ESFR Fire Sprinklers
- » Total Power: Between 3,000 - 4,000 Amps, 480/277 Volt, 3PH Power

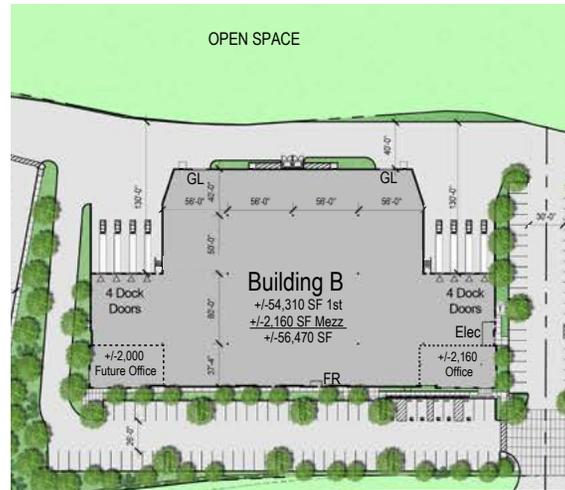
- » 50' x 52' Typical Column Spacing
- » 6" Floor Slabs
- » Dock High Truck Doors
- » Grade Level Doors
- » Auto Parking Spaces (Average of Approximately 1.4/1,000)
- » Fenced, Secured Yard Potential
- » 11.64 Acres (Total)
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway



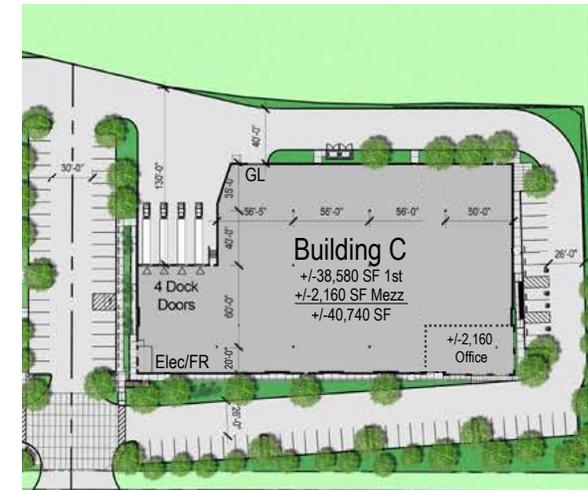
# BUILDING SPECIFICATIONS



**3330 HERITAGE ROAD - BUILDING A**



**3360 HERITAGE ROAD - BUILDING B**



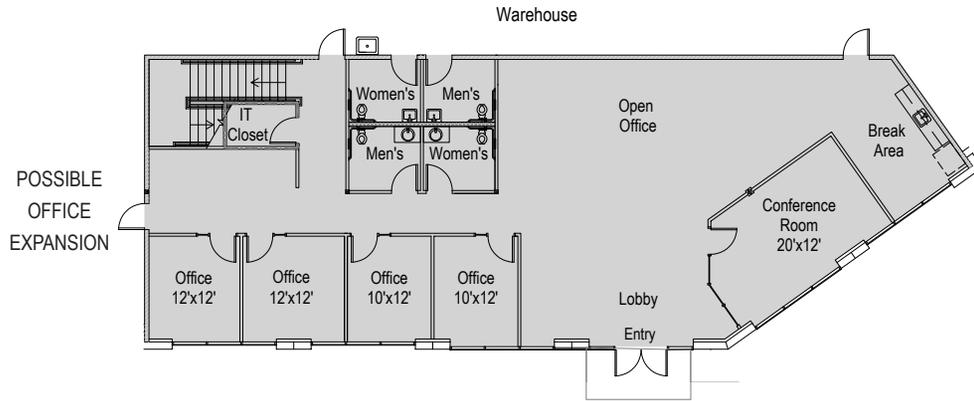
**3390 HERITAGE ROAD - BUILDING C**

- » ±105,550 SF Freestanding Building
- » ±5,000 SF Office Including ±2,500 SF of Mezzanine Plus Office & Shop Restrooms
- » 32' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 50' x 52'
- » 4,000 Amps of 277/480 Volt Power
- » Twelve (12) 9'x10' Dock Doors
- » Two (2) 12'x14' Grade Level Loading Doors
- » 6" Floor Slabs
- » 132 Auto Parking Spaces
- » Possible Secured Yard/Parking
- » 5.7 Acre Parcel
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway
- » **Available August 2023**

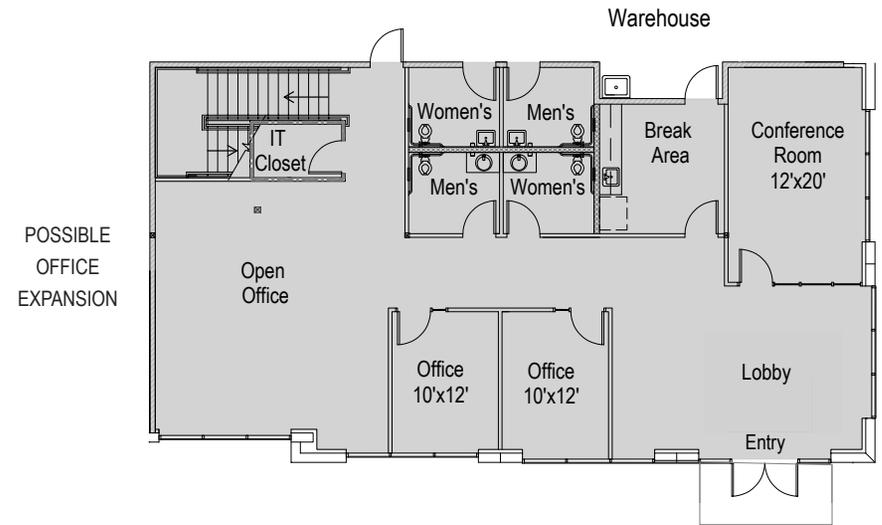
- » ±56,470 SF Freestanding Building
- » ±4,000 SF Office Including ±2,000 SF of Mezzanine Plus Office and Shop Restrooms
- » Divisible to 25,000 SF Units
- » Can be combined with Building C for ±98,300 SF
- » 28' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » 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 August 2023**

- » ±40,470 SF Freestanding Building
- » ±4,000 SF of Office Including ±2,000 SF of Mezzanine Plus Shop and Restrooms
- » Can be combined with Building B for ±98,300 SF
- » Single Tenant Building
- » 28' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 50' x 52'
- » 3,000+ Amps of 277/480 Volt Power
- » Four (4) Dock Doors
- » One (1) Grade Level Door
- » 6" Floor Slabs
- » 63 Parking Spaces
- » Possible Secured Yard/Parking
- » 2.46 Acre Parcel
- » Immediate Access to I-805, I-5 and SR-125 Freeways via Main Street or Olympic Parkway
- » **Available August 2023**

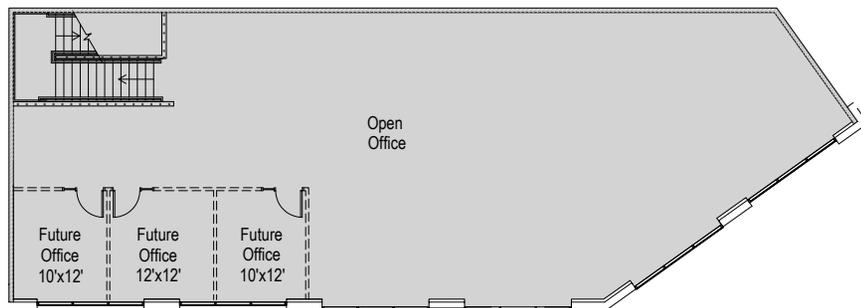
## BUILDING A - FIRST FLOOR (±2,500 SF)



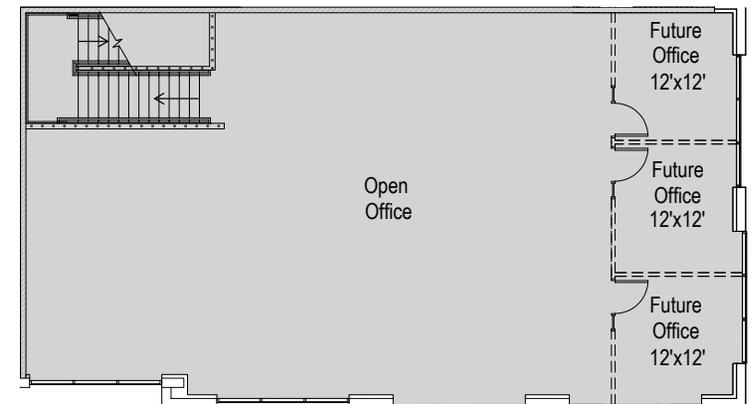
## BUILDINGS B & C - FIRST FLOOR

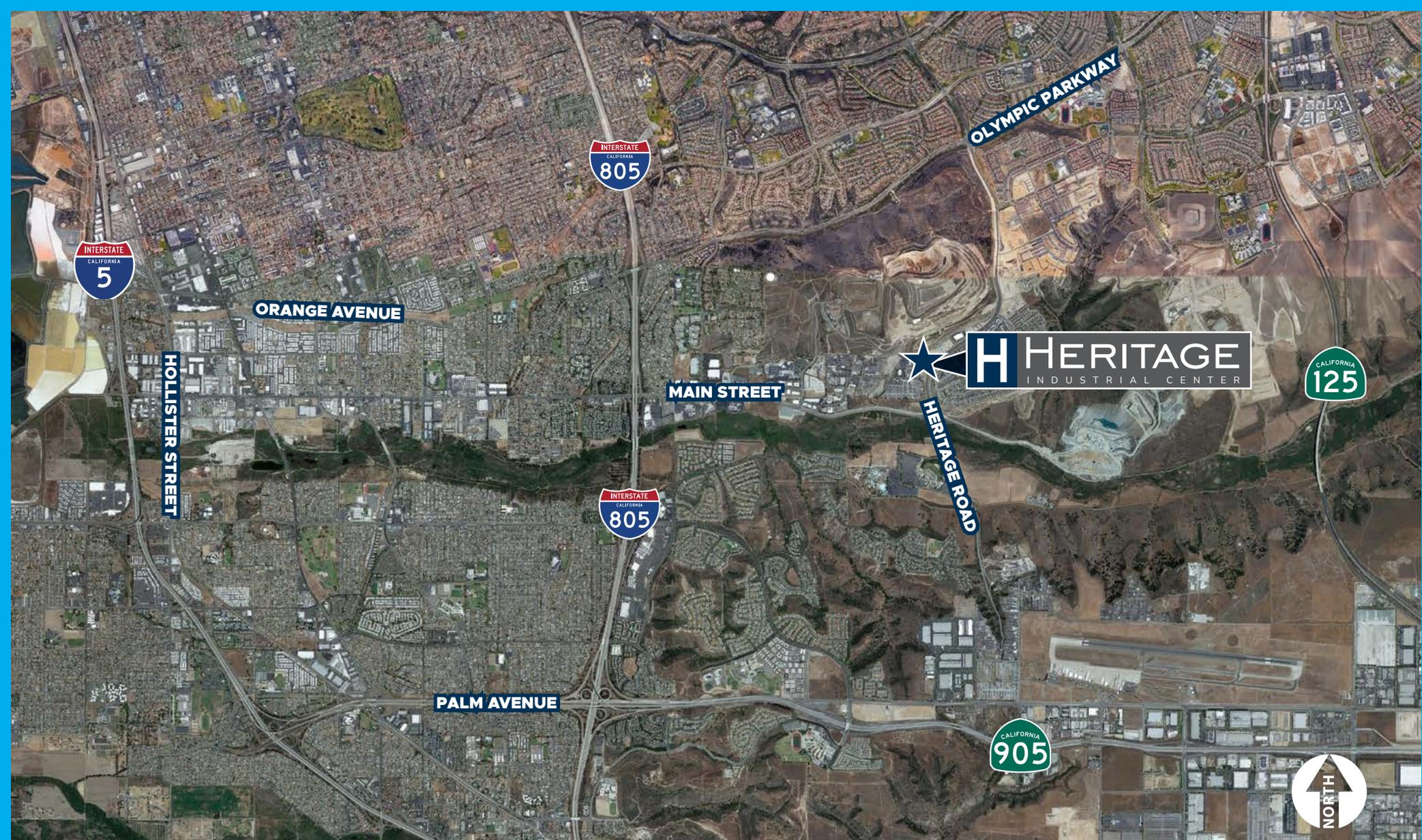


## BUILDING A - SECOND FLOOR (±2,500 SF)



## BUILDINGS B & C - SECOND FLOOR





**EXCLUSIVE BROKER**

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