



H HERITAGE

INDUSTRIAL CENTER

**FOR LEASE
OR FOR SALE**

HERITAGE INDUSTRIAL CENTER

3330 HERITAGE ROAD
BUILDING A
CHULA VISTA, CA

**±105,550 SF INDUSTRIAL BUILDING NOW
UNDER CONSTRUCTION**

ANTICIPATED COMPLETION AUGUST 2023

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Voit
REAL ESTATE SERVICES

DEVELOPED BY
**ROCKEFELLER
GROUP**

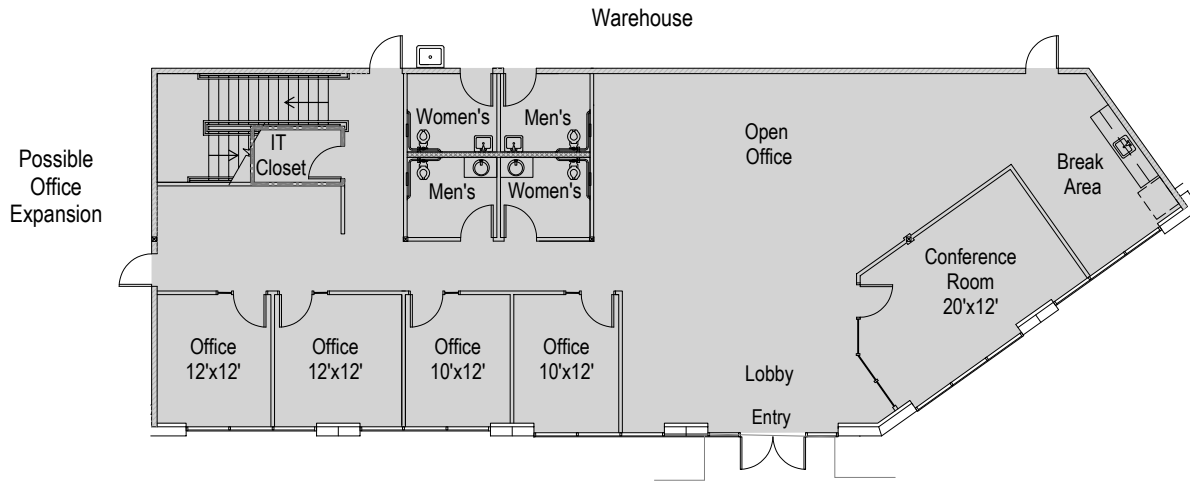
BUILDING SPECIFICATIONS



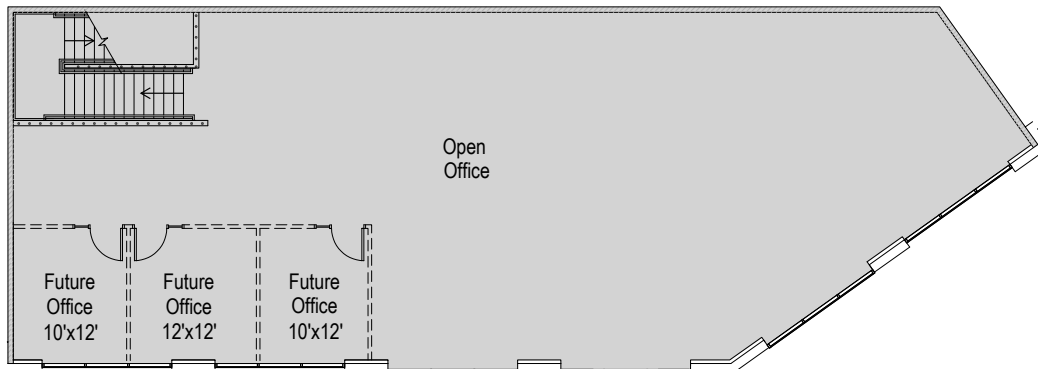
- » ±105,550 SF Freestanding Building
- » ±5,000 SF Office Including ±2,500 SF of Mezzanine Plus Office & Shop Restrooms
- » Concrete around building (truck court, drive aisle and parking area)
- » 32' Ceiling Clear Height at 1st Column
- » Skylights Throughout
- » ESFR Sprinkler System
- » Column Spacing 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**

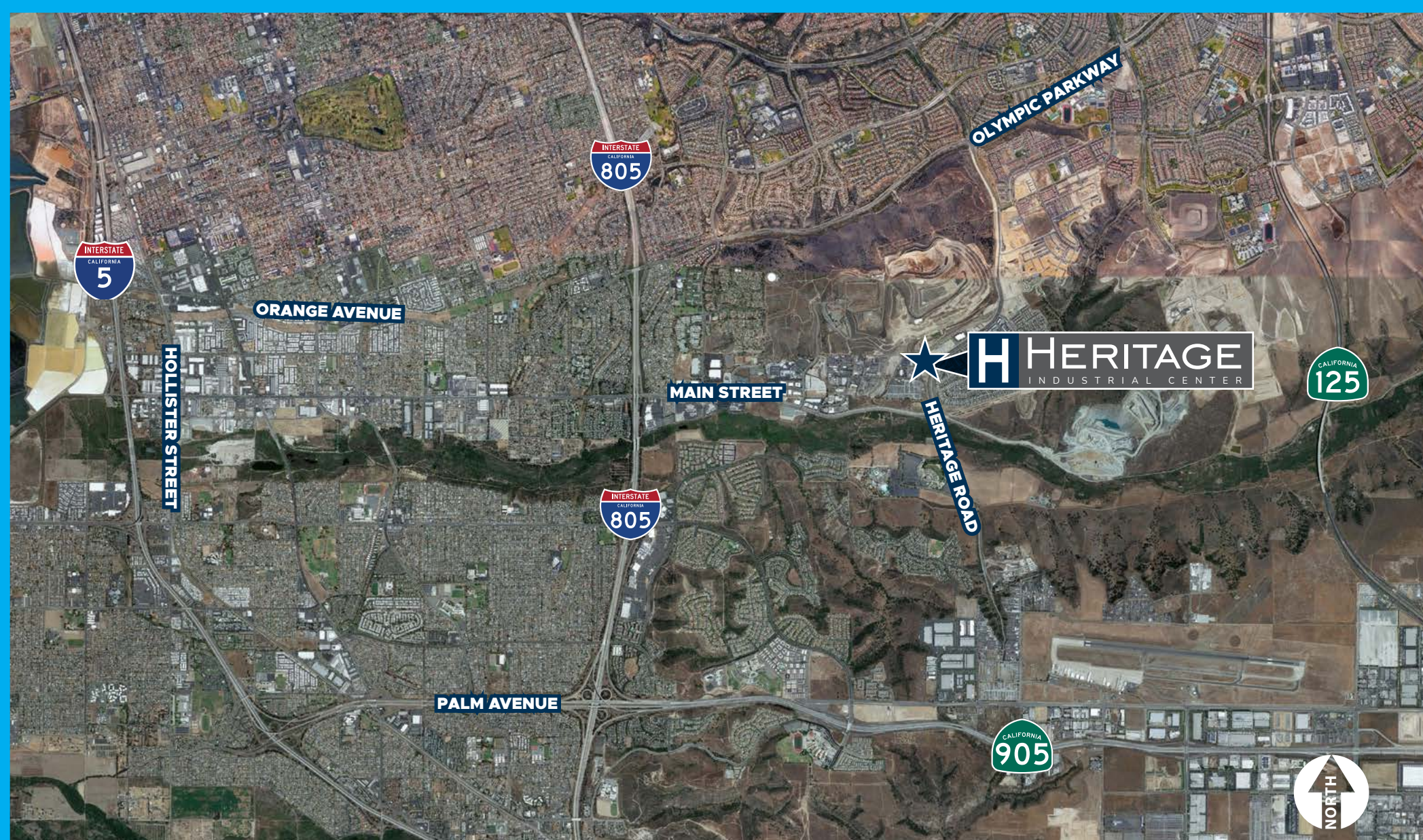


BUILDING A - FIRST FLOOR (±2,500 SF)



BUILDING A - SECOND FLOOR (±2,500 SF)





EXCLUSIVE BROKER

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