



# H HERITAGE

INDUSTRIAL CENTER

**FOR LEASE  
OR FOR SALE**

**HERITAGE INDUSTRIAL CENTER**

3360 HERITAGE ROAD  
BUILDING B  
CHULA VISTA, CA

**ANTICIPATED COMPLETION AUGUST 2023**

**±56,470 SF INDUSTRIAL BUILDING  
UNDER CONSTRUCTION**

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**Voit**  
REAL ESTATE SERVICES

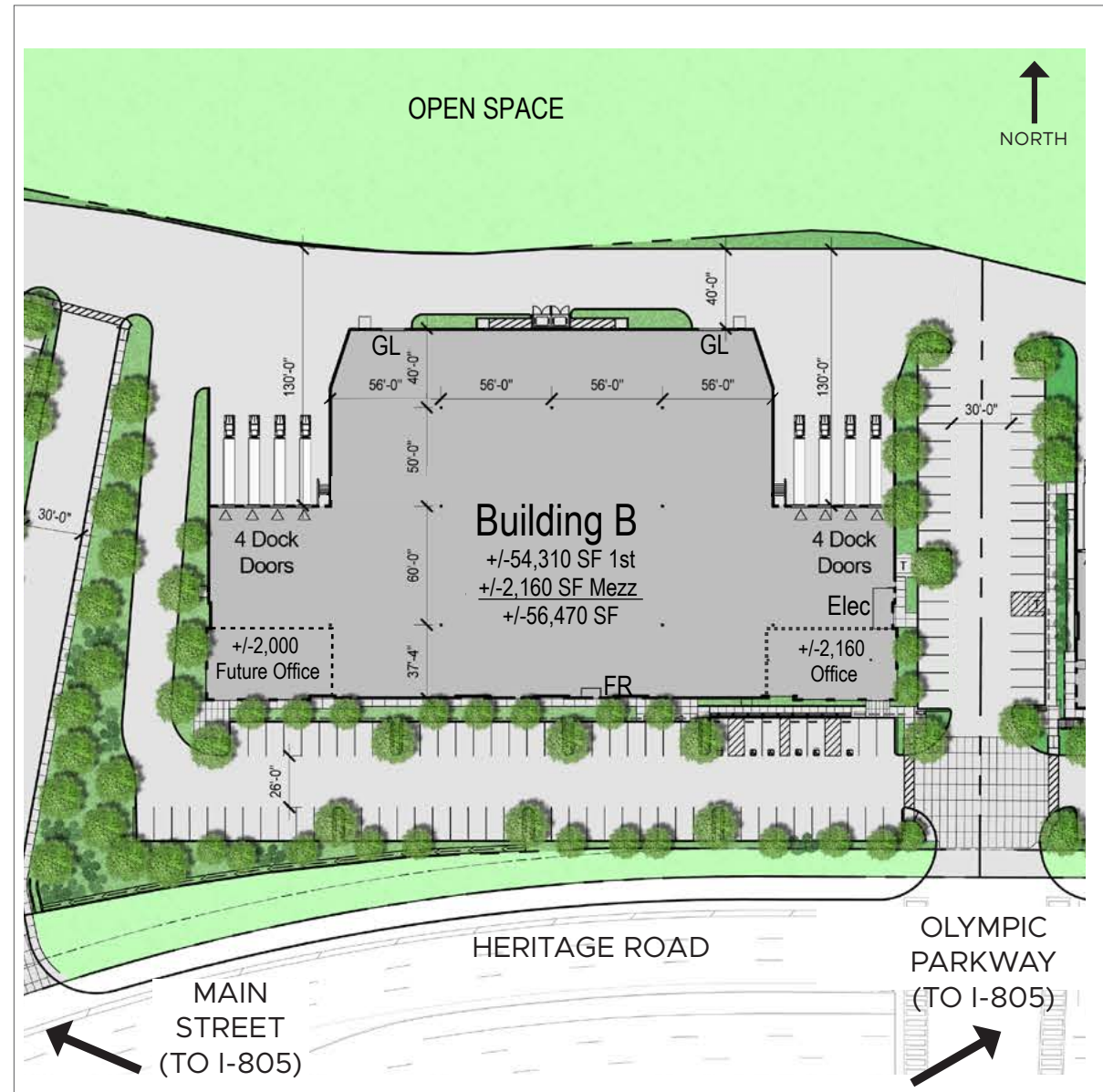
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GROUP**

# BUILDING SPECIFICATIONS



- » ±56,470 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)
- » Divisible to Approximately 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

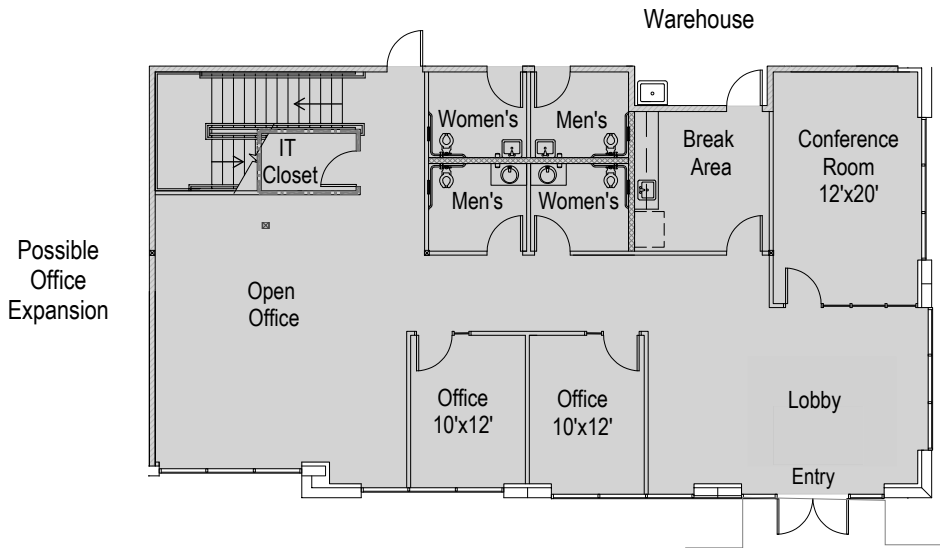
» **Available August 2023**



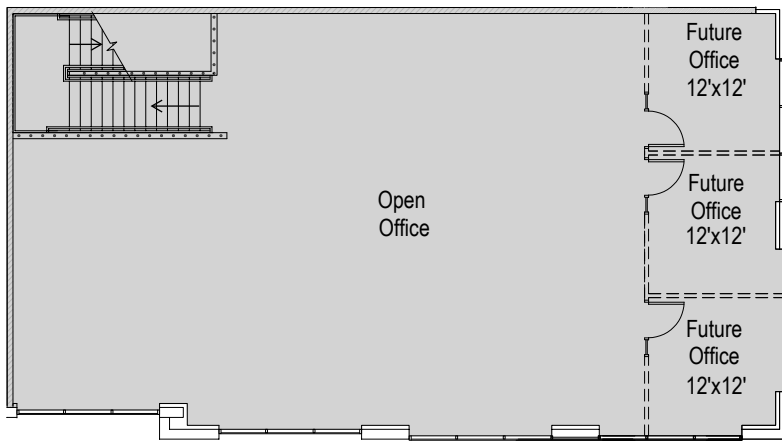
# FLOOR PLANS

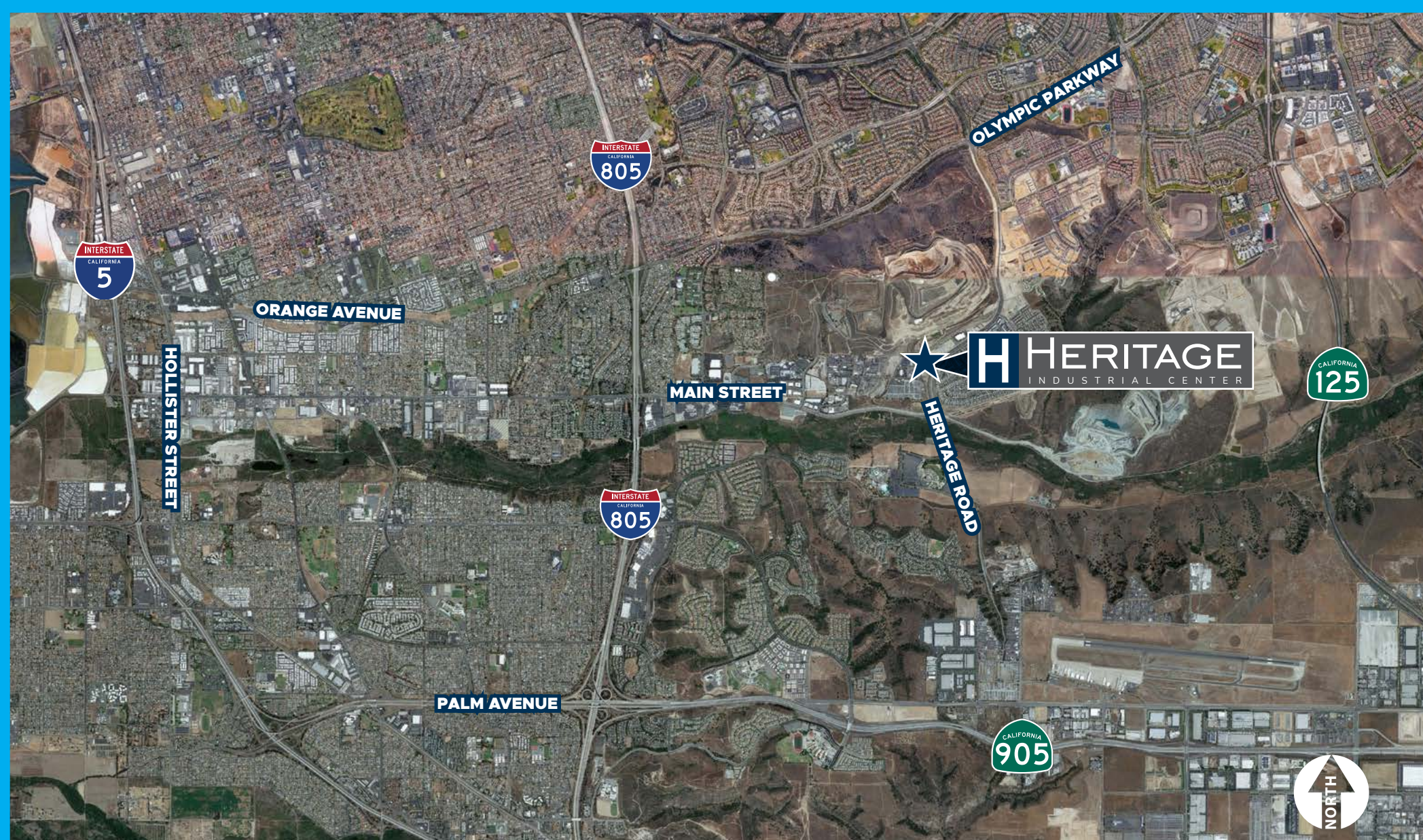


## BUILDING B - FIRST FLOOR (±2,000 SF)



## BUILDING B - SECOND FLOOR (±2,000 SF)





**EXCLUSIVE BROKER**

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