



H HERITAGE

INDUSTRIAL CENTER

**FOR LEASE OR
FOR SALE**

HERITAGE INDUSTRIAL CENTER

3390 HERITAGE ROAD
BUILDING C
CHULA VISTA, CA

**±40,740 SF INDUSTRIAL BUILDING
NOW UNDER CONSTRUCTION**

ANTICIPATED COMPLETION AUGUST 2023

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Voit
REAL ESTATE SERVICES

DEVELOPED BY
**ROCKEFELLER
GROUP**

BUILDING SPECIFICATIONS



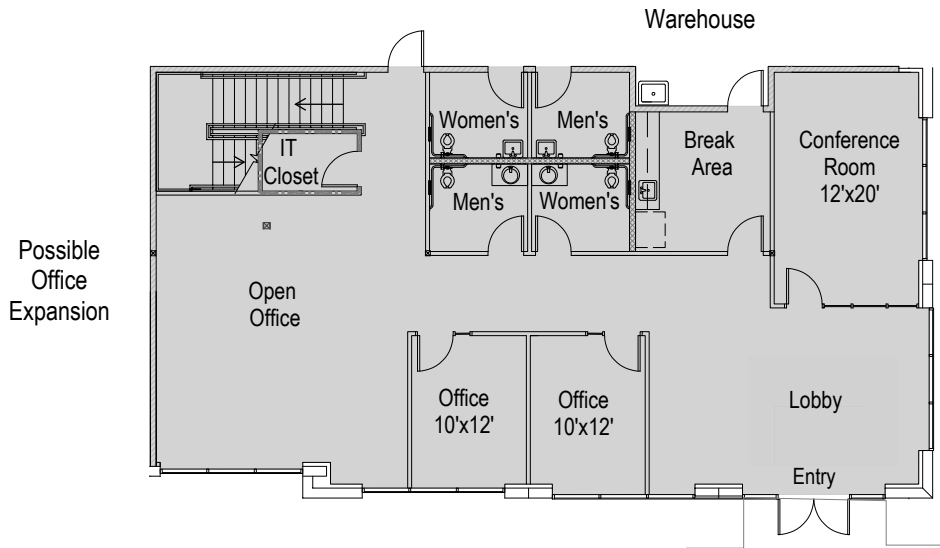
- » ±40,740 SF Freestanding Building
- » ±4,000 SF Office Including ±2,000 SF of Mezzanine Plus Office and Shop Restrooms
- » Concrete around building (truck court, drive aisle and parking area)
- » Can be combined with Building B for ±98,300 SF
- » Single Tenant Building
- » 28' Ceiling Clear Height 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**



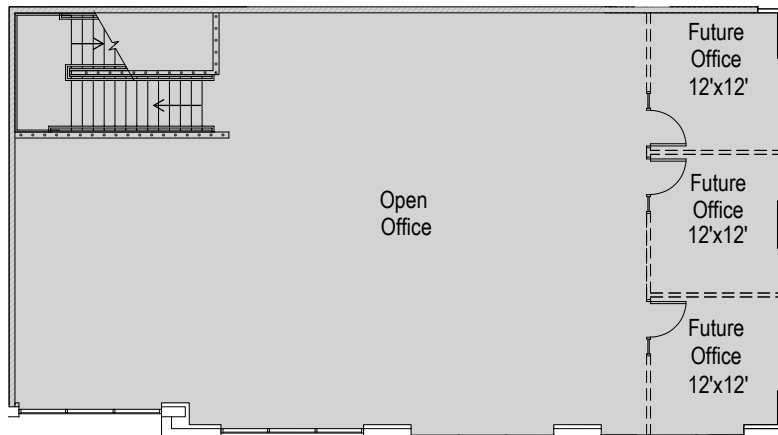
FLOOR PLANS

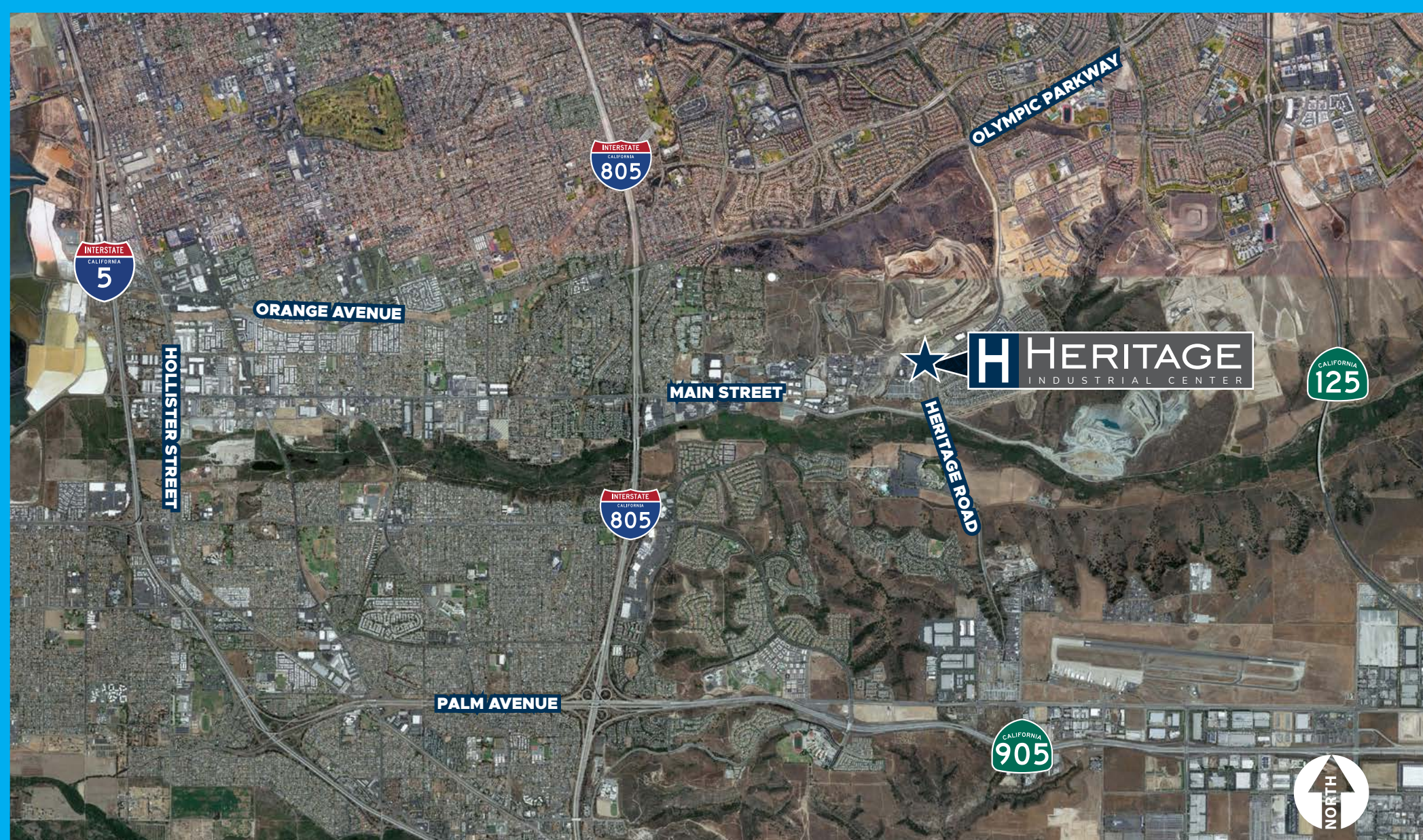


BUILDING C - FIRST FLOOR (±2,000 SF)



BUILDING C - SECOND FLOOR (±2,000 SF)





EXCLUSIVE BROKER

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