



South County Distribution Center
1669-1690 Brandywine Ave
Chula Vista, CA

OXFORD

+/- 8,184 - 48,869 SF distribution spaces available

 CUSHMAN &
WAKEFIELD

1669-1690 Brandywine Ave Property Overview

Property Highlights

Project Size

328,465 SF

Availability Space

8,184 - 48,869 SF

Available Suites

Suite	Available SF	Asking Rent
1670 Brandywine, Suite A	25,600 SF	Call broker NNNs = ±\$0.44 PSF/Month
1670 Brandywine, Suite C&D	48,869 SF	Call broker NNNs = ±\$0.44 PSF/Month
1690 Brandywine, Suite A	17,518 SF (Can be combined with Suite B for 45,402 SF)	Call broker NNNs = ±\$0.42 PSF/Month
1690 Brandywine, Suite B	27,884 SF (Can be combined with Suite A for 45,402 SF)	Call broker NNNs = ±\$0.42 PSF/Month
1669 Brandywine, Suite D	17,321 SF	Call broker NNNs = ±\$0.48 PSF/Month
1675 Brandywine, Suite B	8,184 SF	Call broker NNNs = ±\$0.42 PSF/Month

The Property

South County Distribution Center is located in Chula Vista, CA. The project consists of four multi-tenant industrial buildings totaling 328,465 SF that feature a variety of functional suite sizes with dock and grade level loading.



Property Overview

1670 Brandywine Ave, Suite A

Space Highlights

Space Size

25,600 SF

Availability

Available Now

Suite specifications

Warehouse area
25,600 SF

Office Space
±2,560 SF

Dock High Doors
3

Grade Level Loading Doors
2

Clear Height
22'-26'

Secure
Potential to secure a portion of the parking area

Power
TBD

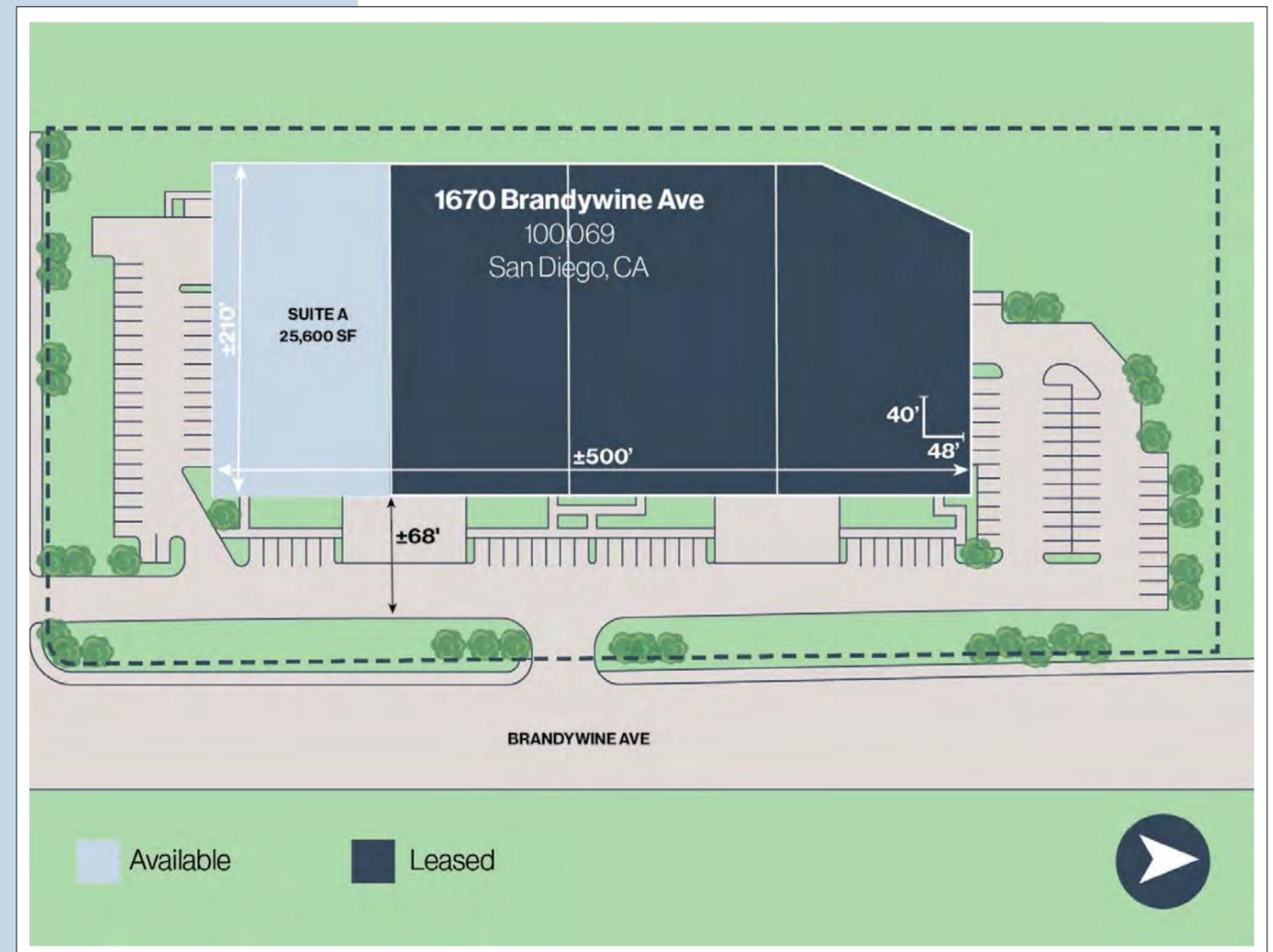
Sprinklers
0.33/3,000 SF



[Click to View Floor Plan](#)

The Space

This industrial suite is located in Chula Vista, CA. Comprising of 25,600 SF of warehousing space.



Property Overview

1670 Brandywine Ave, Suite C&D

Space Highlights

Space Size

48,869 SF

Availability

Available Now

Suite specifications

Warehouse area
43,982 SF

Office Space
4,887 SF

Dock High Doors
6

Grade Level Loading Doors
2

Clear Height
22'-26'

Secure
10,000 SF Fenced Yard
(Expandable to ±22,500 SF)

Power
700 amps 120/208V
600 amps 277/480V
(To be verified)

Sprinklers
0.33/3,000 SF



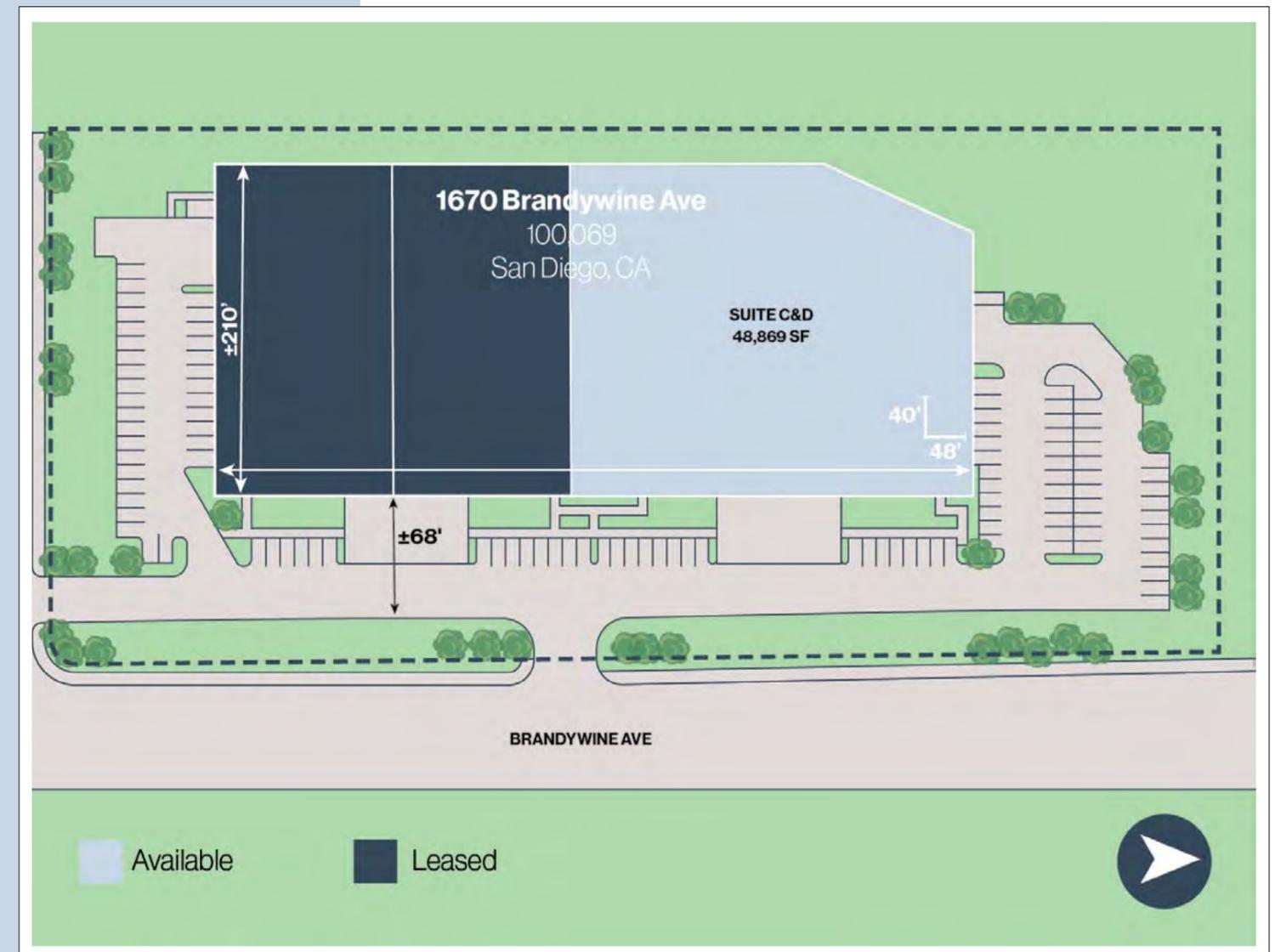
Click to View Floor Plan

The Space

This industrial suite is located in Chula Vista, CA. Comprising of 48,869 SF of warehousing space with a fenced in yard.



Virtual Tour



Property Overview

1690 Brandywine Ave, Suite A

Space Highlights

Space Size

17,518 SF

Availability

Available 6/1/2025

Suite specifications

Warehouse area
17,518 SF

Office Space
±875 SF

Dock High Doors
2

Grade Level Loading Doors
2

Clear Height
22'-26'

Secure
No

Power
TBD

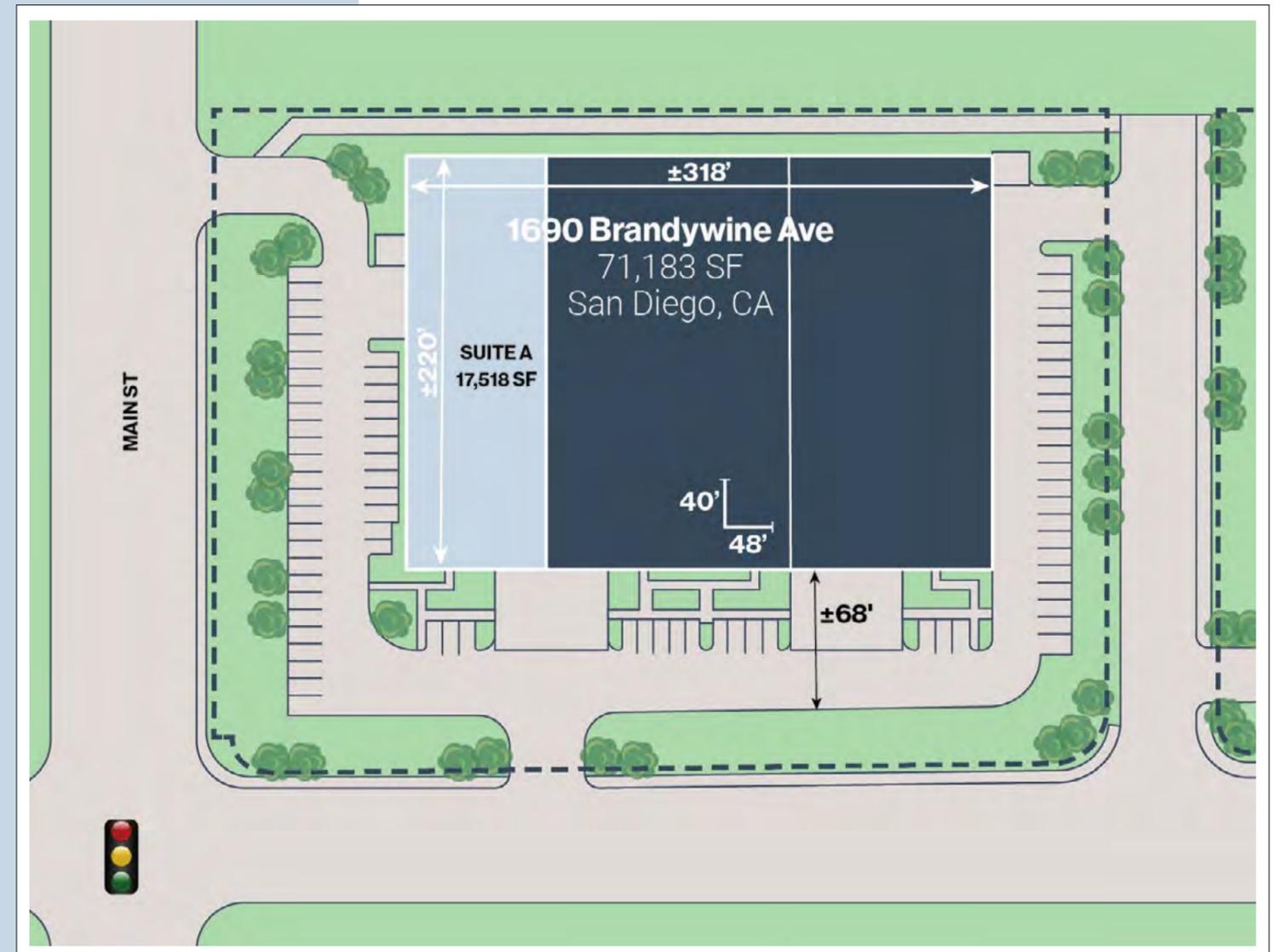
Sprinklers
0.33/3,000 SF



[Click to View Floor Plan](#)

The Space

This industrial suite is located in Chula Vista, CA. Comprising of 17,518 SF of warehousing space.



Property Overview

1690 Brandywine Ave, Suite B

Space Highlights

Space Size

27,884 SF

Availability

Available 6/1/2025

Suite specifications

Warehouse area
27,884 SF

Office Space
±2,788 SF

Dock High Doors
2

Grade Level Loading Doors
0

Clear Height
22'-26'

Secure
No

Power
TBD

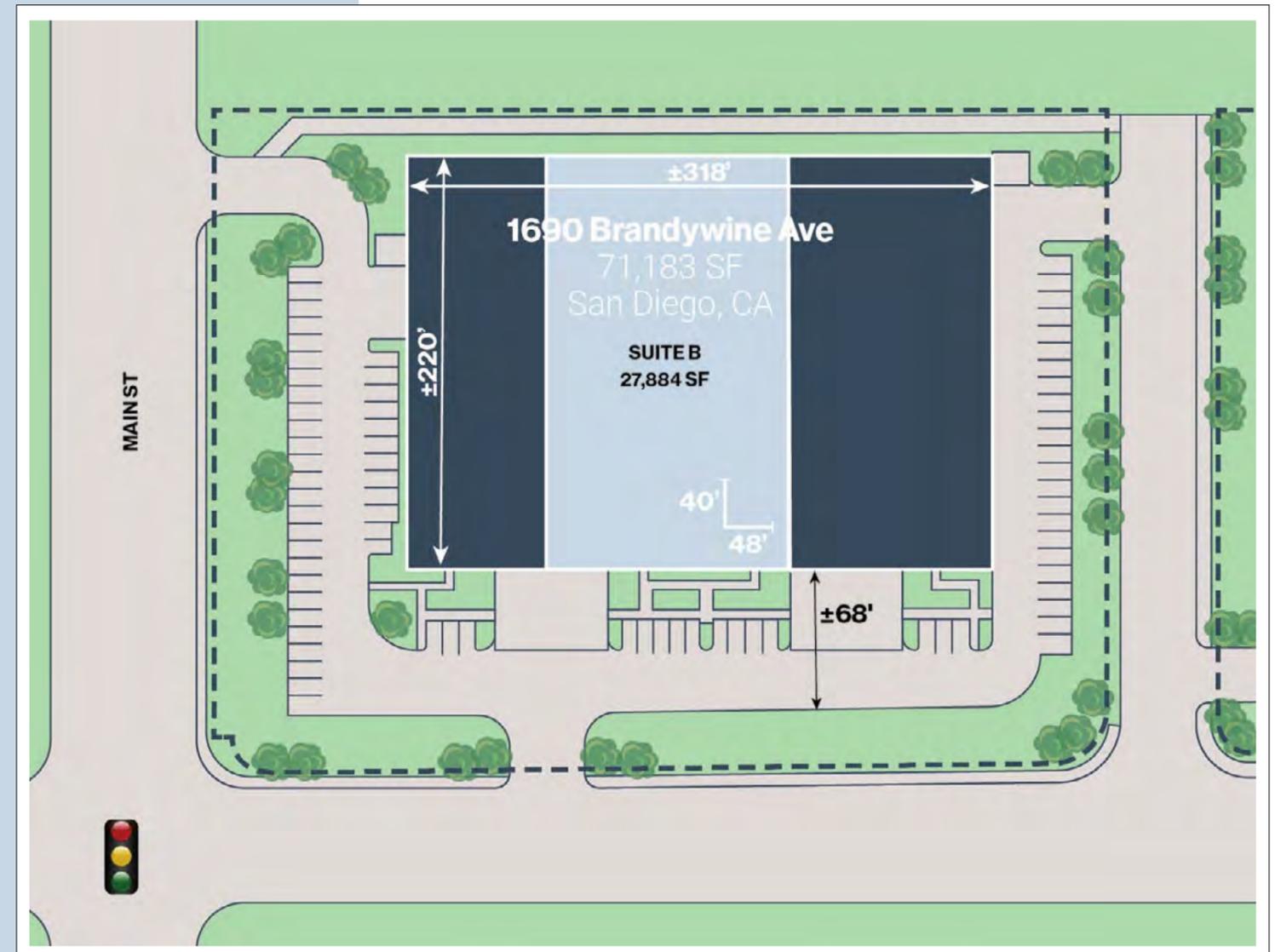
Sprinklers
0.33/3,000 SF



[Click to View Floor Plan](#)

The Space

This industrial suite is located in Chula Vista, CA. Comprising of 27,884 SF of warehousing space.



Property Overview

1669 Brandywine Ave, Suite D

Space Highlights

Space Size

17,321 SF

Availability

Available Now

Suite specifications

Warehouse area
15,589 SF

Office Space
1,732 SF

Dock High Doors
4

Grade Level Loading Doors
1

Clear Height
22'-26'

Secure
Shared secured loading / parking area

Power
200 amps 277/480V
(To be verified)

Sprinklers
0.33/3,000 SF



[Click to View Floor Plan](#)

The Space

This industrial suite is located in Chula Vista, CA. Comprising of 17,321 SF of office and warehousing space with a shared fenced in yard.



Property Overview

1675 Brandywine Ave, Suite B

Space Highlights

Space Size

8,184 SF

Availability

**Available 11/1/2025
(Potentially Sooner)**

Suite specifications

Warehouse area
6,817 SF

Office Space
1,367 SF

Dock High Doors
2

Grade Level Loading Doors
1

Clear Height
22'-26'

Secure
No

Power
TBD

Sprinklers
.33/3,000 SF



[Click to View Floor Plan](#)

The Space

This industrial suite is located in Chula Vista, CA. Comprising of 8,184 SF of office and warehousing space.



Location



Public Transportation

Airports

San Diego International Airport
16.3 mi (21 min)

Freight Ports

Tenth Avenue Marine Terminal
13.2 mi (19 min)

National City Marine Terminal
9.1 mi (13 min)

Truck Routes

-  Interstate 5
-  Interstate 8
-  Interstate 15
-  Interstate 805
-  Highway 52
-  Highway 54
-  Highway 94
-  Highway 125
-  Highway 905



A growing, evolving Industrial portfolio

We are investing, building and buying the physical infrastructure to deliver solutions to serve the global supply chain.

Our global industrial and logistics portfolio includes high-quality warehouse, manufacturing, and distribution facilities with a robust global development pipeline. We are committed to elevating expectations of the sector, delivering sustainable, high-functioning, and flexible spaces. We continually strive to do better - finding ways to meaningfully adapt and future-proof our assets. Our state-of-the-art properties are located in major consumption and critical supply chain nodes across North America, Europe and Asia Pacific.

98.4 M
SF Global Portfolio

\$24.5B
AUM

14.1M
SF under development

About Oxford Properties

We are a leading global real estate investor, developer, and manager. Our global portfolio included office, life sciences, industrial, retail, multifamily, hotels & alternatives and credit assets on four continents.

Our competitive advantage lies in our end-to-end- capabilities, powered by combining global knowledge with local trends and experience. Generating meaningful returns for our stakeholders. Strengthening economies and communities through real estate.

Connect with us

For more information on this property, contact:

Brant Aberg, SIOR

Vice Chairman
858 546 5464
brant.berg@cushwake.com
CA Lic 01773573

Ryan Downing, SIOR

Director
858 546 5416
ryan.downing@cushwake.com
CA Lic 01955032

Trent Smith

Associate
858 334 4028
trent.smith@cushwake.com
CA Lic 02189114

