

FOR LEASE

**29,325 - 175,615 SF**



# HERITAGE INDUSTRIAL CENTER

**3330, 3360, 3390 HERITAGE ROAD, CHULA VISTA, CA 91911**

# PROPERTY HIGHLIGHTS



Total Project ±202,760 SF



Year Built 2023



Site Area ±11.64 Acres (±507,039 SF)



APN 644-061-03, 644-061-56, 644-061-55



Stories Two Stories



Clear Height ±28' - 32'



Loading 24 Dock High, 5 Grade Level



Parking 1.4 per 1,000 SF (287 Auto Stalls)



Sprinklers ESFR K-25



Truck Courts ±130' - 139'



Power  
3390: 4,000 amps UGPS 277/480 volt 3PH  
3360: 3,000 amps UGPS 277/480 volt 3PH  
3330: 3,000 amps UGPS 277/480 volt 3PH  
All: 800 amp Tenant Meter Sections



Column Spacing 50'x52'



Floor Slabs 6"



Yard Possible Secured Yard/Parking



**3330**  
Heritage Road



**3360**  
Heritage Road



**3390**  
Heritage Road

# PROPERTY AVAILABILITY

BUILDING	TOTAL BUILDING SF	SF AVAILABLE	OFFICE BUILDOUT	LOADING	CLEAR HEIGHT	SPRINKLERS	PARKING
3390	105,550 SF	105,550 SF (Divisible)	7,500 SF	12 DH, 2 GL	32'	ESFR K-25	1.3/1,000 (132 stalls)
3360	56,470 SF	29,325 SF	4,320 SF	4 DH, 1 GL	28'	ESFR K-25	1.6/1,000 (92 stalls)
3330	40,740 SF	40,740 SF	4,320 SF	4 DH, 1 GL	28'	ESFR K-25	1.5/1,000 (63 stalls)



  = Available Space

# AVAILABLE SPACE



## 3390 HERITAGE RD



Total Square Feet ±105,550 SF



Available SF ±105,550 SF (Divisible)



Year Built 2023



Site Area ±5.7 Acres (±248,257 SF)



Stories Two Stories



Clear Height ±32'



Loading 12 Dock High, 2 Grade Level



Parking 1.3 per 1,000 SF (132 auto stalls)



Sprinklers ESFR K-25



Truck Courts ±139'



Power 4,000 Amps UGPS, 277/480 Volt, 800 Amp Tenant Meter Section (3PH)



Column Spacing 50'x52'



Floor Slabs 6"



Yard Possible Secured Yard/Parking

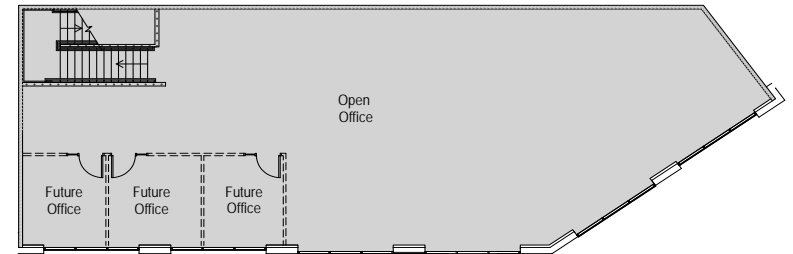


Rental Rate Call Broker (NNNs = \$0.26 PSF)

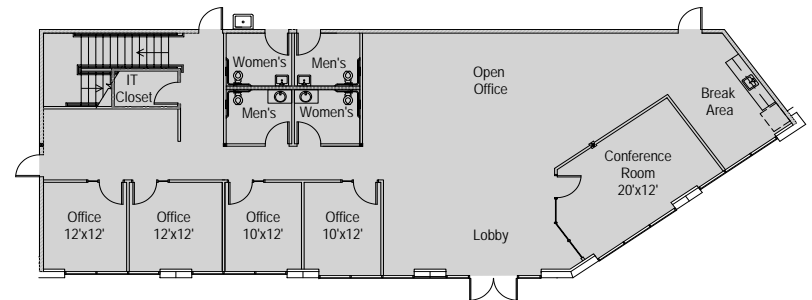


## OFFICE PLAN

2ND FLOOR | ± 2,650 SF



1ST FLOOR | ± 2,650 SF



Make ready improvements include: (6) 40,000# mechanical pit levelers (including cost of sawcut for pit) with bumpers in every other dock door & High bay LED lights to achieve 30 foot-candles at 36" AFF

# AVAILABLE SPACE



## 3360 HERITAGE RD



Total Square Feet ±56,470 SF



Available SF ±29,325 SF



Year Built 2023



Site Area ±3.47 Acres (±151,166 SF)



Stories Two Stories



Clear Height ±28'



Loading 4 Dock High, 1 Grade Level



Parking 1.6 per 1,000 SF (92 auto stalls)



Sprinklers ESFR K-25



Truck Courts ±130'



Power 3,000 amps UGPS, 277/480 volt, 800 amp Tenant Meter Section (3PH)



Column Spacing 50'x52'



Floor Slabs 6"



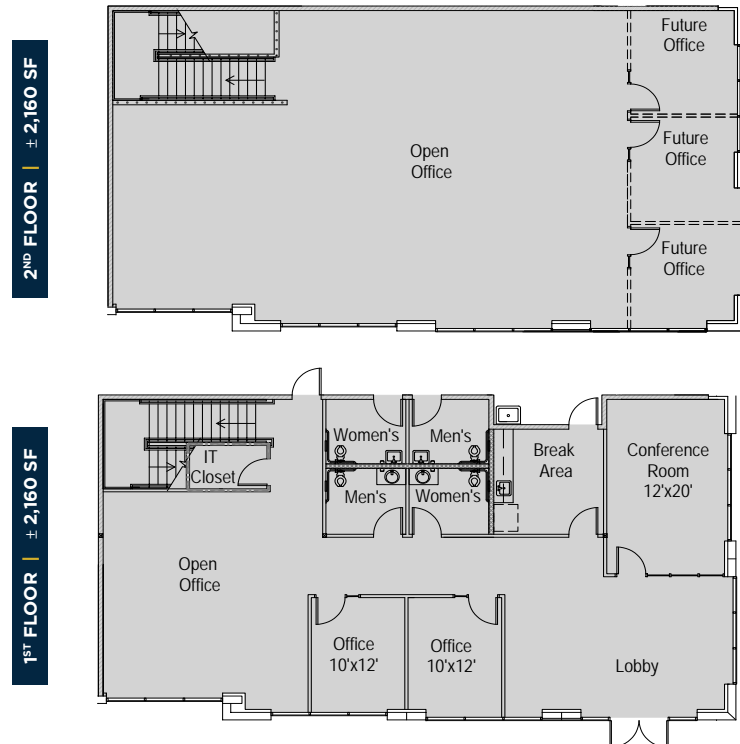
Yard Possible Secured Yard/Parking



Rental Rate Call Broker (NNNs = \$0.27 PSF)



## OFFICE PLAN



Make ready improvements include: (2) 40,000# mechanical pit levelers (including cost of sawcut for pit) with bumpers in every other dock door between grid lines 6 and 7 & High bay LED lights for eastern half of building (east of grid line 4) to achieve 30 footcandles at 36" AFF

# AVAILABLE SPACE



## 3330 HERITAGE RD



Total Square Feet ±40,740 SF



Available SF ±40,740 SF



Year Built 2023



Site Area ±2.46 Acres (±107,157 SF)



Stories Two Stories



Clear Height ±28'



Loading 4 Dock High, 1 Grade Level



Parking 1.5 per 1,000 SF (63 auto stalls)



Sprinklers ESFR K-25



Truck Courts ±130'



Power 3,000 amps UGPS, 277/480 volt, 800 amp Tenant Meter Section (3PH)



Column Spacing 50'x52'



Floor Slabs 6"



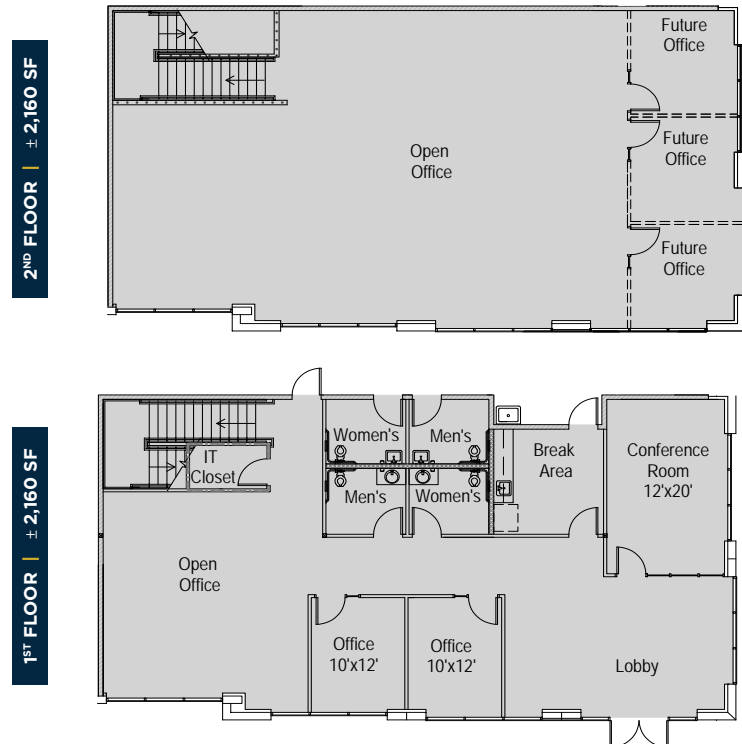
Yard Possible Secured Yard/Parking



Rental Rate Call Broker (NNNs = \$0.28 PSF)

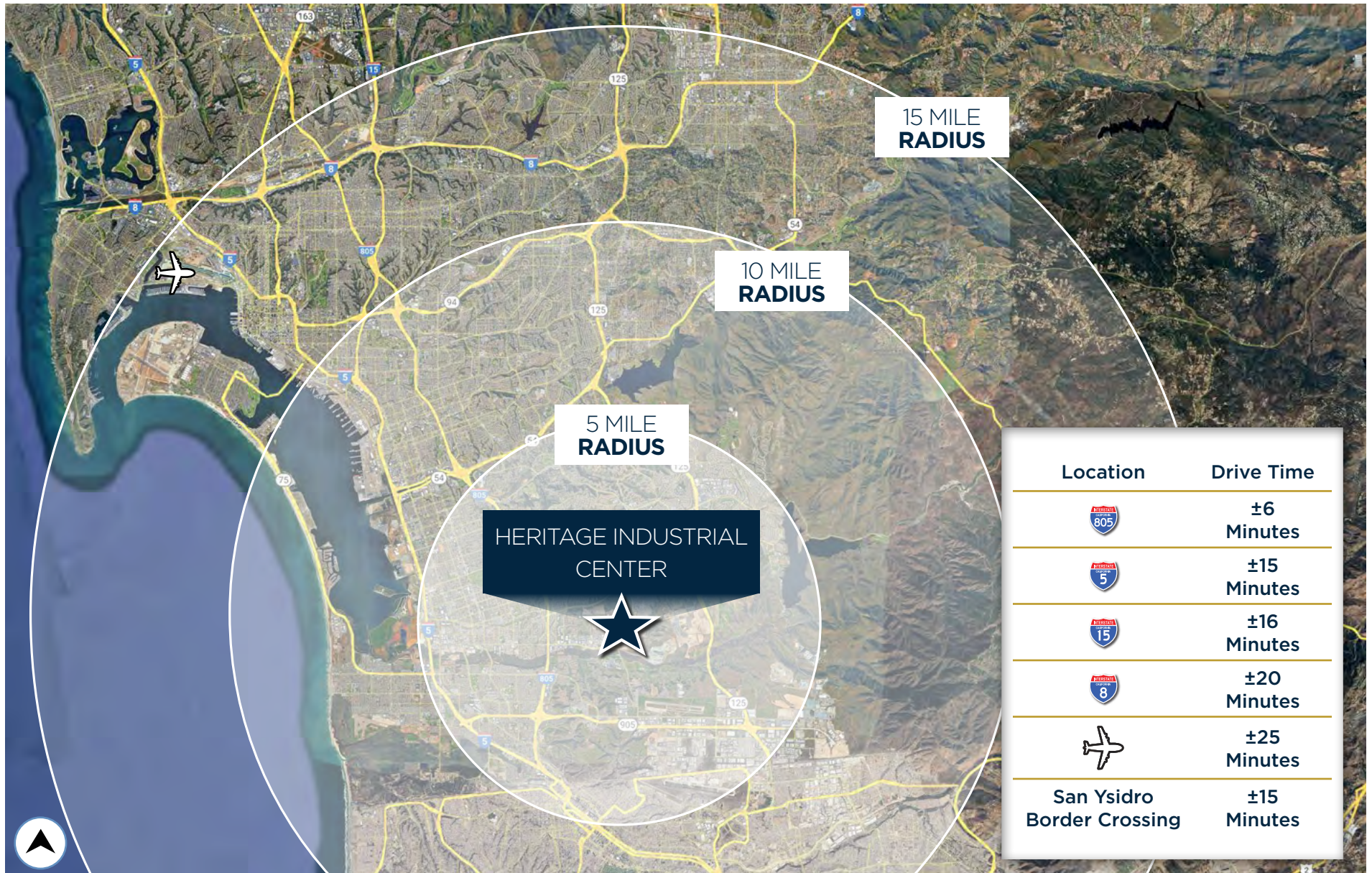


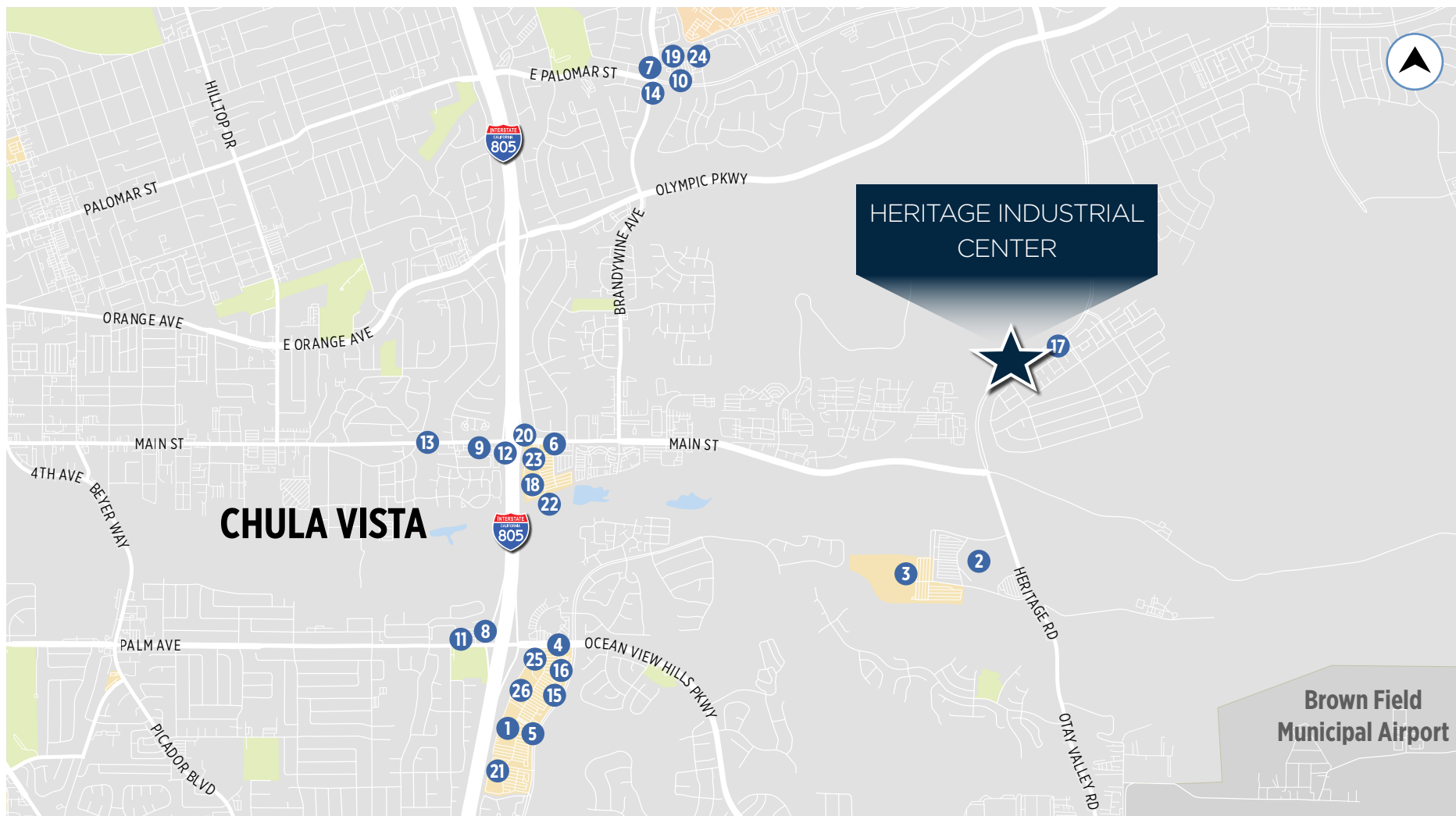
## OFFICE PLAN



Make ready improvements include: (2) 40,000# mechanical pit levelers (including cost of sawcut for pit) with bumpers in every other dock door & High bay LED lights to achieve 30 foot-candles at 36" AFF

# PROPERTY LOCATION





- |   |                        |                 |
|---|------------------------|-----------------|
| 1. AMC Theaters                           | 10. McDonalds          | 19. CVS         |
| 2. North Island Credit Union Amphitheatre | 11. McDonalds          | 20. Dollar Tree |
| 3. Sesame Place San Diego                 | 12. Panda Express      | 21. Home Depot  |
| 4. Carl's Jr                              | 13. Starbucks          | 22. Kohls       |
| 5. Chic fil A                             | 14. Subway             | 23. PetSmart    |
| 6. In N Out Burger                        | 15. Subway             | 24. Ralph's     |
| 7. KFC                                    | 16. Taco Bell          | 25. Vons        |
| 8. KFC                                    | 17. Yaqui Coffee House | 26. Walmart     |
| 9. Mango Mango                            | 18. ALDI               |                 |

# AREA AMENITIES



# CONTACT INFORMATION



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