

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

OXFORD



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

 CUSHMAN &  
WAKEFIELD



# Property Overview

## 1669-1690 Brandywine Ave

### 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	<b>Call broker</b> NNNs = ±\$0.44 PSF/Month
1670 Brandywine, Suite C&D	48,869 SF	<b>Call broker</b> NNNs = ±\$0.44 PSF/Month
1690 Brandywine, Suite A	17,518 SF (Can be combined with Suite B for 45,402 SF)	<b>Call broker</b> NNNs = ±\$0.42 PSF/Month
1690 Brandywine, Suite B	27,884 SF (Can be combined with Suite A for 45,402 SF)	<b>Call broker</b> NNNs = ±\$0.42 PSF/Month
1675 Brandywine, Suite B	8,184 SF	<b>Call broker</b> 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

**200 amps 277/480V**

Sprinklers

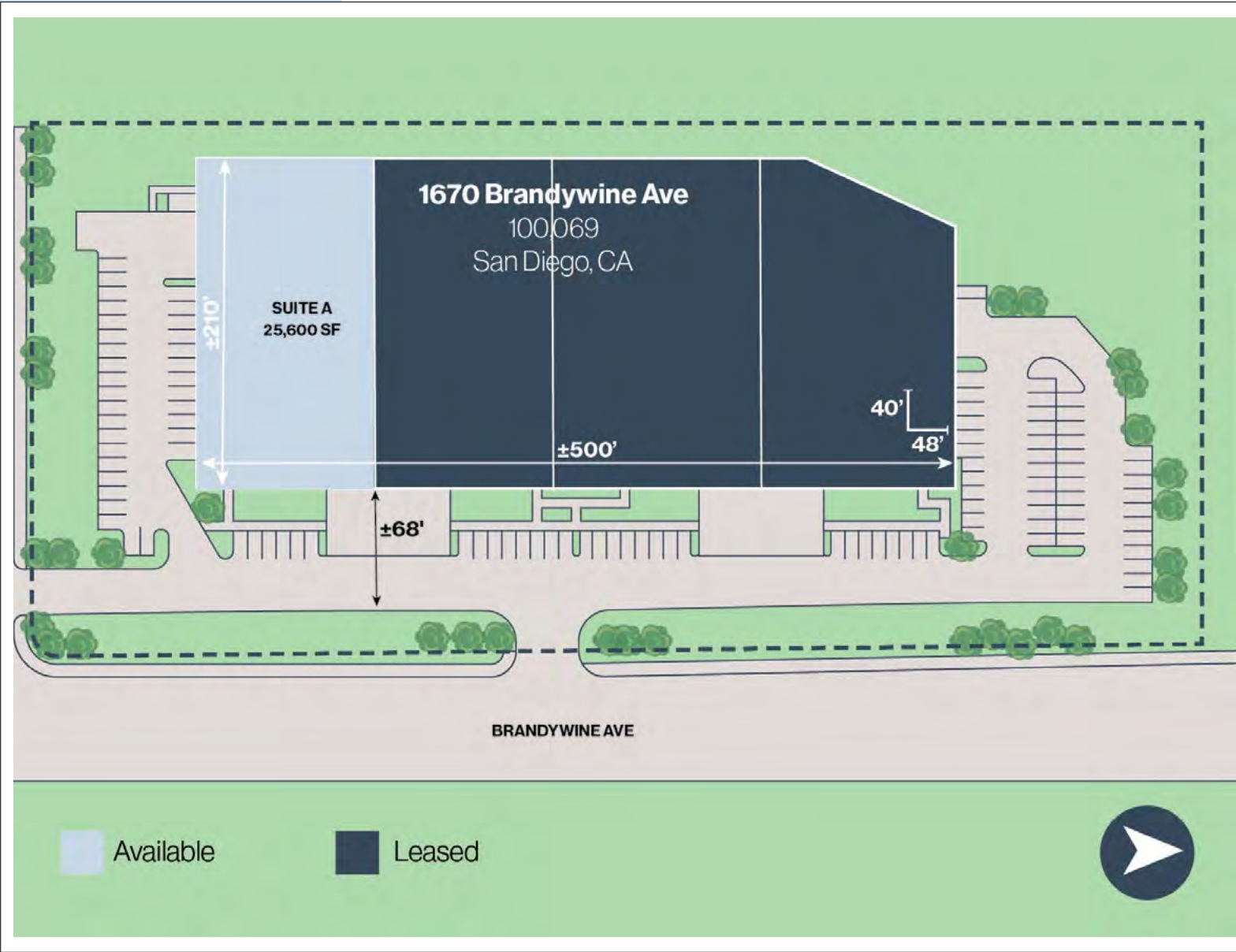
**0.33/3,000 SF**



[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**



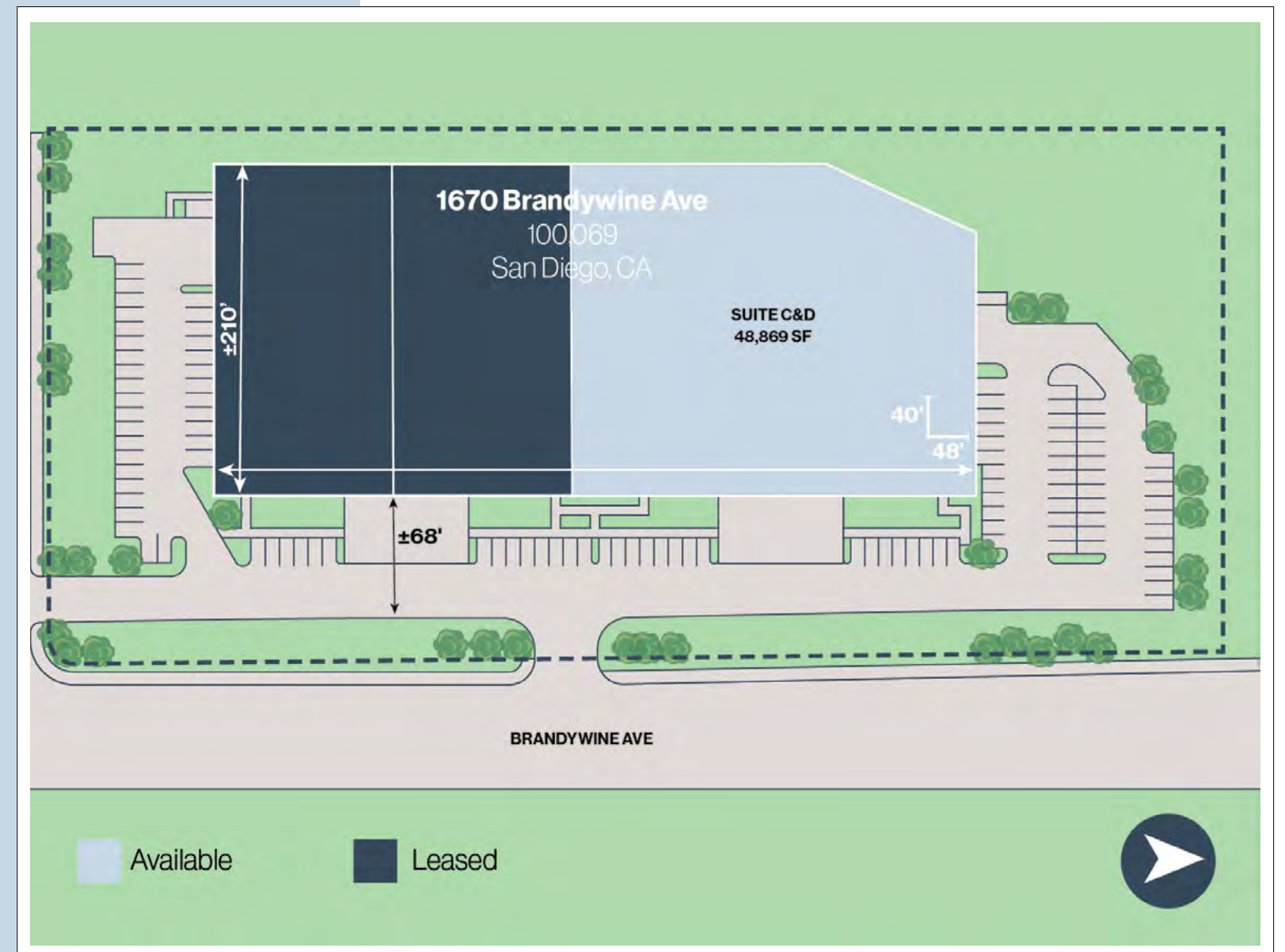
Click to View Floor Plan

### 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 Now**

### 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

**1600 amps at 277/480V for 1690-A&B combined** (Suite specific power info 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 Now**

### 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

**1600 amps at 277/480V for 1690-A&B combined** (Suite specific power info TBD)

Sprinklers

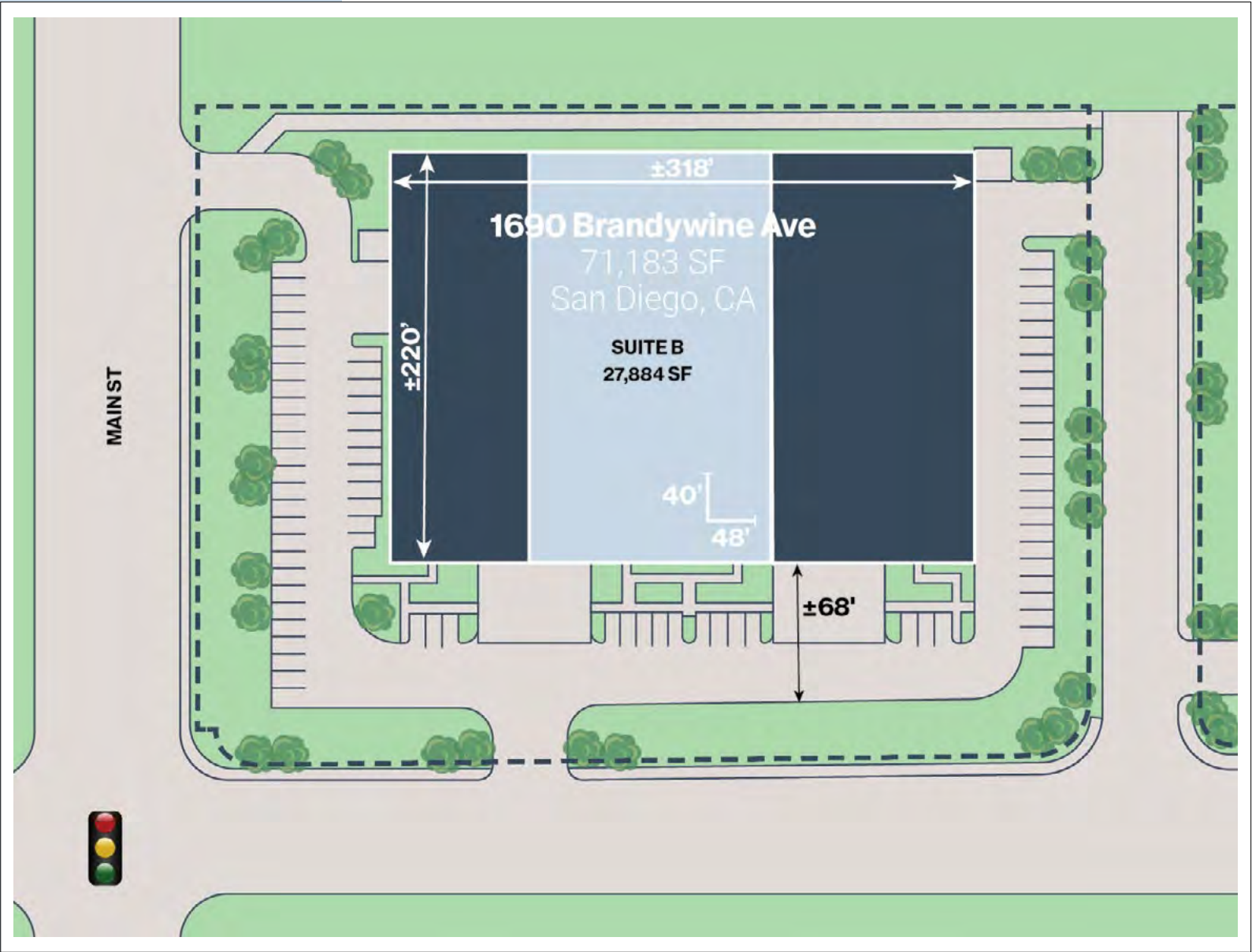
**0.33/3,000 SF**



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

## 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

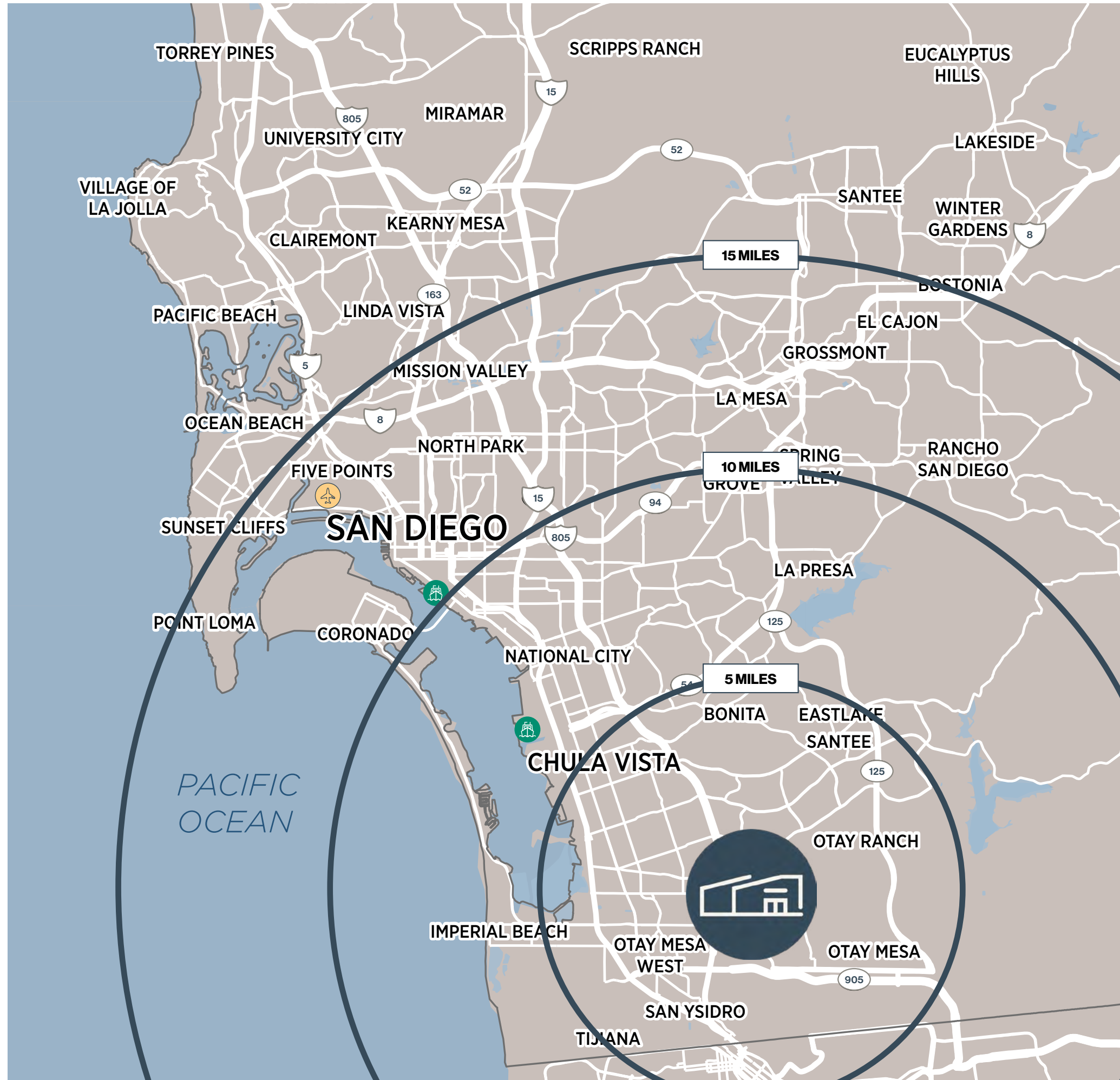
### The Space

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



# Our Story



## 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

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