

FOR LEASE

HILLTOP BUSINESS CENTER

3800-3804 Main Street | Chula Vista, CA 91911



PROPERTY OVERVIEW

The HILLTOP BUSINESS CENTER is a high-quality, well maintained industrial park located on Main Street, in the heart of South Bay's industrial market. The location provides excellent access to I-805 and I-5.

- **±1,752 to ±3,504 SF available**
- Offering units with dock high/grade level door loading
- Fire sprinklers in all buildings
- 3-phase / 120/208 Volt / 100 amps per unit
- Excellent Main Street visibility
- Easy I-5 and I-805 freeway access via Main St.
- Located along bus route with bus stop in front of the project allowing for additional access to labor

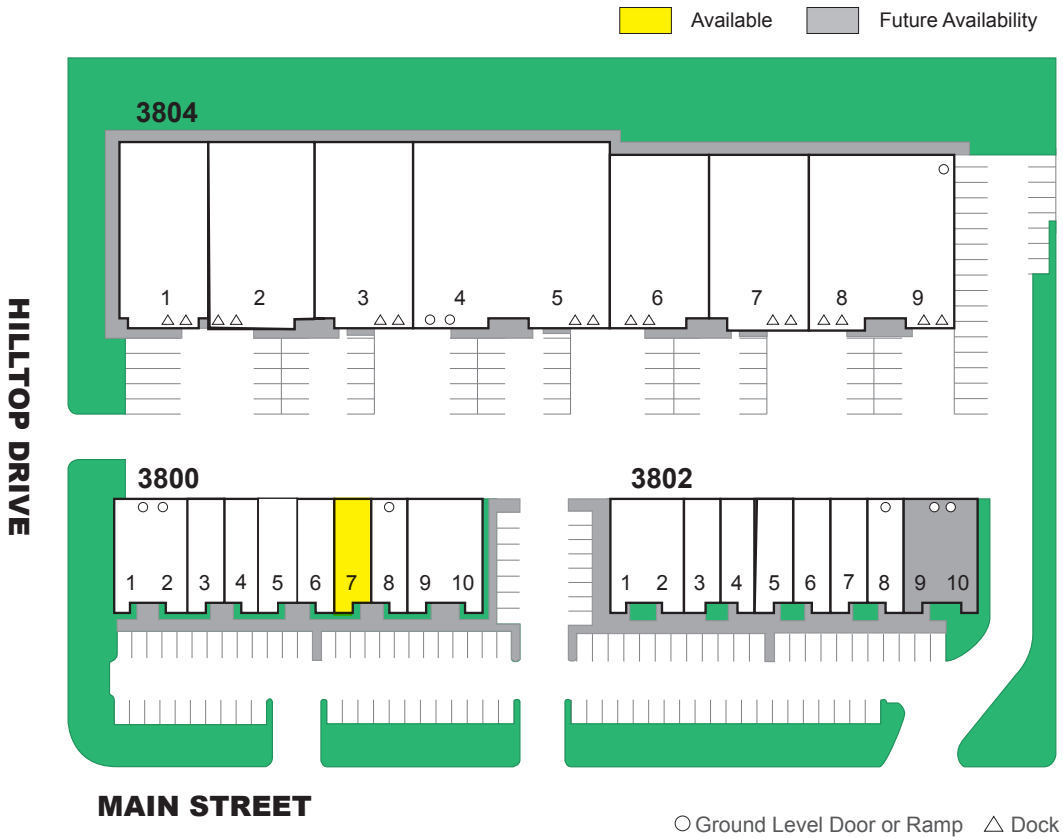


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ADDRESS	SIZE (SF)	LEASE RATE	COMMENTS
3800 Main Street Suite 7	1,752	\$0.90 NNN	20% office; 16' clear height; 1 grade level door; Available Now
3802 Main Street Suites 9 & 10	3,504	\$0.80 NNN	40% office; 16' clear height; 2 grade level doors; Available October 1, 2016

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