

FOR LEASE

± 49,600 SF of Distribution Space
491 C Street, Chula Vista, CA 91910



Property Highlights:

- ± 49,600 SF Distribution Space Available (Divisible to 20,000 SF or 30,000 SF)
- ± 2,500 SF Office Space
- Six (6) Dock Positions
- Two (2) Grade Level Doors
- Secured Yard and Truck Storage
- 400 Amps, 480V, 3-Phase Power
- 24' Clear Height
- Fire Sprinklers
- Excellent Location
- Convenient Access to I-5, 805 and SR-54

Lease Rate: \$0.72/SF/Month NNN (\$0.17/SF/Month)



**Newmark Grubb
Knight Frank**

www.ngkf.com

For further information, please contact our exclusive agent:

Ron Bement

Senior Managing Director

858.875.3626

ron.bement@ngkf.com

CA RE License #00949437

4655 Executive Drive, Suite 800, San Diego, CA 92121

T 858.875.3600

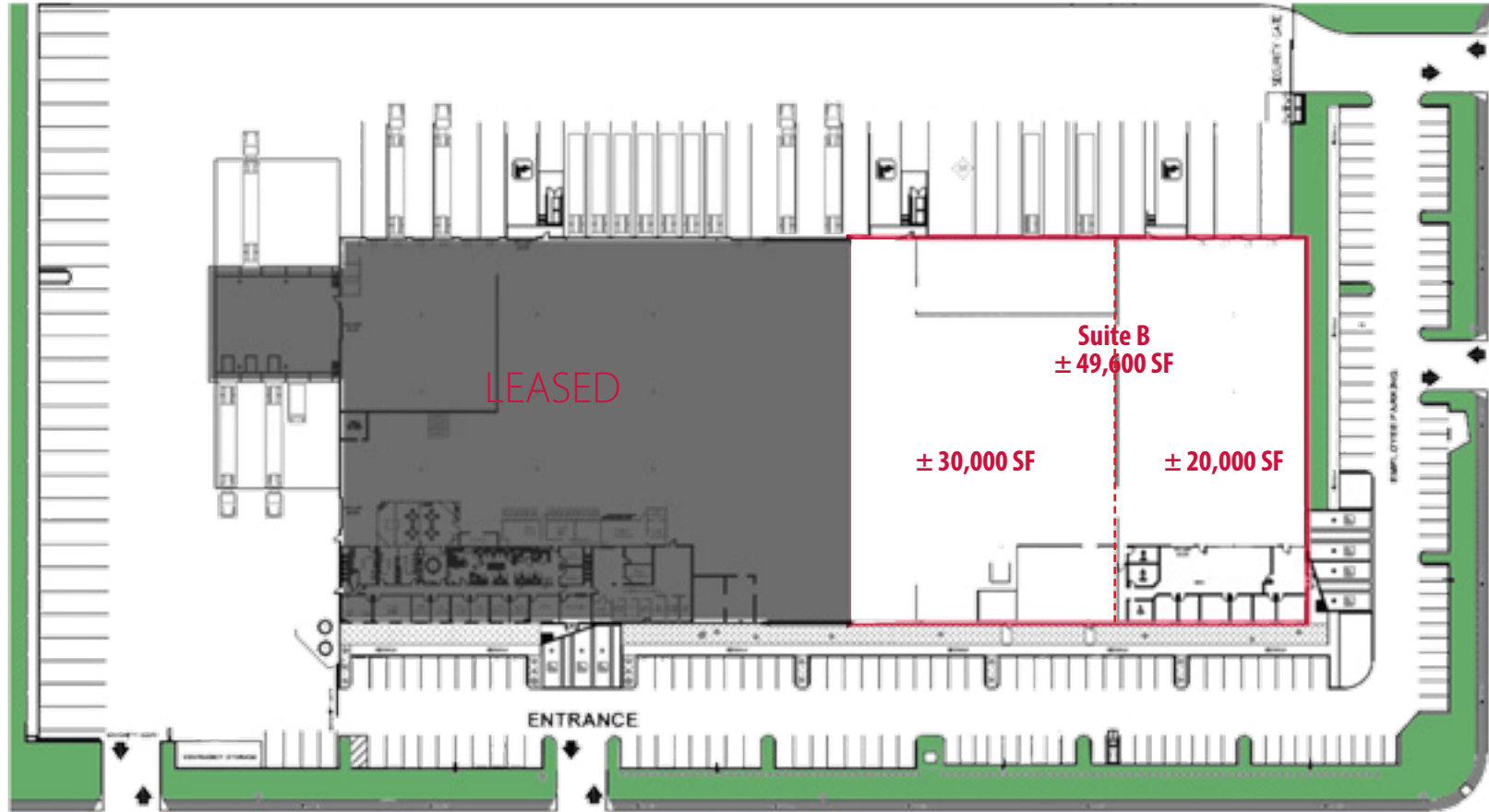
Corporate CA RE License #01355491

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Floor Plan



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Procurer broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procurer broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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