

# BRANDYWINE MAIN

DISTRIBUTION  
CENTER



BRANDYWINE  
MAIN | DISTRIBUTION  
CENTER

2 MULTI-TENANT INDUSTRIAL BUILDINGS FOR LEASE

**Voit**  
REAL ESTATE SERVICES

**MPG**  
MOSSMER  
PERRY GROUP

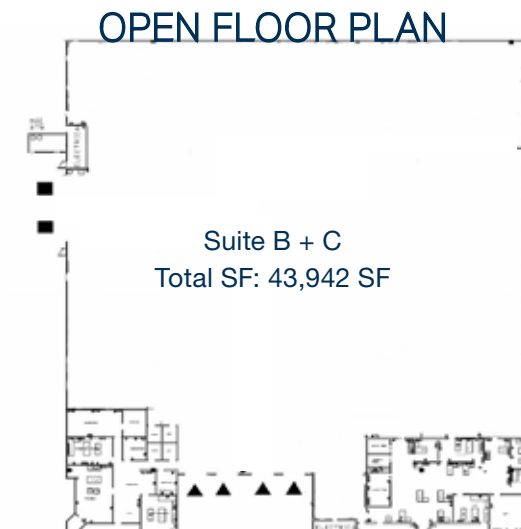


## PROPERTY DETAILS

- » ±43,942 SF Available for Lease
- » ±170,805 SF Two building multi-tenant distribution center
- » Immediate access to I-805, I-5, Hwy-125, Hwy-905 & Hwy-54
- » 22'-26' clear height
- » Fire sprinklers 0.33/3,000 SF
- » Four (4) dock high & two (2) grade level loading doors
- » Heavy power (4,000 amps; 277/480v)
- » Flexible space options
- » 1.1/1,000 SF parking ratio

## 1690 BRANDYWINE AVENUE

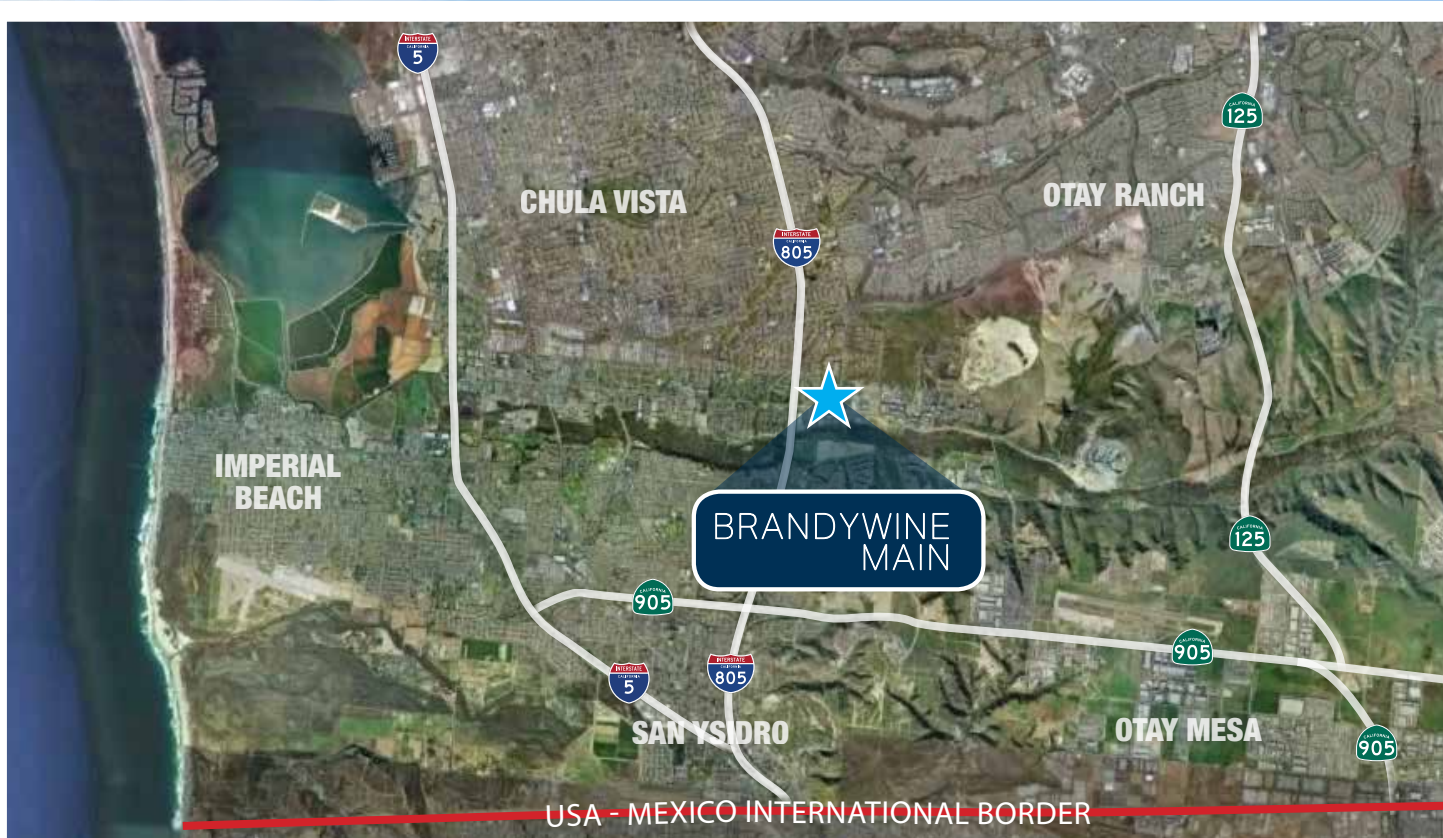
▲ = Dock High Door  
 ■ = Grade Level Door



AVAILABLE	UNIT	SQUARE FEET	LOADING	ASKING RATE	NNN
March 1, 2019	B + C	43,942 SF	4 dock 2 grade	\$0.85 NNN	\$0.17 PSF

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## Drive Times

**Chula Vista Bayfront Park**

15 Minutes • 7 Miles

**US Naval Base - San Diego**

20 Minutes • 14 Miles

**Downtown San Diego**

22 Minutes • 14 Miles

**SPAWAR - Old Town Campus**

22 Minutes • 21 Miles

**US-Mexico Int'l Border**

9 Minutes • 5 Miles

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**Voit**

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