

3317 MAIN STREET CHULA VISTA, CA 91911



RARE LIGHT INDUSTRIAL BUILDING FOR SALE

► OVERVIEW

LOT SIZE: 8,960 SF
BLDG SIZE: 3,600 SF
PRICE: \$650,000

Freestanding Industrial/
Office Building/
Warehouse





UNIQUE OWNER-USER OPPORTUNITY IN GROWING CHULA VISTA

PROPERTY HIGHLIGHTS

Two office spaces and outdoor covered work area;
spacious interior industrial space

High traffic volume

Easily accessible; close proximity to I-5 and I-805

M Zoning: Light Manufacturing, General Office, Storage

Metered, Gated, Secure Parking





➤ FINANCIALS

Asking Price	\$650,000
Income (GOI)	\$43,200
Estimated NOI	\$31,400
Cap Rate at Asking Price	4.8%



BONUS OPPORTUNITY:

Package with adjacent 14,354 SF lot with 1,500 SF single-family home

