

FOR LEASE

381,240 SF

State of the Art Industrial Building
Delivering Q3/Q4 2023

GILLESPIE FIELD DISTRIBUTION CENTER



1756 WELD BOULEVARD | EL CAJON

DELIVERING INTO A SUSTAINABLE FUTURE



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

PROJECT HIGHLIGHTS

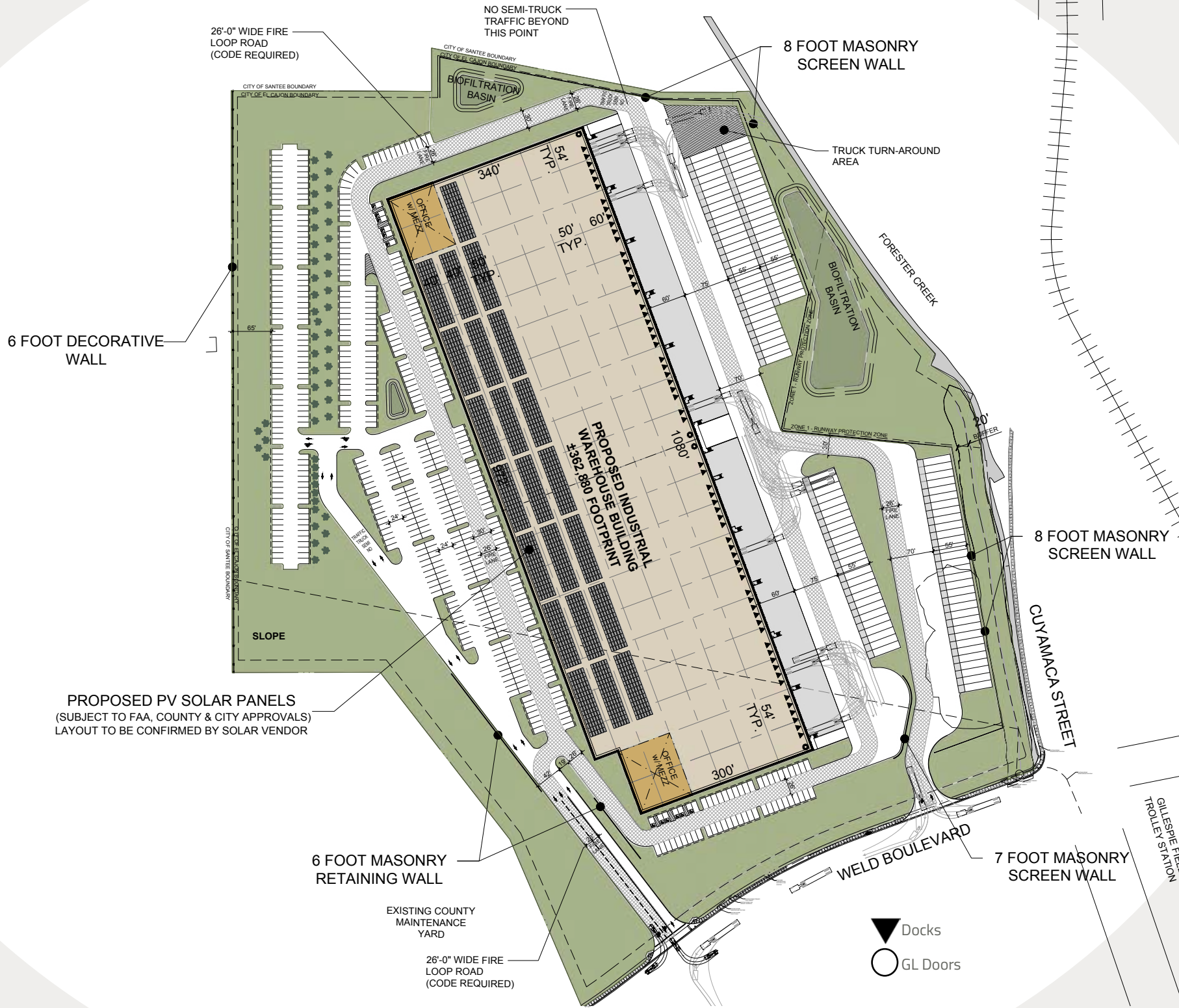
- Largest availability under one roof in Central San Diego County
- **381,240 SF** Industrial building (divisible to 95,310 SF)
- Prime El Cajon location with excellent freeway access and desirable reverse commute
- State of the art features: **30 - 32' minimum clear height, ESFR sprinklers** with K-25 heads
- **64 loading docks, 4 grade level doors**
- **Rare excess land: 115 additional truck trailer stalls** or concrete yard area
- Access to excellent East San Diego county labor pool
- Designed to accommodate solar rooftop installation providing reduced energy costs and meeting sustainability initiatives
- Employee car EV charging stations (expandable)
- 1st Industrial Development to include spec EV charging stations for semis
- Chesnut Properties to include Tenant Incentive of 6 new, state- of-art Tesla semi-trucks (*subject to agreed deal terms)
- Another first class project by Chesnut Properties



SIGNAGE

SITE PLAN

Prime, 30 acre industrial site located just off the 52 freeway in El Cajon. One of a kind location, project size and scale, county-wide.



- 1 RARE OPPORTUNITY**
 Rare opportunity for 381,240 SF under one roof.
- 2 SUSTAINABILITY**
 Designed with the latest sustainability requirements in mind: rooftop solar, employee EV charging stations, EV charging stations for semis, potential for 6 state of the art Tesla semi-trucks*.
- 3 STATE OF THE ART**
 Class A, state of the art features and design: 30-32' clear height, ESFR sprinklers, 64 docks, 4 GL doors.
- 4 EXCESS LAND COMPONENT**
 Rare excess land component - additional 115 truck trailer stalls or concrete yard are possible.
- 5 DIVISIBILITY**
 Building divisibility 95,310 SF - 381,240 SF.



*Tenant incentive subject to approved deal terms



GILLESPIE FIELD

WELD BLVD

CUYAMACA ST



LOCATION, LOCATION, LOCATION.

2 HRS

PORTS OF LA/LONG BEACH

1.5 HRS

ORANGE COUNTY

1.75 HRS

RIVERSIDE COUNTY

15 MIN

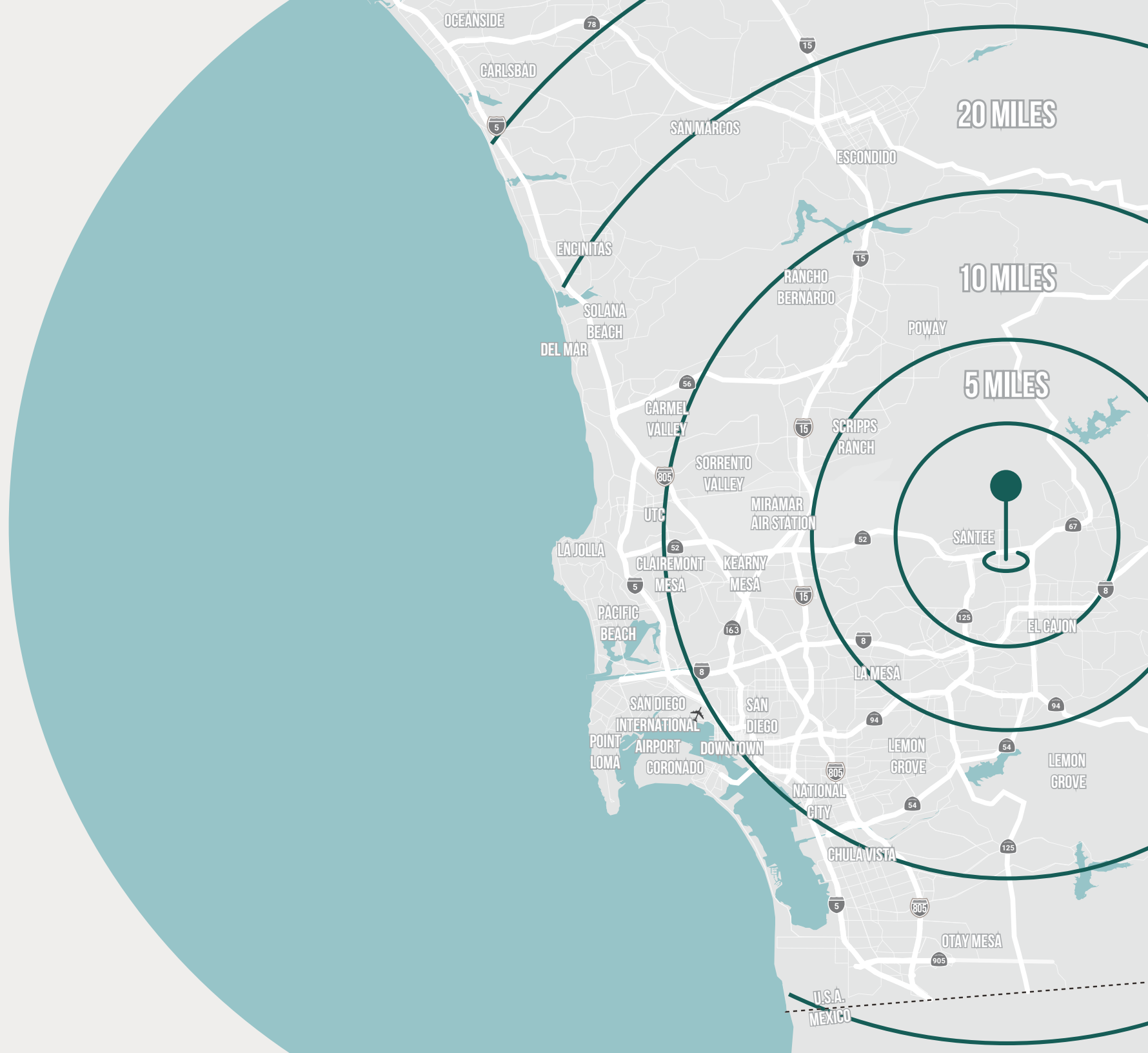
KEARNY MESA

25 MIN

DOWNTOWN / SAN DIEGO AIRPORT

25 MIN

MEXICO BORDER





CORPORATE NEIGHBORS AND RETAIL AMENITIES





JOE ANDERSON

Managing Director
joe.anderson@am.jll.com
+1 619 573 7206
RE license # 01509782

GREG MOORE

Associate
greg.moore@am.jll.com
+1 858 410 6367
RE license # 02068852

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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