

Ocean View Hills Corp Ctr

Western Otay Warehouse

**TENANT REP
BROKER BONUS**

**5% PLUS \$1.00 PER SQ FT FOR A
LEASE TERM OF 3 YEARS,
SUBJECT TO CREDIT APPROVAL**



SINGLE-FREESTANDING WAREHOUSE

134,776 SF For Lease

6060 Business Center Court, San Diego, CA 92154

CABOT |

For more information, contact:

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SINGLE-FREESTANDING WAREHOUSE

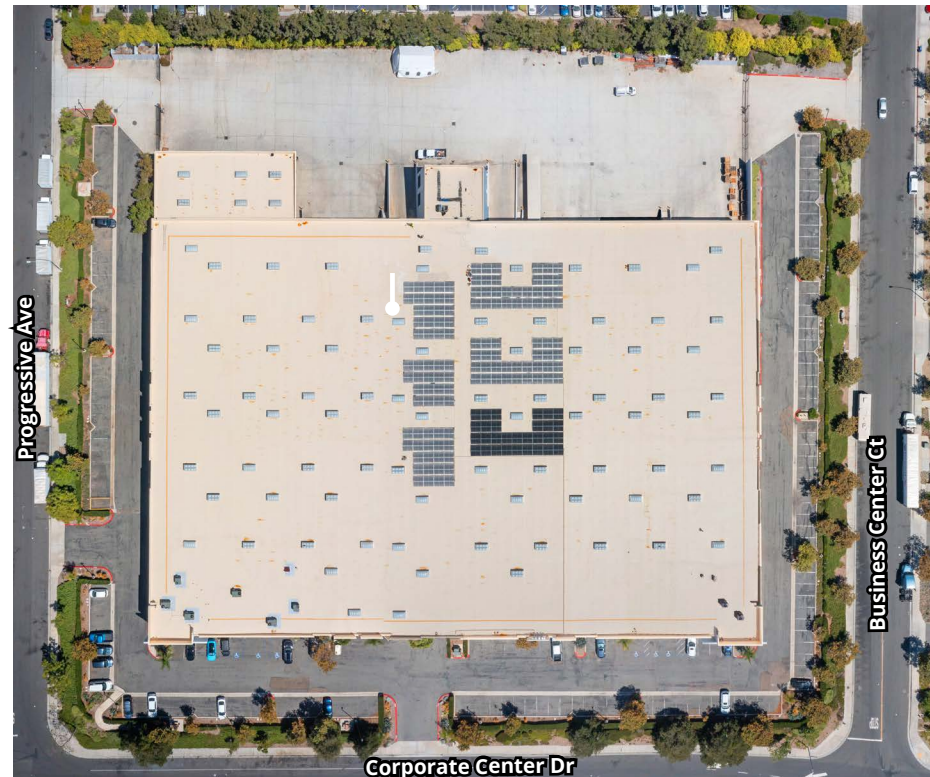
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PROPERTY FEATURES

Total Building Size	134,776 SF Single freestanding industrial distribution space
Space Options	Divisible with full height demising wall 50,000 SF & 85,000 SF
Buildout	Warehouse: 122,776 SF Office: Approximately 8,000 SF (4,000 SF 2nd Story)
Ceiling Height	28'
Docks-High Doors	21
Grade-Level Roll-up Doors	5
Sprinklers	ESFR
Yard	Gated and secured truck court
Power	*Capable of 2,500a/277-480v 3p heavy
Solar	Onsite 137-kW rooftop solar provided at competitive rates. <ul style="list-style-type: none">• Eligible for WAIRE points under Rule 2305.
Parking	1.29/1,000 SF parking ratio
Location	High visibility West Otay Mesa location.
Access	Easily accessible via I-805, SR-905, SR-125, SR-11, Otay Mesa Road, and just minutes away from Chula Vista and National City. Minutes to Cross Border Xpress (CBX), Otay Mesa, and the San Ysidro port of entry.
Lease Rate/Availability	Contact Broker



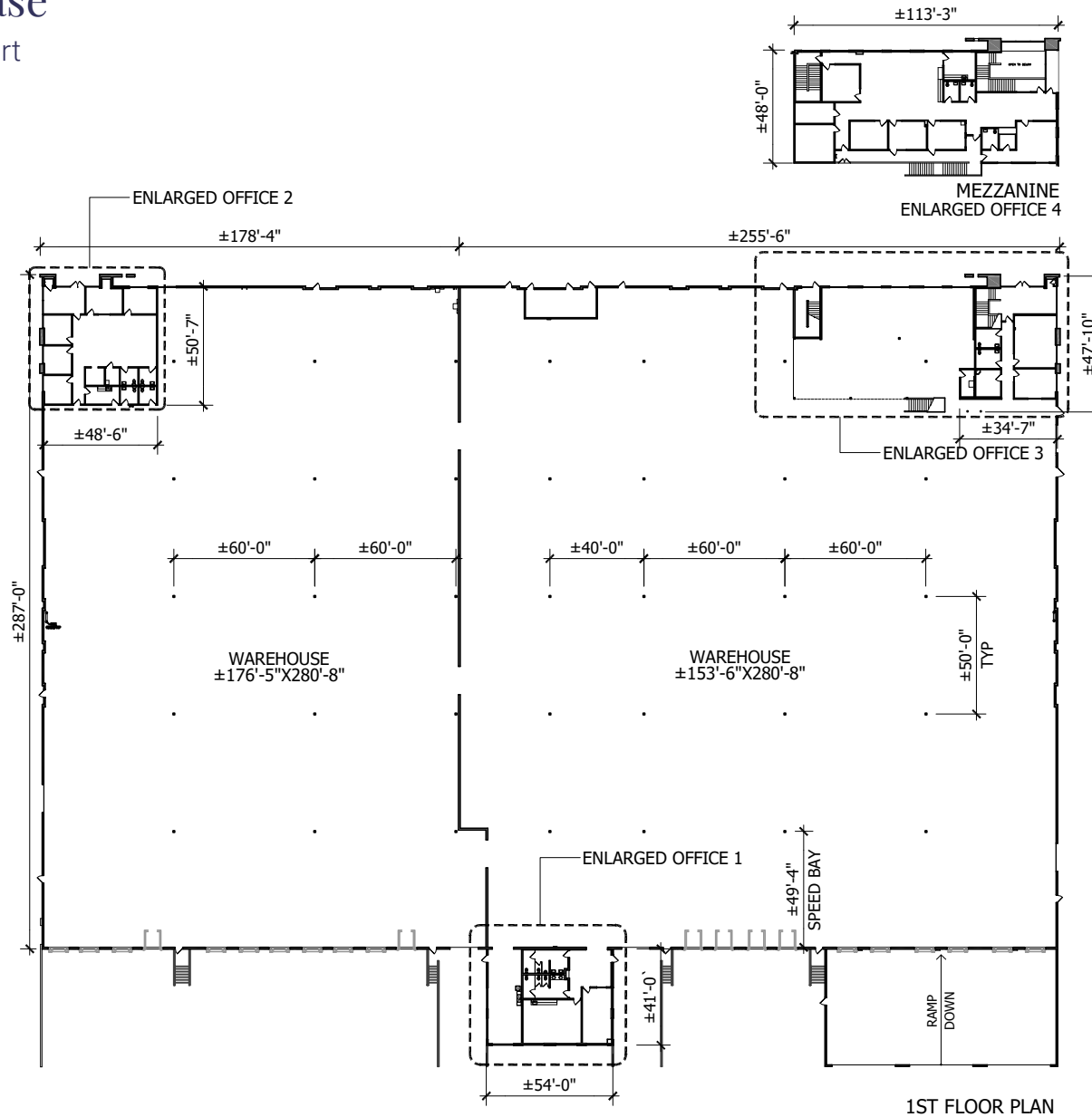
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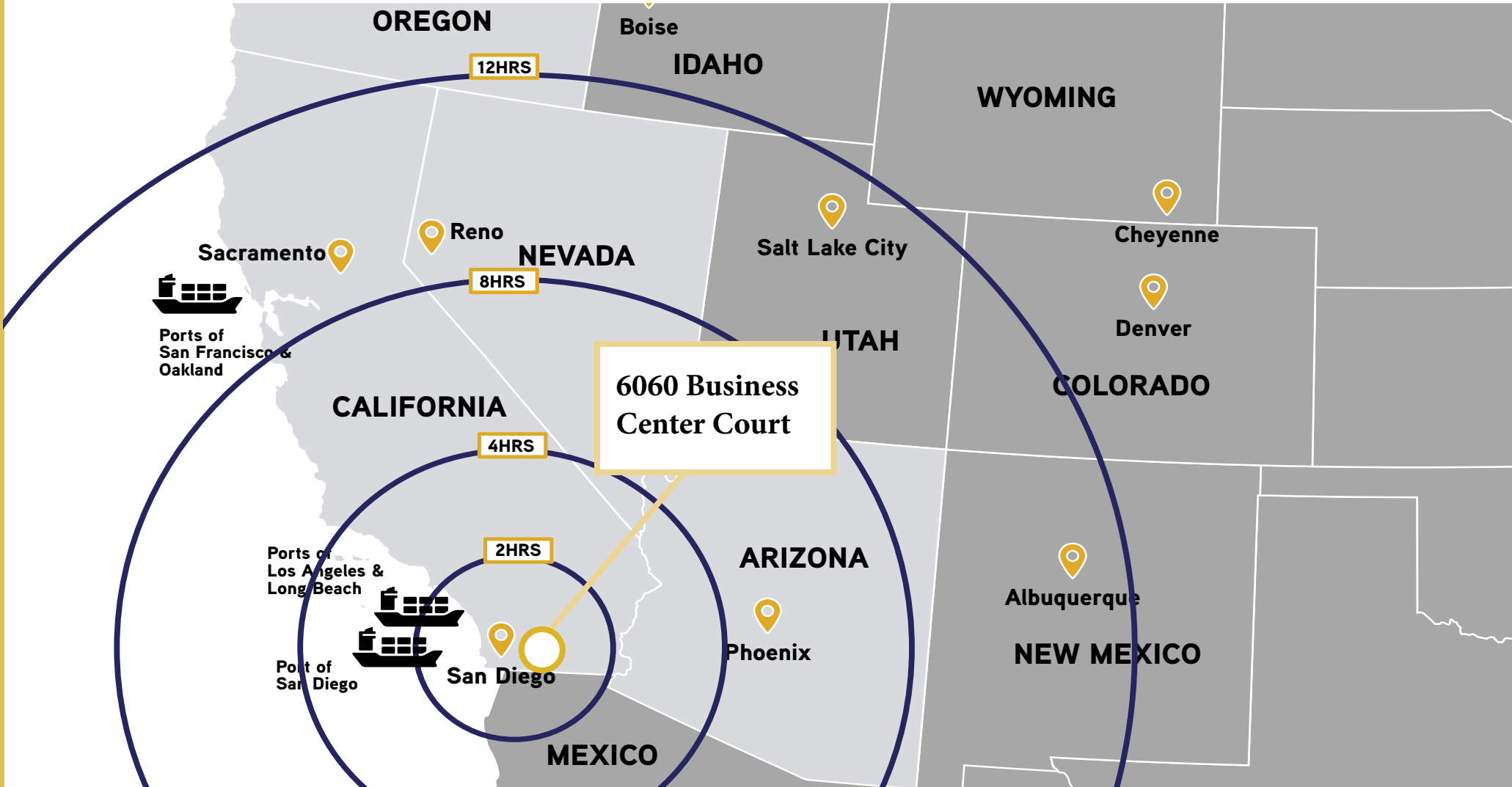
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