

# 9505 AIRWAY ROAD

FOR SUBLEASE | INDUSTRIAL / DISTRIBUTION SPACE | ± 14,648 SF



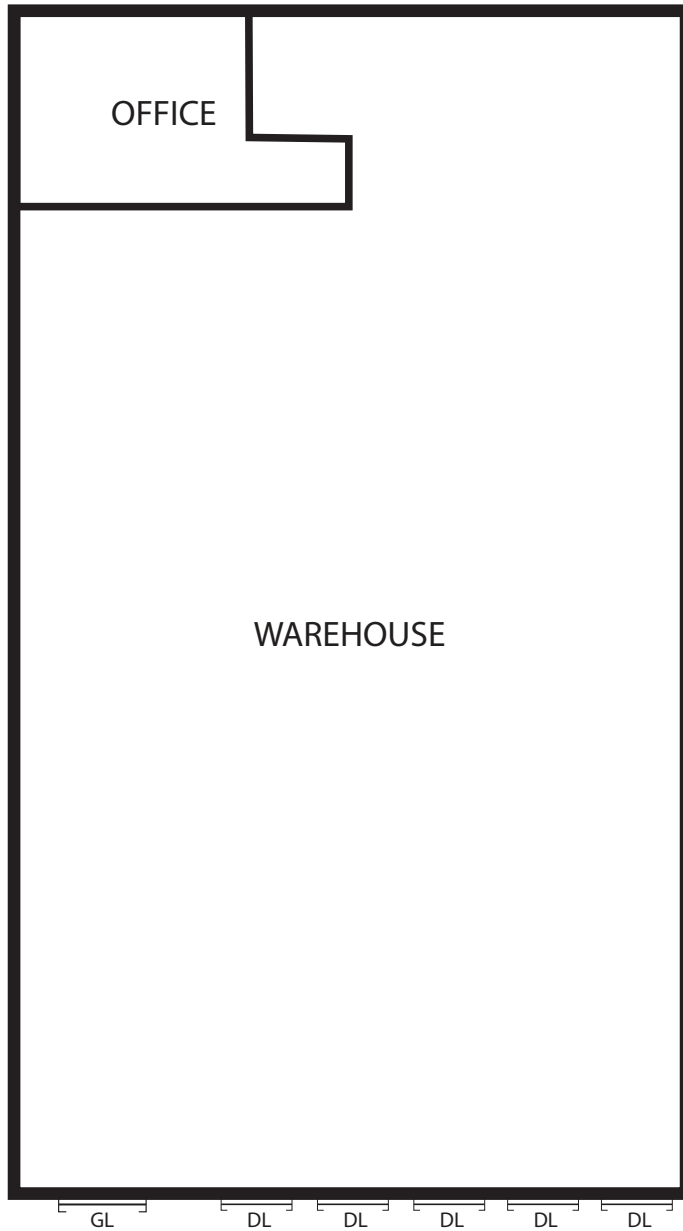
FOR MORE INFORMATION PLEASE CONTACT

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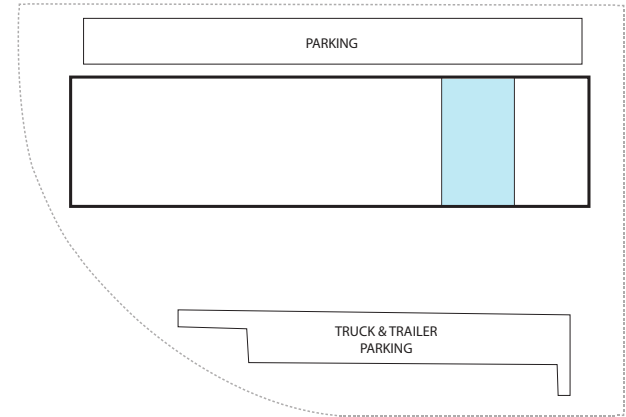
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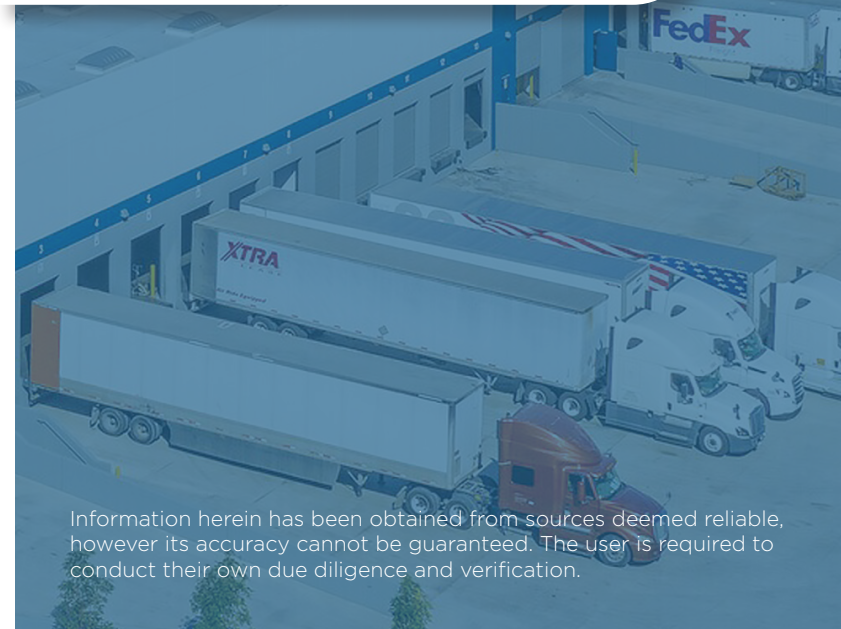
# FLOOR PLAN



**SUITE 500**



**SITE PLAN**



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

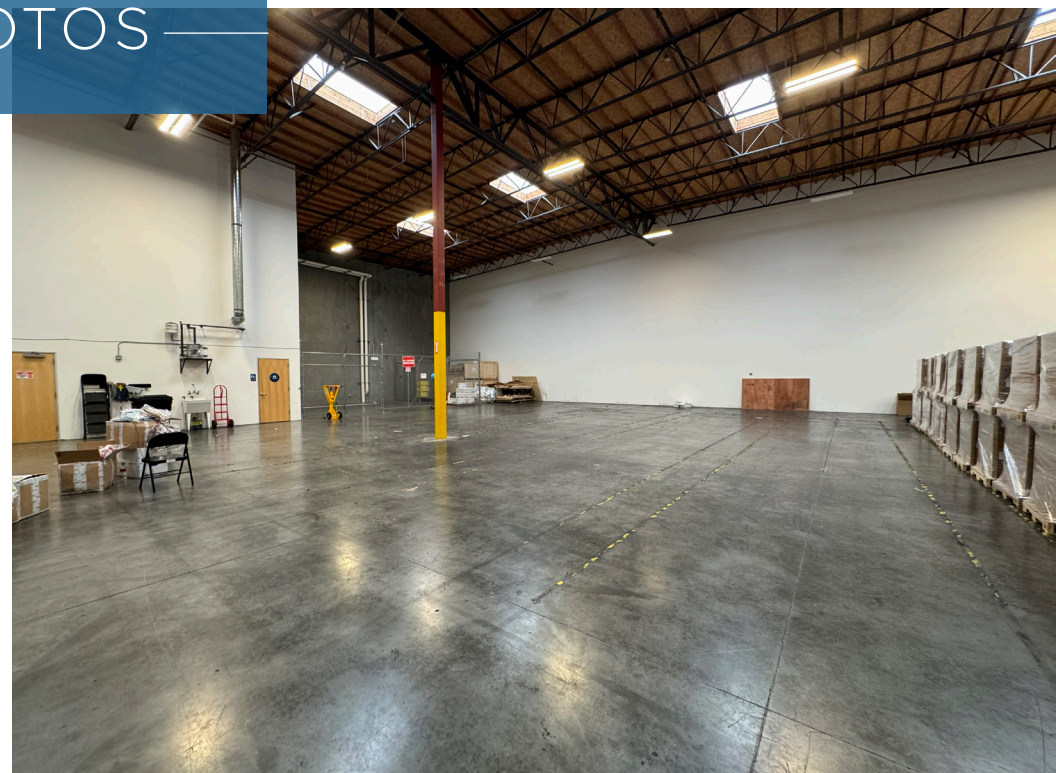
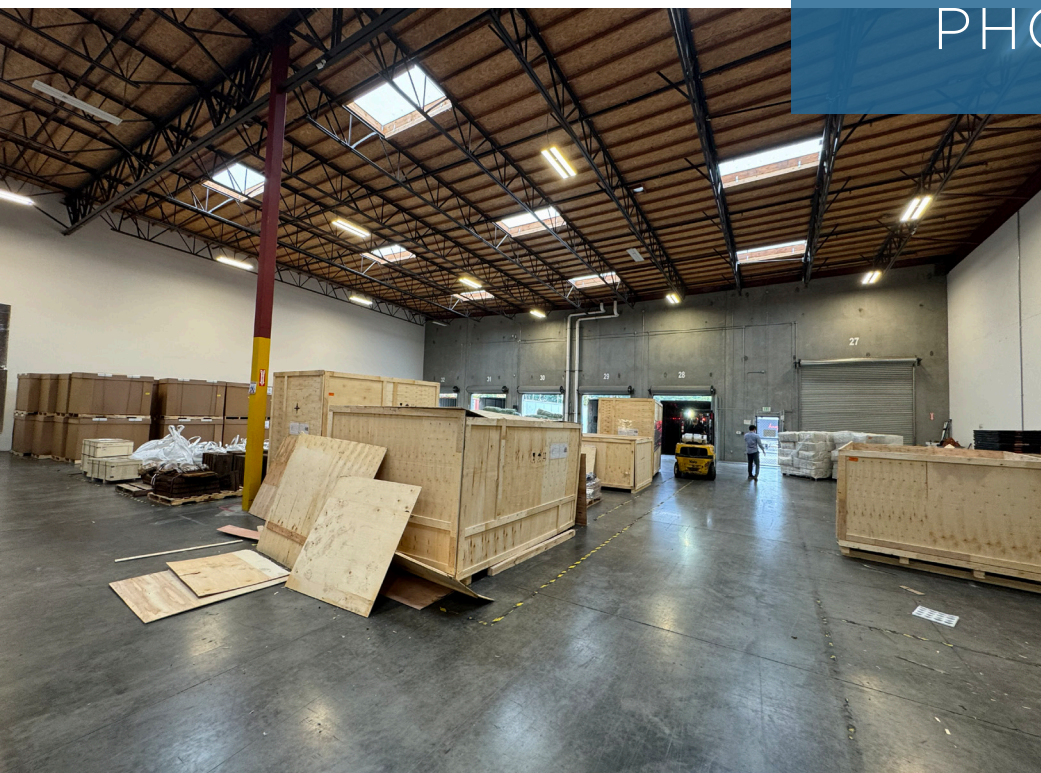


# PROPERTY PHOTOS





PROPERTY  
PHOTOS



# PROPERTY HIGHLIGHTS



9505 Airway Rd, STE 500, San Diego CA 92154



± 14,648 SF (Warehouse, Office, Open Area)



Lease Rate: Negotiable



5 Dock Level Doors; 1 Grade Level Door



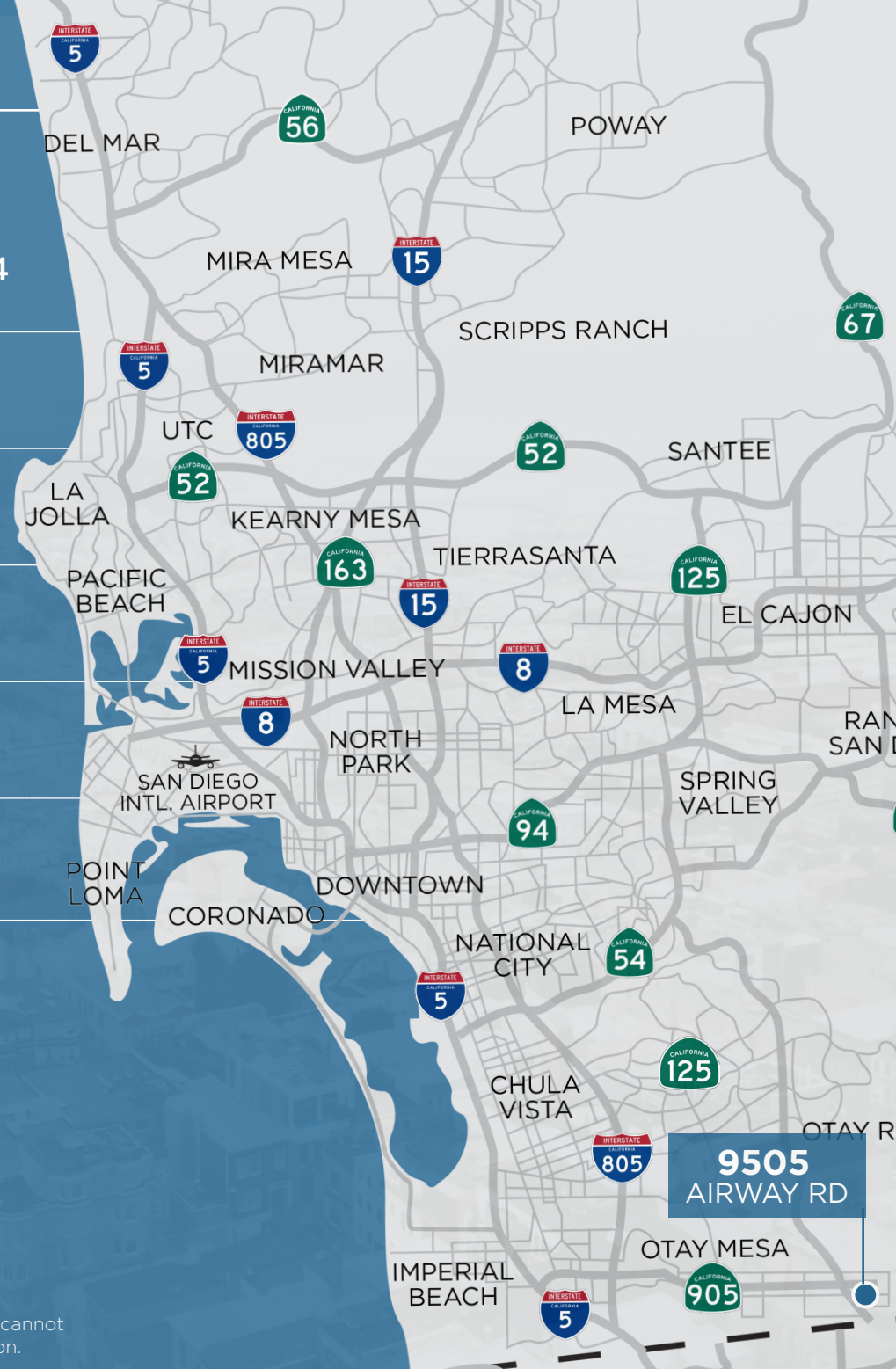
Ceiling Height: 24'



Building Type: Class A



Immediate Proximity to 905 & 125 Freeways



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Brown Field Municipal Airport



9505 AIRWAY RD



OTAY MESA BORDER CROSSING

# OTAY MESA SUBMARKET



**16 MM SF**  
INVENTORY



**155,311 SF**  
TOTAL NET  
ABSORPTION



**630,000 SF**  
YTD LEASING  
ACTIVITY



**1,700,000 SF**  
UNDER  
CONSTRUCTION



**14.4%**  
DIRECT  
VACANCY



**\$1.15 + (NNN)**  
DIRECT  
RENT

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Otay Mesa's strategic location at the U.S.-Mexico border, combined with excellent freeway access, makes it an ideal hub for logistics, cross-border trade, warehousing, distribution, and advanced manufacturing. The area is attracting a diverse range of users, including logistics firms, 3PL operators, defense contractors, e-commerce companies, and manufacturers who benefit from proximity to both the border and major Southern California markets.

This demand has been further supported by modern development trends in Otay Mesa, with facilities designed for higher clear heights, greater dock density, and more efficient truck courts. These features align with the operational needs of today's occupiers, making the submarket especially appealing to users seeking functional, cost-effective, and scalable space. For many companies, Otay Mesa provides the opportunity to upgrade facilities at a discount compared to more central San Diego industrial markets.

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