

FOR LEASE



# PACIFIC RIM INDUSTRIAL PARK

## PROPERTY FEATURES

- 4 Building Class A Industrial Park
- ESFR Sprinkler System
- 26'-28' Clear Height
- Corporate Image, Excellent Visibility
- Directly off SR-905 Enrico Fermi exit
- Abundant Docks, Concrete Yards
- 2.25/1,000 SF Parking
- Adjacent to Border Crossing, Customs and CHP Facilities

## AVAILABILITIES

| ADDRESS / LOCATION                       | APPROXIMATE SF                      | SF/MONTH                                     | COMMENTS   |
|--|-------------------------------------|--|--|
| 2280 Enrico Fermi Dr<br>Bldg D           | 96,998 SF,<br>43,897 SF & 53,101 SF | \$1.00 psf NNN<br>Nets = $\pm$ \$0.27 psf/mo | <ul style="list-style-type: none"> <li>• 15,439 SF Office</li> <li>• 26 docks, 5 ramps</li> <li>• Available Immediately</li> </ul> |
| 2290 Enrico Fermi Dr, Suite 18<br>Bldg C | 6,414 SF                            | \$1.29 psf NNN<br>Nets = $\pm$ \$0.26 psf/mo | <ul style="list-style-type: none"> <li>• 1,224 SF Office</li> <li>• 3 docks, 1 ramp</li> <li>• Available May 1, 2026</li> </ul>    |



### CONTACT US

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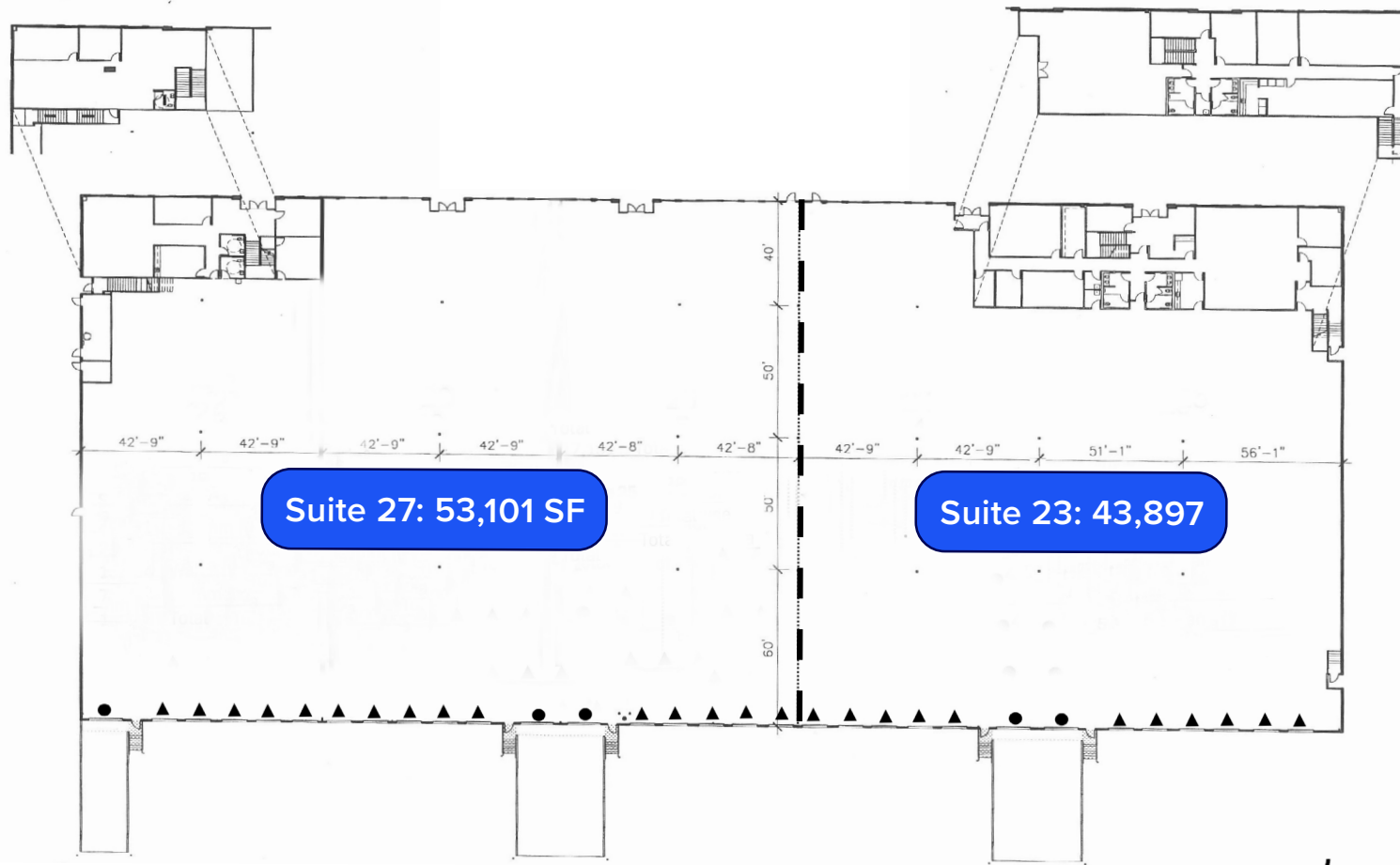
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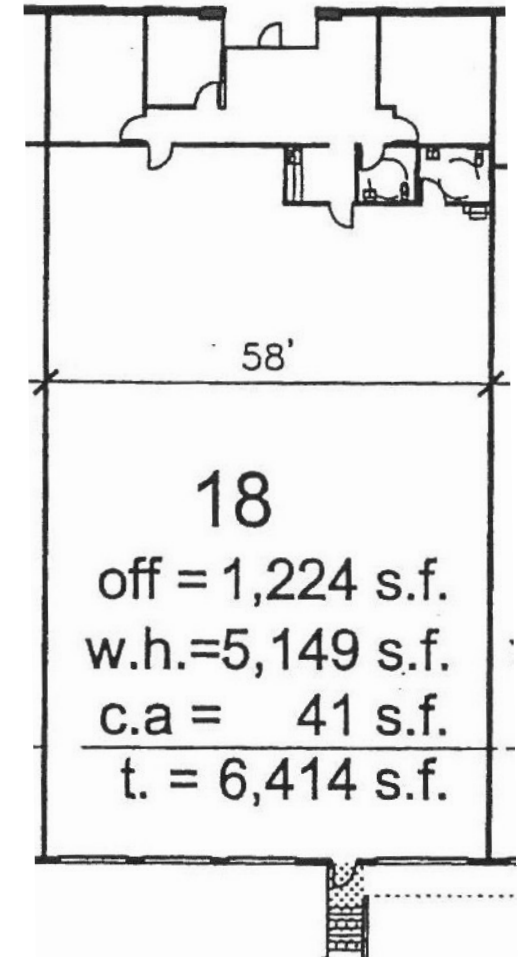
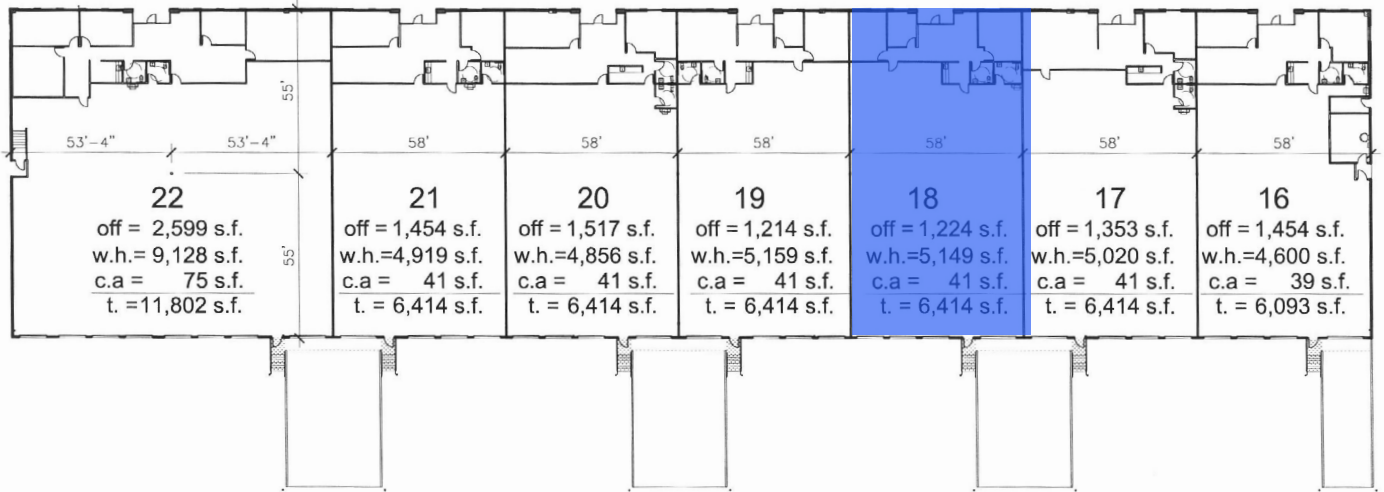
For Lease // Pacific Rim Industrial Park // Otay Mesa  
 2280 Enrico Fermi Dr: Building Layout | 96,998 SF

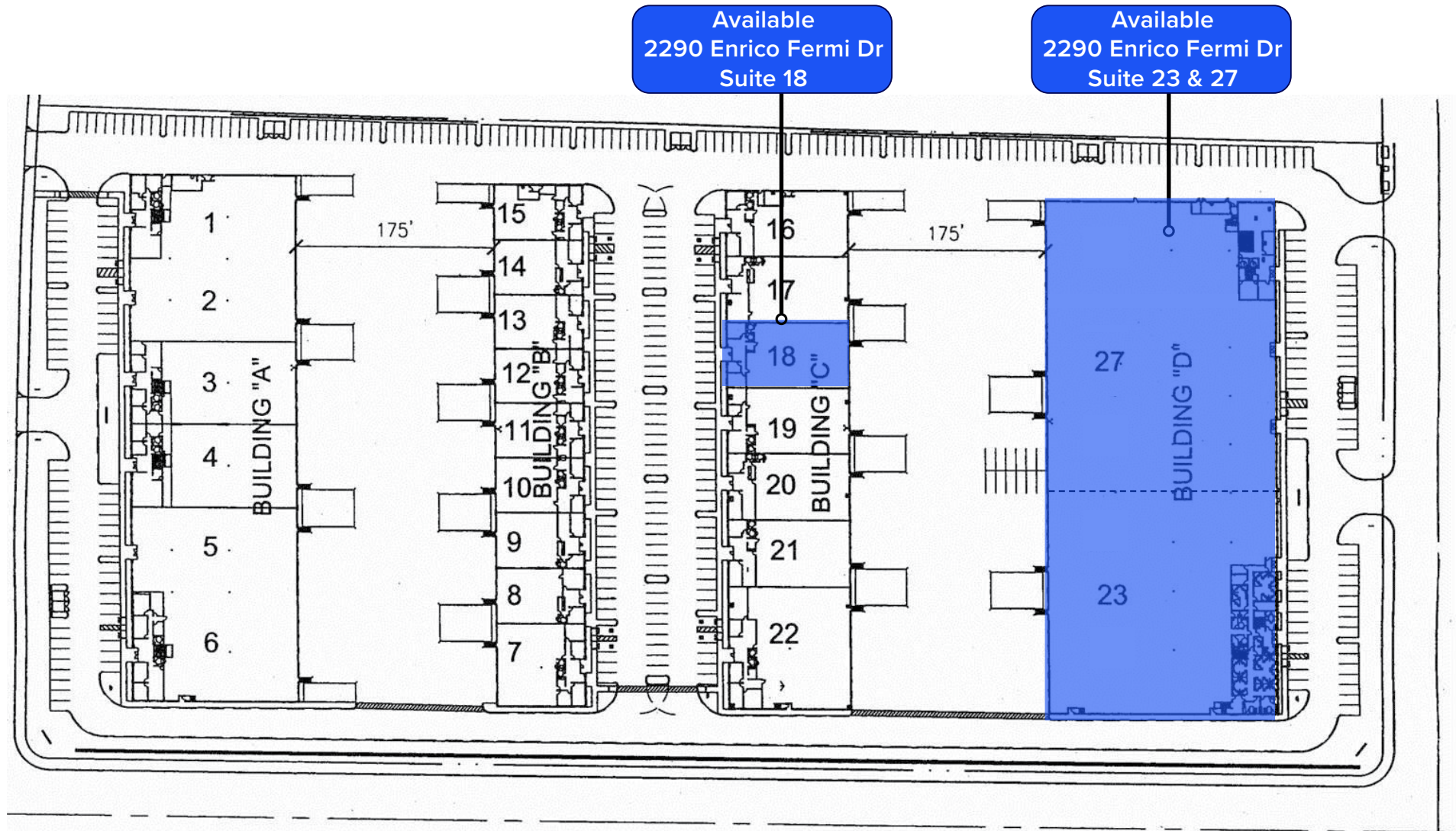


| APPROXIMATE SF           | SF/MONTH                                | COMMENTS  |
|--------------------------|---|---|
| Full Building: 96,998 SF | \$1.00 psf NNN<br>Nets = +\$0.27 psf/mo | <ul style="list-style-type: none"> <li>• 15,439 SF Office</li> <li>• 26 docks, 5 grade level w/ ramps</li> </ul>                    |
| Suite 27: 53,101 SF      | \$1.00 psf NNN<br>Nets = +\$0.27 psf/mo | <ul style="list-style-type: none"> <li>• 2,901 SF Office; 2,020 SF Mezzanine</li> <li>• 15 docks, 3 grade level w/ ramps</li> </ul> |
| Suite 23: 43,897 SF      | \$1.00 psf NNN<br>Nets = +\$0.27 psf/mo | <ul style="list-style-type: none"> <li>• 10,558 SF Office</li> <li>• 2 rgrade level w/ ramps</li> </ul>                             |



| APPROXIMATE SF     | SF/MONTH                                | COMMENTS  |
|--------------------|---|---|
| Suite 18: 6,414 SF | \$1.29 psf NNN<br>Nets = ±\$0.26 psf/mo | <ul style="list-style-type: none"> <li>• 1,224 SF Office</li> <li>• 3 docks, 1 ramp</li> <li>• Available May 1, 2026</li> </ul> |





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