

54,404 SF SPACE FOR SUBLEASE



1210 AIR WING  
ROAD

SAN DIEGO, CA 92154

**CBRE**

# PROPERTY OVERVIEW

**1210 AIR WING ROAD**

The available 54,404 SF sublease space at 1210 Air Wing Road offers a modern, high-clearance industrial facility within the Otay Mesa submarket, featuring a 32-foot clear height, multiple dock-high loading doors, grade-level access, and heavy-duty concrete floors designed for robust warehouse and distribution operations.

The space includes an office, advanced security systems, and energy-efficient lighting and HVAC, making it well-suited for manufacturing, logistics, e-commerce, and cross-border operations. Its strategic location near the U.S.-Mexico border and CA-125 provides excellent transportation access, while flexible sublease terms and competitive market pricing enhance its appeal for businesses seeking a high-quality industrial solution.

**54,404 SF**  
SUBLEASE SPACE

**8**  
DOCK-HIGH DOORS

**1**  
GRADE-LEVEL DOOR

**32'**  
CLEAR HEIGHT



# PROPERTY HIGHLIGHTS

**54,404 SF SUBLEASE**



**BUILT**  
2007

**EIGHT**  
DOCK-HIGH DOORS

**ONE**  
GRADE-LEVEL DOOR

**LEASE**  
**EXPIRATION**  
JULY 31, 2027

**SIX**  
DOCK LEVELERS

**PRICE**  
CALL BROKER

**54,404**  
SQUARE FEET

**32'**  
CLEAR HEIGHT

**LED**  
LIGHTING

**ESFR**  
SPRINKLERS

**HIGH**  
VISIBILITY

**9**  
TRAILER PARKING  
STALLS



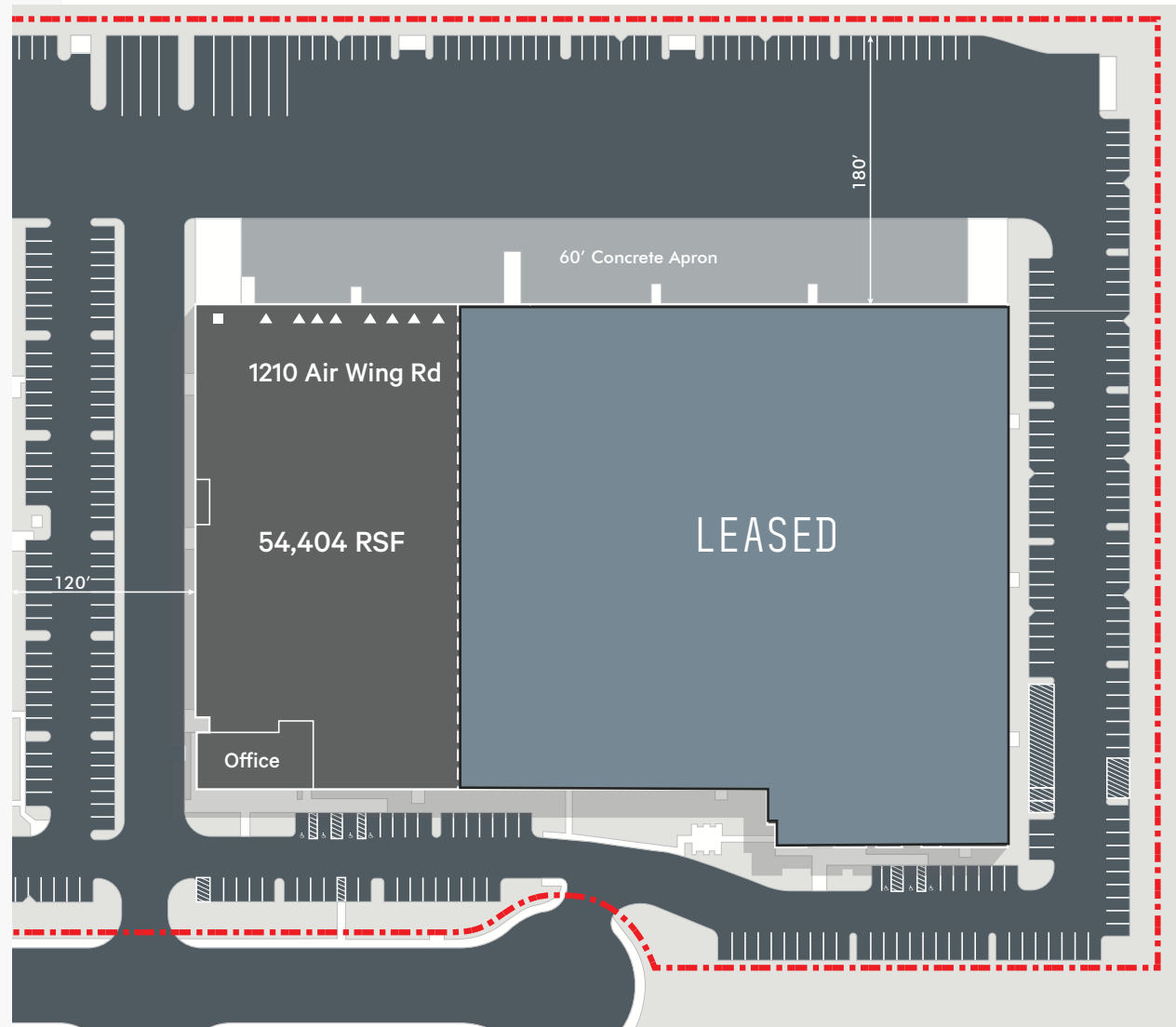
# SITE PLAN

1210 AIR WING RD

The 54,404-square-foot sublease area occupies one of two suites within the larger 178,436-square-foot industrial building, positioned in the Otay Mesa logistics hub. The space is designed around efficient truck flow and warehouse operations, featuring a series of multiple dock-high loading doors and grade-level access, allowing seamless inbound and outbound freight movement.

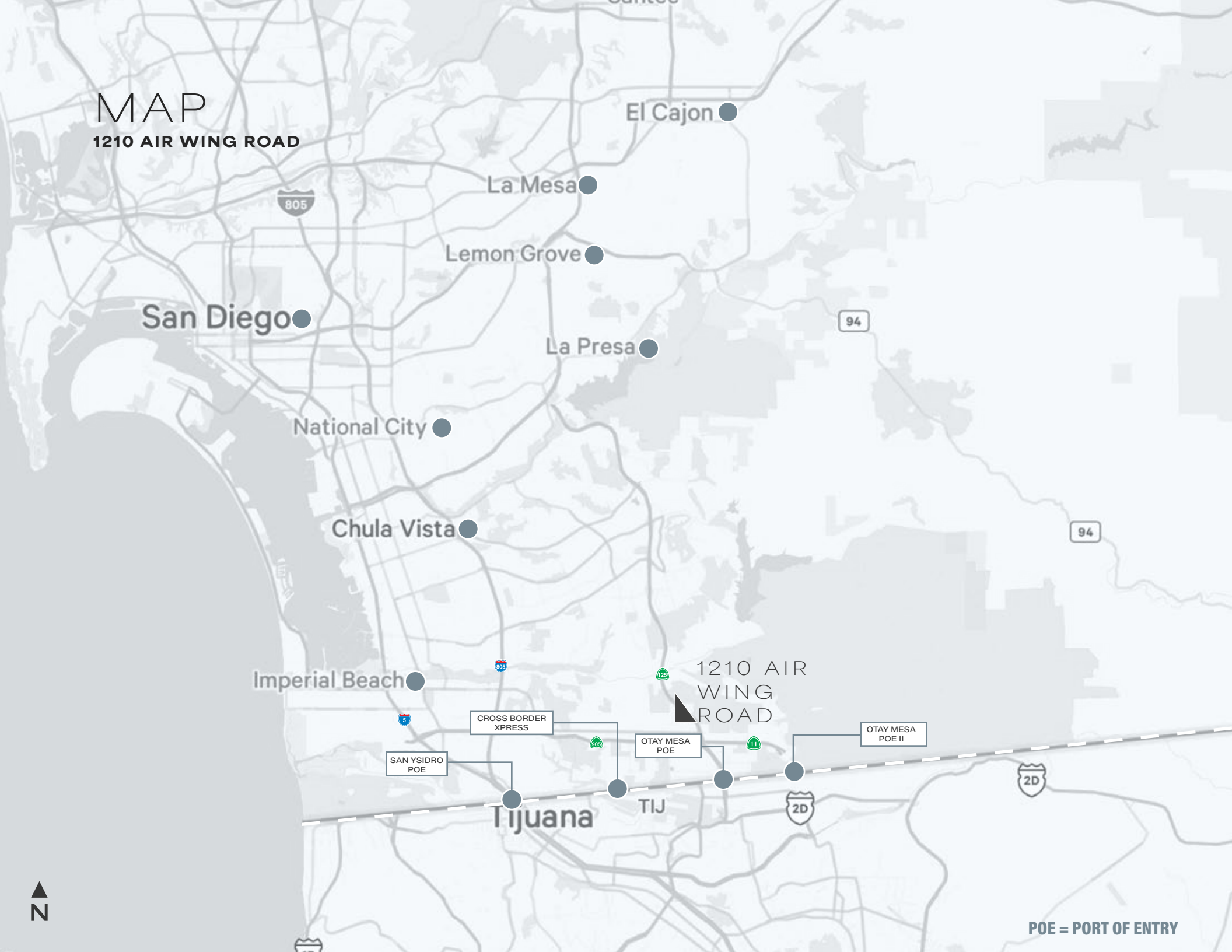
Externally, the site includes trailer parking positions and ample maneuvering areas for truck courts, supporting circulation around the dock positions for staging and loading efficiency. Located near CA-125 and the U.S.-Mexico border, the overall site configuration supports high-volume cross-border logistics, distribution, and manufacturing uses requiring strong transportation connectivity.

54,404 SF



# MAP

1210 AIR WING ROAD



POE = PORT OF ENTRY



# 1210 AIR WING ROAD

**SAN DIEGO, CA 92154**

54,404 SF  
SPACE FOR  
SUBLEASE

**ROB HIXSON, SIOR**  
Senior Vice President

+1 619 696 8350  
rob.hixson@cbre.com  
Lic. 0094494

**CHIP WRIGHT**  
Executive Vice President

+1 949 725 8526  
chip.wright@cbre.com  
Lic. 00899669

**JAMES HIXSON**  
Senior Associate

+1 619 696 8340  
james.hixson@cbre.com  
Lic. 02146682

**CBRE**

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