

FOR LEASE - OTAY MESA



PACIFIC RIM INDUSTRIAL PARK



CONTACT US

MARK LEWKOWITZ, SIOR

Executive Vice President

Lic No 01785338

+1 858 922 8988

mark.lewkowitz@colliers.com

CHRIS HOLDER, SIOR

Executive Vice President

Lic No 00894854

+1 619 871 9028

chris.holder@colliers.com

WILL HOLDER

Vice President

Lic No 02034306

+1 619 964 1307

will.holder@colliers.com

PROPERTY OVERVIEW

- 4 Building Class A Industrial Park
- ESFR Sprinkler System
- 26'-28' Clear Height
- Corporate Image, Excellent Visibility
- Directly off the 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
2275 Michael Faraday Suite 4 - Bldg A	11,704 SF	\$1.25 PSF NNN Nets = +\$0.26 PSF/MO	2,081 SF Office, 1,053 SF Mezzanine, 4 Docks, 1 Grade-Level Ramp, Available Immediately
2285 Michael Faraday Dr Suite 10 - Bldg B	3,872 SF	\$1.39 PSF NNN Nets = +\$0.26 PSF/MO	1,185 SF of Office, 2 Docks, 1 Grade-Level Ramp, Available Immediately
2290 Enrico Fermi Dr Suite 18 - Bldg C	6,414 SF	\$1.35 PSF NNN Nets = +\$0.26 PSF/MO	1,224 SF Office, 3 Docks, 1 Grade-Level Ramp, Available Immediately



ADDRESS / LOCATION

APPROXIMATE SF

SF/MONTH

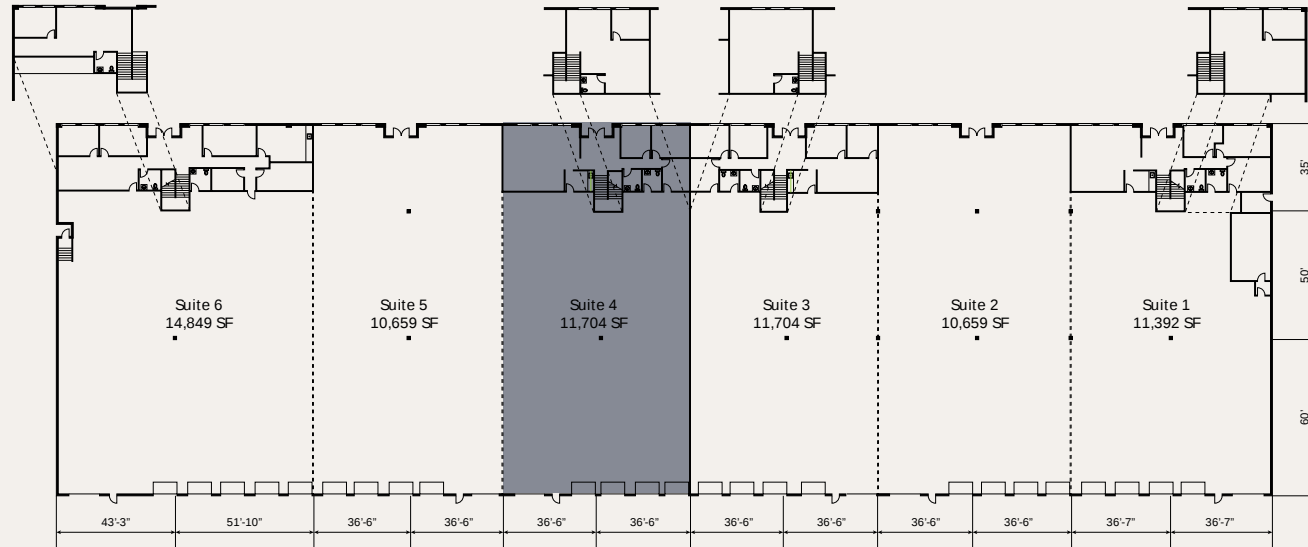
COMMENTS

2275 Michael Faraday
Suite 4 - Bldg A

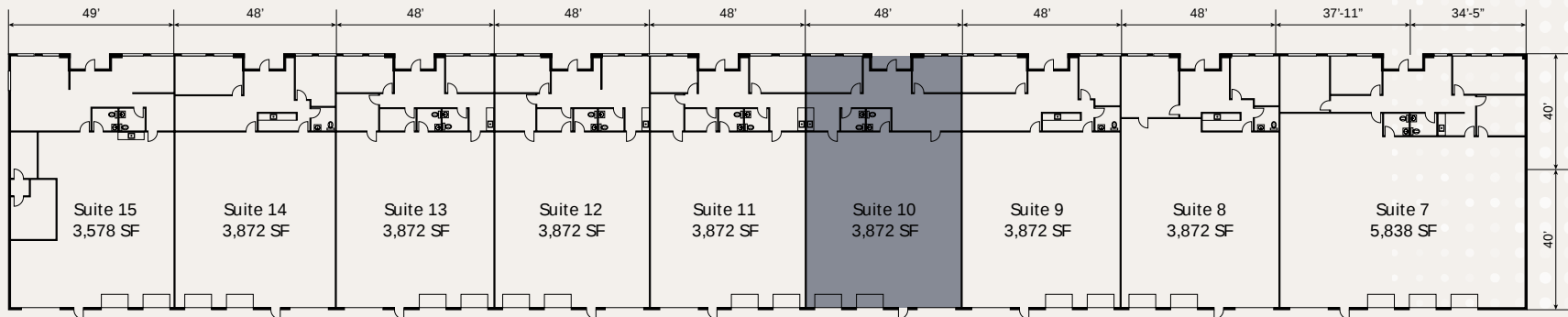
11,704 SF

\$1.25 PSF NNN
Nets = +\$0.26 PSF/MO

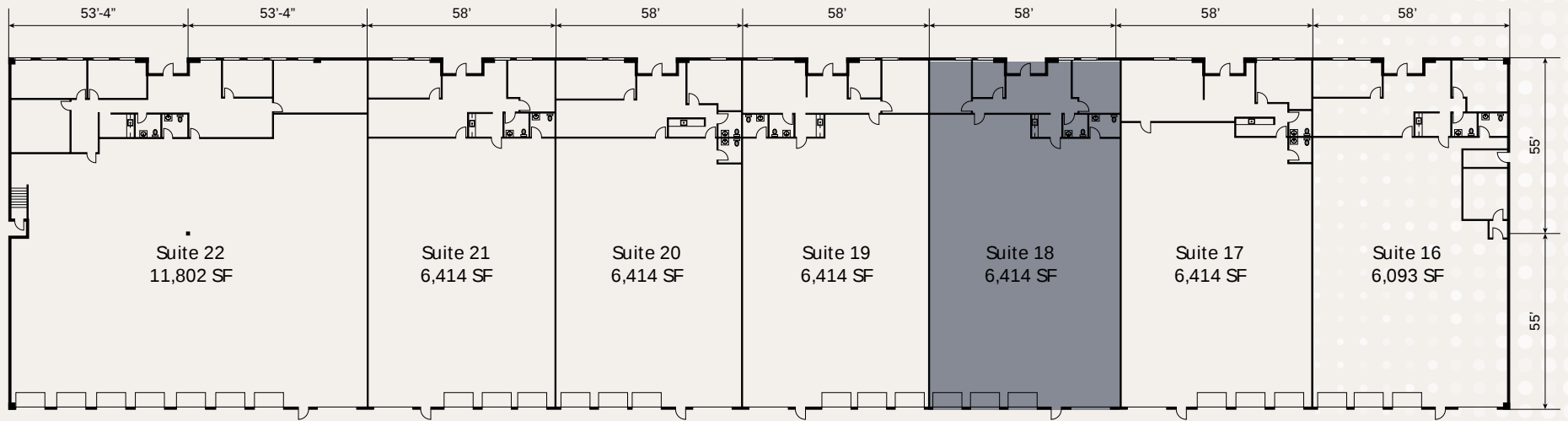
2,081 SF Office, 1,053 SF Mezzanine,
4 Docks, 1 Grade-Level Ramp, Available Immediately



ADDRESS / LOCATION	APPROXIMATE SF	SF/MONTH	COMMENTS
2285 Michael Faraday Dr Suite 10 - Bldg B	3,872 SF	\$1.39 PSF NNN Nets = +\$0.26 PSF/MO	1,185 SF Office, 2 Docks, 1 Grade-Level Ramp, Available Immediately



ADDRESS / LOCATION	APPROXIMATE SF	SF/MONTH	COMMENTS
2290 Enrico Fermi Dr Suite 18 - Bldg C	6,414 SF	\$1.35 PSF NNN Nets = +\$0.26 PSF/MO	1,224 SF Office, 3 Docks, 1 Grade-Level Ramp, Available Immediately





MICHAEL FARADAY DR

AVAILABLE
2275 Michael Faraday
Suite 4 - 11,704 SF

Building A
2275 Michael Faraday Dr

AVAILABLE
2285 Michael Faraday
Suite 10 - 3,872 SF

Building B
2285 Michael Faraday Dr

AVAILABLE
2290 Enrico Fermi Dr
Suite 18 - 6,414

Building C
2290 Enrico Fermi Dr

Building D
2280 Enrico Fermi Dr

ENRICO FERMI DR

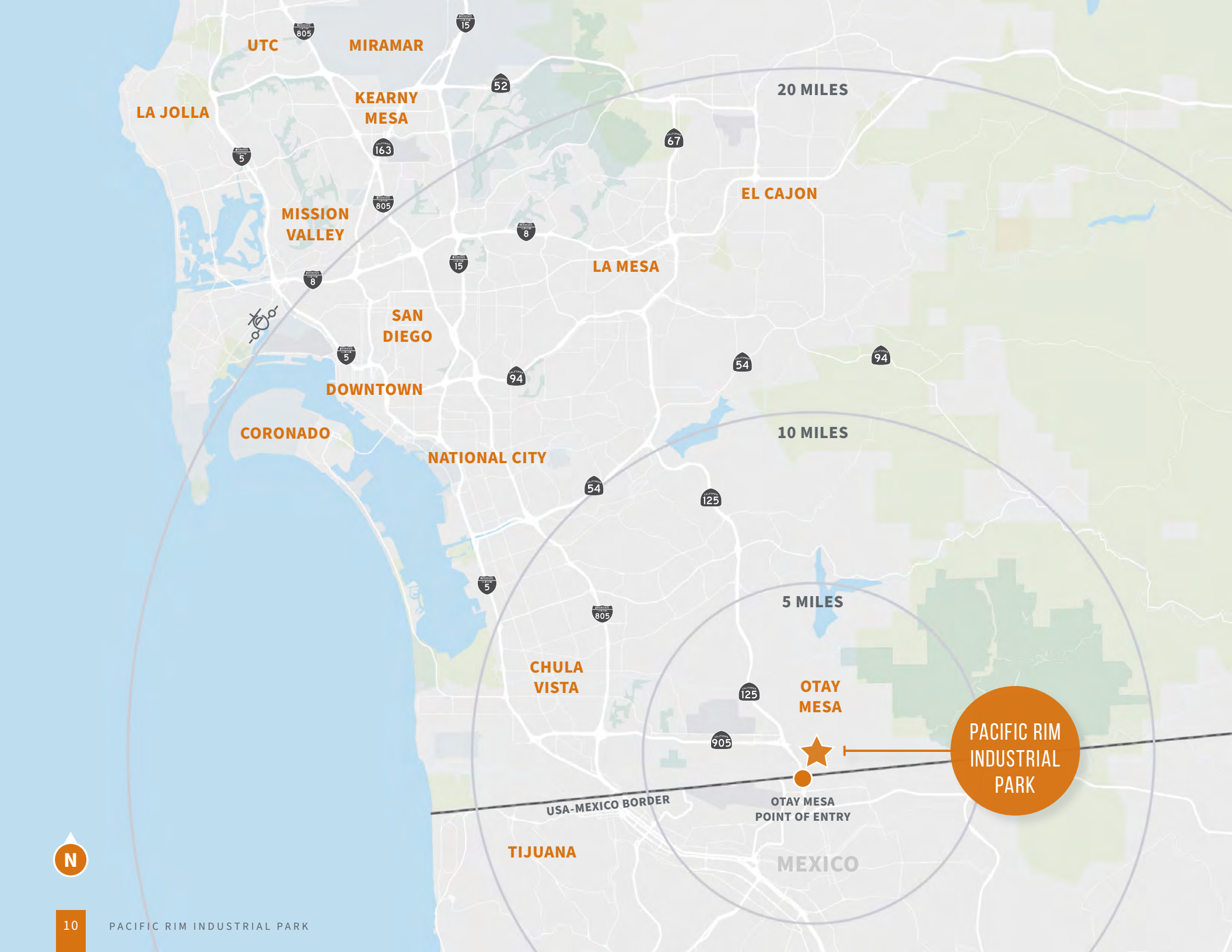
SIEMPRE VIVA RD



IMMEDIATE CORPORATE NEIGHBORS

MEXICO







18 MILES

21 MILES

20 MILES

24 MILES

26 MILES

30 MILES

TO NAVAL BASE SAN DIEGO & SHIPYARD

TO DOWNTOWN SAN DIEGO

TO EL CAJON

TO SAN DIEGO INTERNATIONAL AIRPORT

TO KEARNY MESA

TO MIRAMAR/UTC



SUPERIOR ACCESS TO THE GREATER SAN DIEGO AREA

VIA LOCAL FREEWAYS: SR-125 SR-905 & SR-11



TRANSPORT TIMES



THE LOCATION

OTAY MESA

LOCATED CLOSE TO THE OTAY MESA EAST POINT OF ENTRY

The Otay Mesa East Port of Entry (OME POE) is a transformative international border crossing being developed in South San Diego County to strengthen connectivity between San Diego and Baja California while expanding the region's capacity for cross-border trade. A joint effort between the United States and Mexico, the project is designed as a 21st-century border crossing that will enhance regional mobility, support economic growth, and facilitate the movement of people and goods. Construction is currently underway, with Phase I anticipated to open in early 2028. Once completed, the OME POE will incorporate dynamic tolling and advanced transportation technologies designed to improve traffic flow, reduce border wait times, and create a more efficient gateway for binational commerce.

POPULATION 2026

373,842

Within 10 Miles

1,490,096

Within 20 Miles

2,158,988

Within 30 Miles



COUNTY'S
LARGEST LABOR
SUPPLY

ABUNDANT HOUSING 2026

91,971

Within 10 Miles

541,850

Within 20 Miles

826,300

Within 30 Miles



HOUSING UNITS
2026

CROSS-BORDER 2026 INFO

CURRENT TRUCK TRAFFIC AT THE OTAY MESA PORT OF ENTRY

1.2 Million Truck Crossings Annually

4,000+ Truck Crossings Per



CURRENT TRADE VOLUME

\$935B+ In Annual Cross-Border Trade





This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



CONTACT US

MARK LEWKOWITZ, SIOR

Executive Vice President
Lic No 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

CHRIS HOLDER, SIOR

Executive Vice President
Lic No 00894854
+1 619 871 9028
chris.holder@colliers.com

WILL HOLDER

Vice President
Lic No 02034306
+1 619 964 1307
will.holder@colliers.com