

89,380 - 1,731,050 SF INDUSTRIAL FOR LEASE IN OTAY MESA



**SAN DIEGO
AIRPARK**

SAN DIEGO AIRPARK

POGO ROW & HERITAGE ROAD, SAN DIEGO, CA 92154



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INDUSTRIAL PARK HIGHLIGHTS



CLASS-A DEVELOPMENT
New development with state-of-the-art building features to accommodate modern users' needs, including 36' clear height and ESFR fire suppression systems.



HIGHLY SECURED
No shared environments and ability to fence.



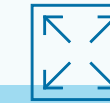
ATTRACT & RETAIN TALENT
Affordable living options and "reverse commute" traffic patterns for employees. Access to highly skilled and blue-collar labor.



PARKING
Site offers extensive onsite parking accommodations for both trucks and trailers.



DEDICATED OUTDOOR
Amenity space for employees.



VERSATILE ZONING

The SDA property benefits from light industrial zoning under the San Diego code, accommodating a broad range of uses except heavy manufacturing. Exceptions are possible for highly desirable users, offering flexibility in operations.



EXPEDITED PERMITTING

Existing entitlements ensure a swift permitting process, accelerating project timelines and reducing administrative hurdles.



STRATEGIC AIRPORT ACCESS

The site offers significant airport capabilities, including full runway access for the northern industrial area and limited access from Otay Mesa Road, which is ideal for drone assembly or manufacturing businesses.



REGIONAL CONNECTIVITY

The site's proximity to Tijuana enhances its appeal, given the high activity level and presence of both US and international corporations, fostering cross-border business opportunities.



CTPAT CERTIFICATION

The property is eligible for CTPAT certification, which can streamline customs processes and enhance tenant supply chain security.

AVAILABILITIES - INDUSTRIAL NORTH

10.2 ACRE YARD ALSO AVAILABLE FOR LEASE

	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	INDUSTRIAL NORTH TOTAL
Building Size SF	352,800	89,380	245,100	264,530	335,040	1,286,850
Office SF	10,000	12,500	17,500	20,000	15,000	75,000
Land Area SF	729,121	203,230	661,072	698,957	859,710	3,596,440
Land Area AC	16.74	4.67	15.18	16.05	19.74	82.56
Auto Parking	168	68	317	310	292	1,155
Trailer Parking	111	13	75	181	218	925*
Clear Height	36'	36'	36'	36'	36'	36'
Dock High Loading Doors	50	21	55	56	57	239
Dock High Door Size	9'x10'	9'x10'	9'x10'	9'x10'	9'x10'	9'x10'
Grade Level Loading Doors	2	1	3	2	2	10
Grade Level Door Size	14'x16'	14'x16'	14'x16'	14'x16'	14'x16'	14'x16'
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Column Spacing	50'x56'	50'x56'	50'x56'	50'x56'	50'x56'	50'x56'
Power	4,000 Amps, 120/480v	4,000 Amps, 120/480v	4,000 Amps, 120/480v	4,000 Amps, 120/480v	4,000 Amps, 120/480v	20,000 Amps, 120/480v

*10.2 acre yard for truck/car parking (up to an additional 327 trailer parking stalls)

AVAILABILITIES - INDUSTRIAL SOUTH

4.5 ACRE YARD ALSO AVAILABLE FOR LEASE

	BLDG 1	BLDG 2	BLDG 3	INDUSTRIAL SOUTH TOTAL
Building Size SF	184,320	112,880	147,000	444,200
Office SF	10,000	10,000	10,000	30,000
Land Area SF	454,425	309,135	397,625	1,161,185
Land Area AC	10.4	7.1	9.1	26.7
Auto Parking	272	138	162	572
Trailer Parking	46	18	57	307*
Clear Height	36'	36'	36'	36'
Dock High Loading Doors	29	18	32	79
Dock High Door Size	9'x10'	9'x10'	9'x10'	9'x10'
Grade Level Loading Doors	2	2	2	6
Grade Level Door Size	14'x16'	14'x16'	14'x16'	14'x16'
Sprinklers	ESFR	ESFR	ESFR	ESFR
Column Spacing	50'x56'	50'x56'	50'x56'	50'x56'
Power	4,000 Amps, 120/480v	4,000 Amps, 120/480v	4,000 Amps, 120/480v	12,000 Amps, 120/480v

*4.5 acre yard for truck/car parking (up to an additional 186 trailer parking stalls)

SITE PLAN

INDUSTRIAL NORTH

Convenient access right outside your doorstep!

Prime Industrial Park Opportunity is conveniently situated on Pogo Row in the sought-after Otay Mesa submarket and minutes from an upcoming port of entry.



SCARCE CHANCE:
Limited availability of spacious industrial floor options in Central San Diego; enhance their operations by moving to Otay Mesa.



LABOR ACCESSIBILITY:
Proximity to the upcoming Otay II Port of Entry, providing a short commute for employees crossing from Mexico.



UPCOMING INFRASTRUCTURE:
Siempre Viva Road & SR 11 extension and the Otay II Port of Entry's commercial crossing are shaping the future landscape of Otay Mesa.

 Office



SITE PLAN

INDUSTRIAL SOUTH

Experience unmatched convenience with this prime industrial park opportunity, located right at the doorstep of the Otay Port of Entry II.

Strategically positioned along Otay Mesa Road and Harvest Road in the Otay Mesa market, this location offers immediate access to major transportation routes and cross-border logistics. Perfectly suited for businesses looking to capitalize on proximity to the new port of entry, this property ensures streamlined operations and exceptional connectivity. Secure a high-impact location in one of the southern region's most dynamic industrial hubs.



LOGISTICS AND DISTRIBUTION
Situated in a well-developed logistics zone, with the infrastructure necessary for efficient, large-scale goods movement.








LOADING AND UNLOADING CAPABILITIES
The facility boasts advanced loading and unloading capabilities, expansive storage warehouses and top-tier amenities for businesses focusing on global supply chains.

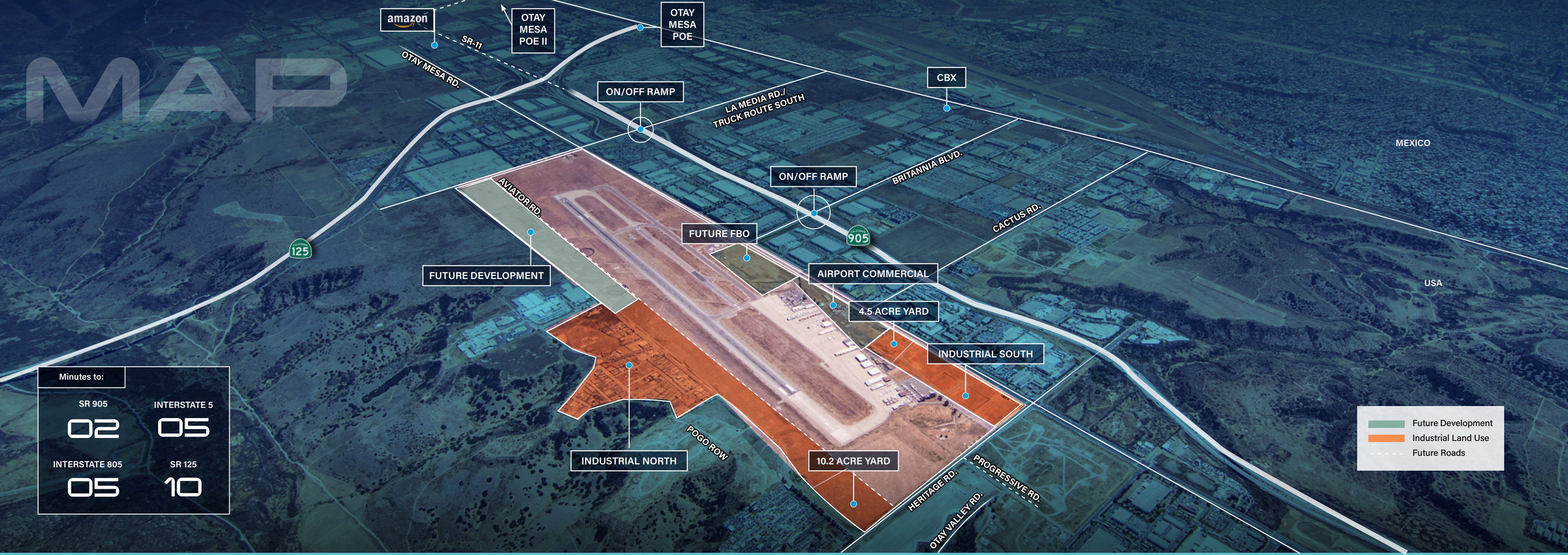


BENEFIT FROM EASY ACCESS TO AIR CARGO SERVICES, IDEAL FOR COMPANIES ENGAGED IN LOGISTICS, SHIPPING, AND INTERNATIONAL TRADE
This strategic location offers quick connections for freight movement, helping you reduce transportation time and costs, especially if your business depends on just-in-time inventory systems.



-  Potential Office
-  Warehouse
-  Retail/Fast food/Gas Station
-  Dock high loading door
-  Grade level loading door

MAP



Minutes to:	
SR 905	INTERSTATE 5
02	05
INTERSTATE 805	SR 125
05	10

- Future Development
- Industrial Land Use
- Future Roads



05

MILES TO
OTAY MESA POINT
OF ENTRY

06

MILES TO
OTAY MESA POINT
OF ENTRY II

15

MILES TO
NAVAL BASE SAN DIEGO
& SHIPYARD

20

MILES TO
TO DOWNTOWN
SAN DIEGO

21

MILES TO
SAN DIEGO INTERNATIONAL
AIRPORT

24

MILES TO
KEARNY MESA

25

MILES TO
EL CAJON

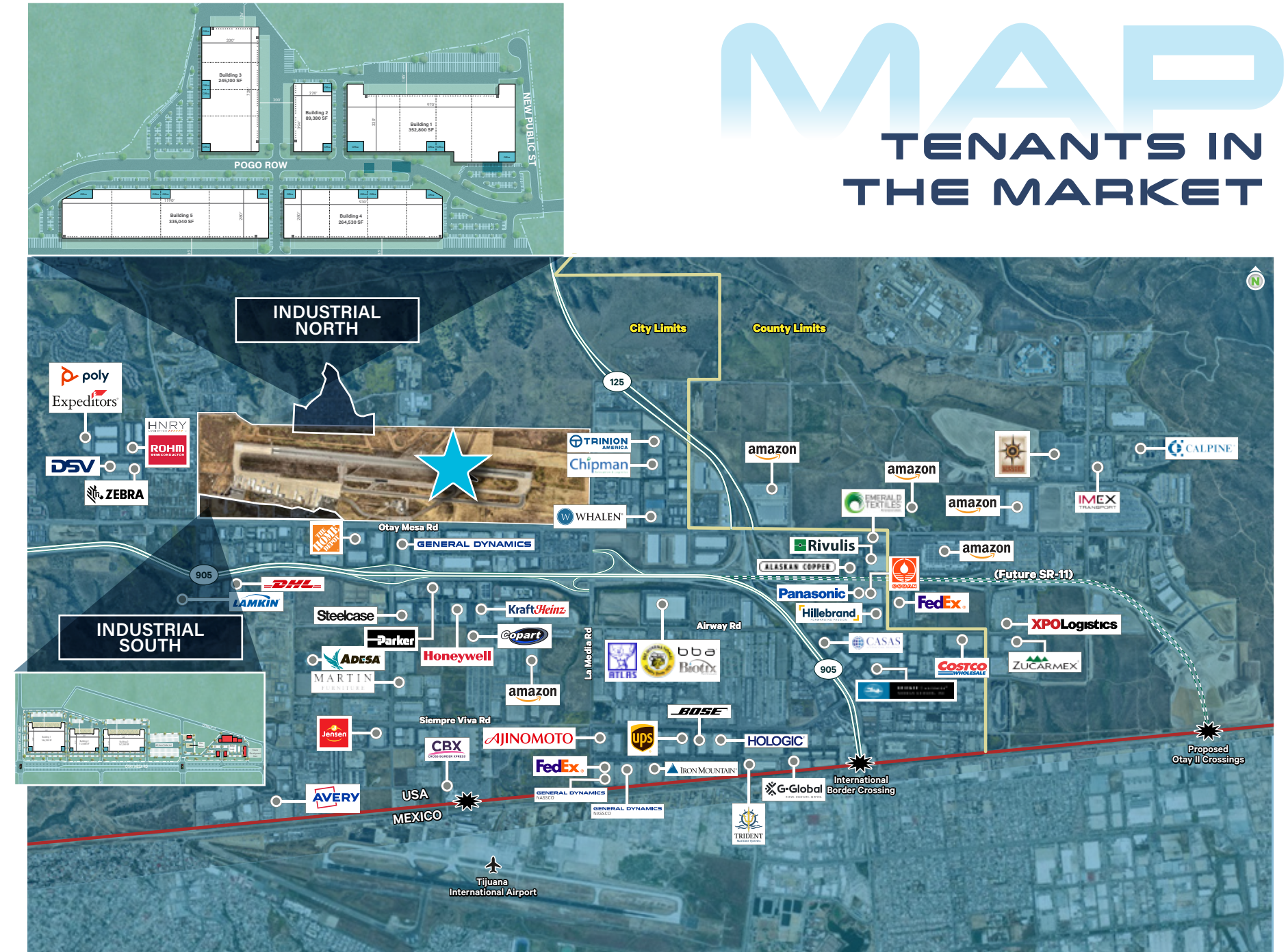
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MILES TO
MIRAMAR / UTC

DIRECT ACCESS TO: OTAY MESA ROAD, I-805, SR 905 & SR 125

MAP

TENANTS IN THE MARKET



BORDER INFRASTRUCTURE

CROSS BORDER STATISTICS



#1 THE WORLD'S BUSIEST LAND BORDER CROSSING (SAN YSIDRO & OTAY MESA PORTS OF ENTRY)



Communities along the U.S.- Mexico border house 40% of the population.



The South San Diego U.S. has **three public ports** of entry: San Ysidro, Otay Mesa, and Tecate.



Baja Mexico has **four ports of entry**: Otay Mesa, El Chaparral, San Ysidro, and Tecate.



The southern border witnesses over **106 million** individual crossings annually.



More than **48 million** cars and trucks cross the southern border each year.



Otay Mesa ports of entry handle an annual trade volume of +/- **\$45 billion dollars**.

The SR 11 project will be built in three segments:

SEGMENT

01

Construct a four-lane freeway between SR 905 and Enrico Fermi Drive. Construction began in December 2013 and is now complete. In October 2015, construction began on three freeway-to-freeway connectors linking SR 905 and SR 11 to northbound SR 125. Construction is now complete.

SEGMENT

02

Construct a four-lane toll highway from Enrico Fermi Drive to the new Otay Mesa East POE and construct a new Commercial Vehicle Enforcement Facility.

SEGMENT

03

Efficiencies will be achieved through a host of innovations and technologies for the final segment to construct the new Port of Entry. Completion for Segments 2 and 3 are expected by late 2024.

SUBMARKET OVERVIEW



California's largest commercial land port of entry with more than \$38 billion in trade on an annual basis.



Highly capable workforce



Fortune 500 companies



A unique pedestrian crossing that takes travelers directly into the Tijuana international airport, Cross Border Xpress.

The Otay Mesa Community is a vibrant and fast developing area in San Diego. With industrial tenant demand rising along the US/Mexico border region, Otay Mesa has seen significant growth in development year over year.

OTAY MESA PORT OF ENTRY

The U.S. and Mexico continue to improve existing border infrastructure, increasing demands on today's border crossings in the San Diego-Baja California region are impeding mobility. The Otay Mesa East Port of Entry, complemented by Mesa de Otay II on the Mexican side, will help solve this problem. Using variable tolls to manage traffic demand, the port of entry will provide a new relief valve, resulting in decreased congestion and wait times at the other San Diego land ports of entry.

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