

Ocean View Hills Corp Ctr

Western Otay Warehouse



**\$0.50/SF
YEAR 1
INTRODUCTORY RATE***

***MARKET RATE-YEAR 2**

SINGLE-FREESTANDING WAREHOUSE

134,776 SF For Lease

6060 Business Center Court, San Diego, CA 92154



For more information, contact:

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SINGLE-FREESTANDING WAREHOUSE

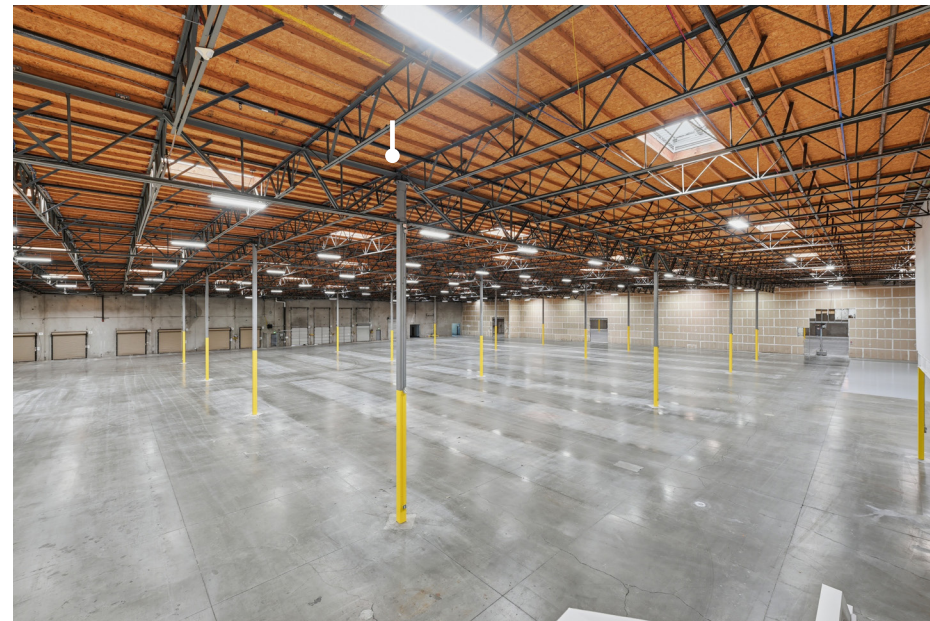
134,776 SF For Lease

6060 Business Center Court



PROPERTY FEATURES

Total Building Size	134,776 SF Single freestanding industrial distribution space
Space Options	Divisible with full height demising wall 50,000 SF & 85,000 SF
Buildout	Warehouse: 122,776 SF Office: Approximately 8,000 SF (4,000 SF 2nd Story)
Ceiling Height	28'
Docks-High Doors	21
Grade-Level Roll-up Doors	5
Sprinklers	ESFR
Yard	Gated and secured truck court
Power	*Capable of 2,500a/277-480v 3p heavy
Solar	Onsite 137-kW rooftop solar provided at competitive rates • Eligible for WAIRE points under Rule 2305
Parking	1.29/1,000 SF parking ratio
Location	High visibility West Otay Mesa location
Access	Easily accessible via I-805, SR-905, SR-125, SR-11, Otay Mesa Road, and just minutes away from Chula Vista and National City. Minutes to Cross Border Xpress (CBX), Otay Mesa, and the San Ysidro port of entry
Lease Rate	Lease Rate: \$0.50/SF NNN* <i>*Year 1 only; subject to Tenant's financials. Market rate applies Year 2.</i>



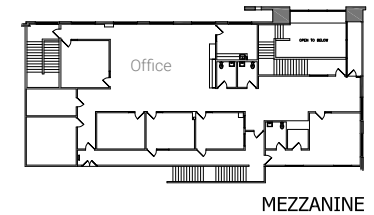
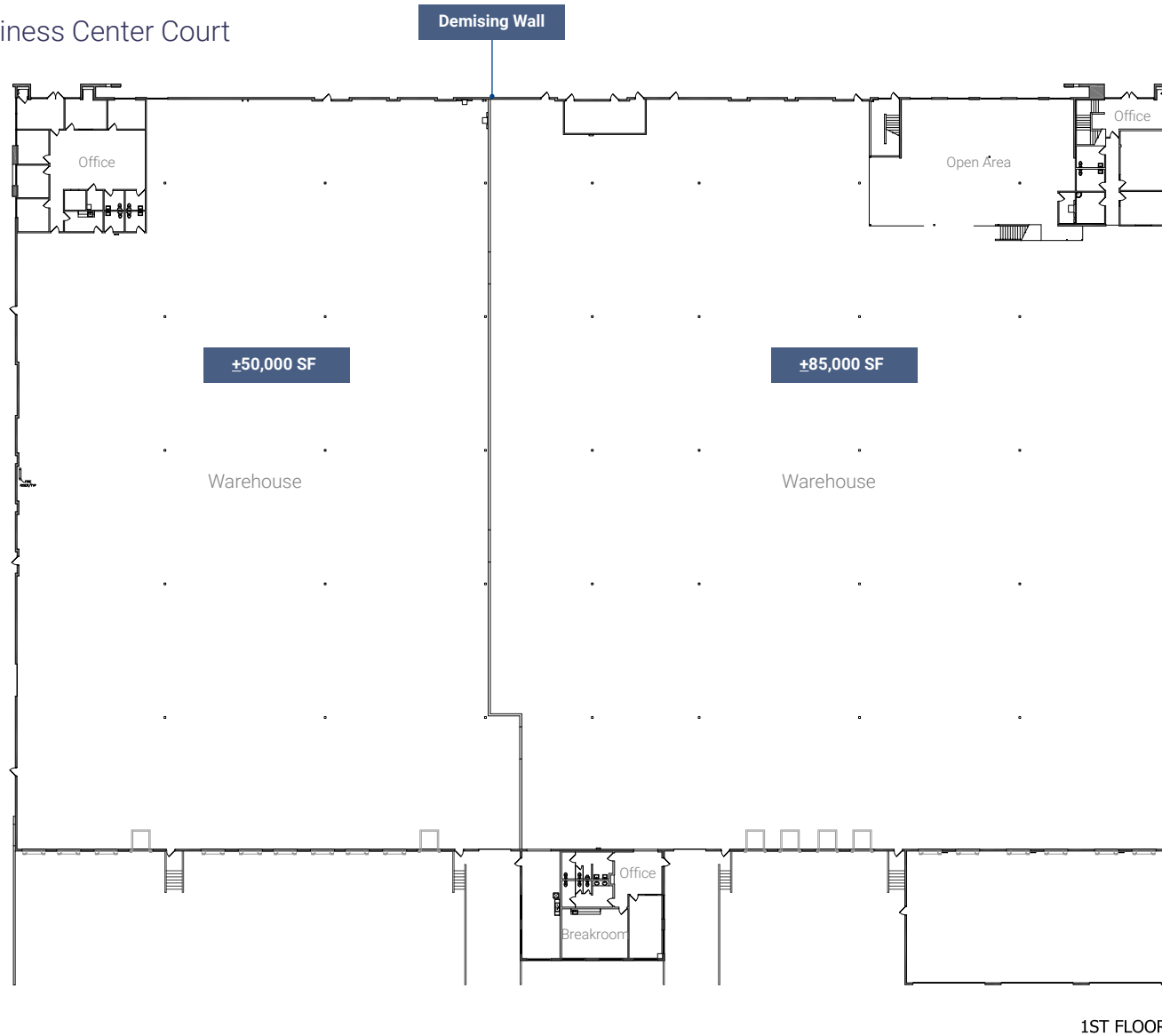
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AS BUILT
SCALE: 1/3200



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134,776 SF For Lease

CABOT



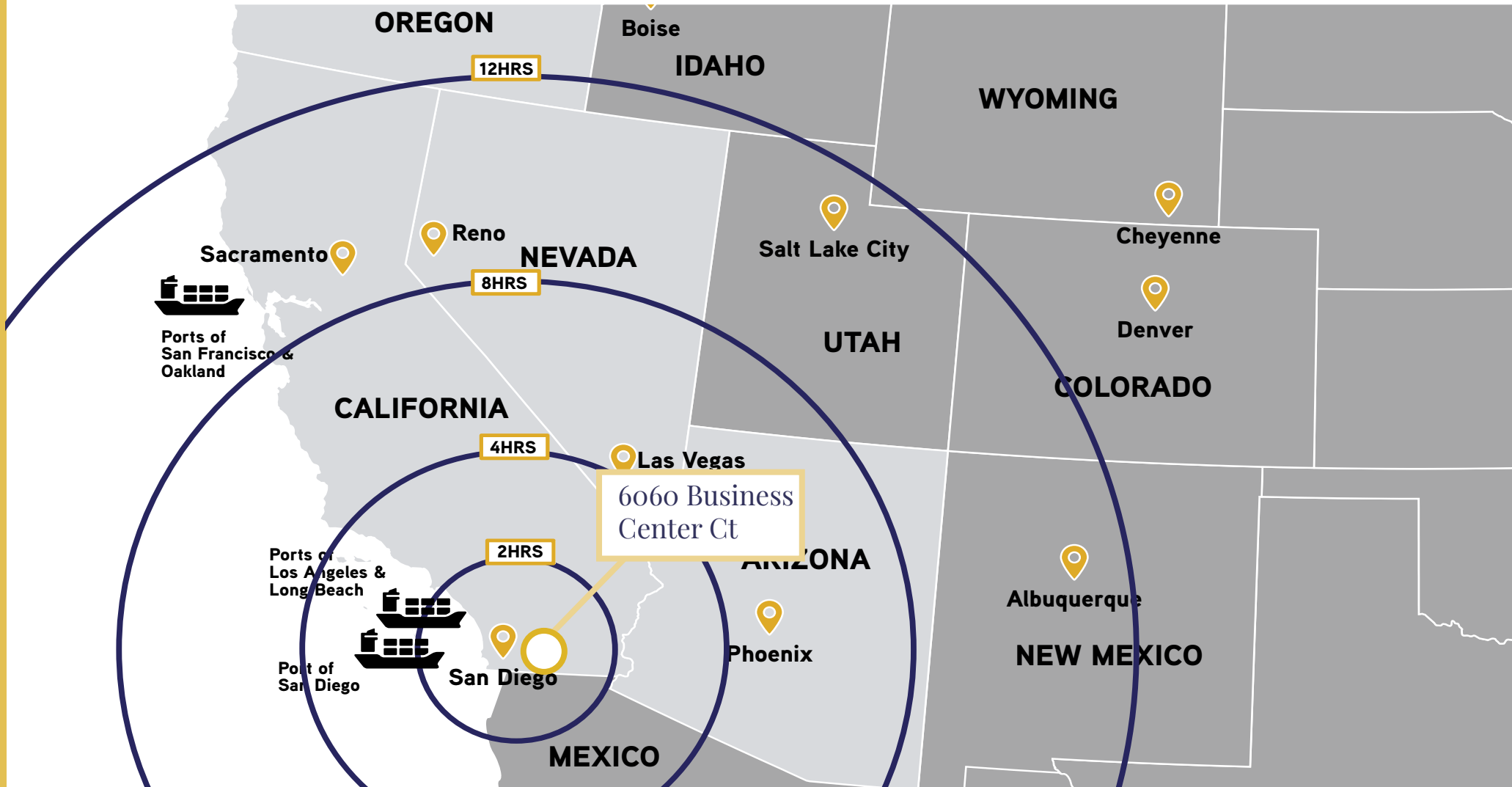
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