

Under Construction!

RIVER RUN EAST



NEW CLASS "A" INDUSTRIAL BUILDINGS FOR LEASE

±30,000 SF - ±150,000 SF





Project Overview



Speed-to-occupancy
(buildings can be
delivered 12 months
from lease execution)



Class A new
construction
with $\pm 10\%$ elasticity



$\pm 185,000$ SF Phase I
development of larger
entitled $\pm 611,000$ SF
development



Ample trailer
Parking



EV charging and
potential fleet charging



Warehouse/
distribution/
manufacturing uses
allowed (Zoning M52)



Strong local San
Diego ownership



Economic savings
compared to
Central San Diego





**WATCH
VIDEO**



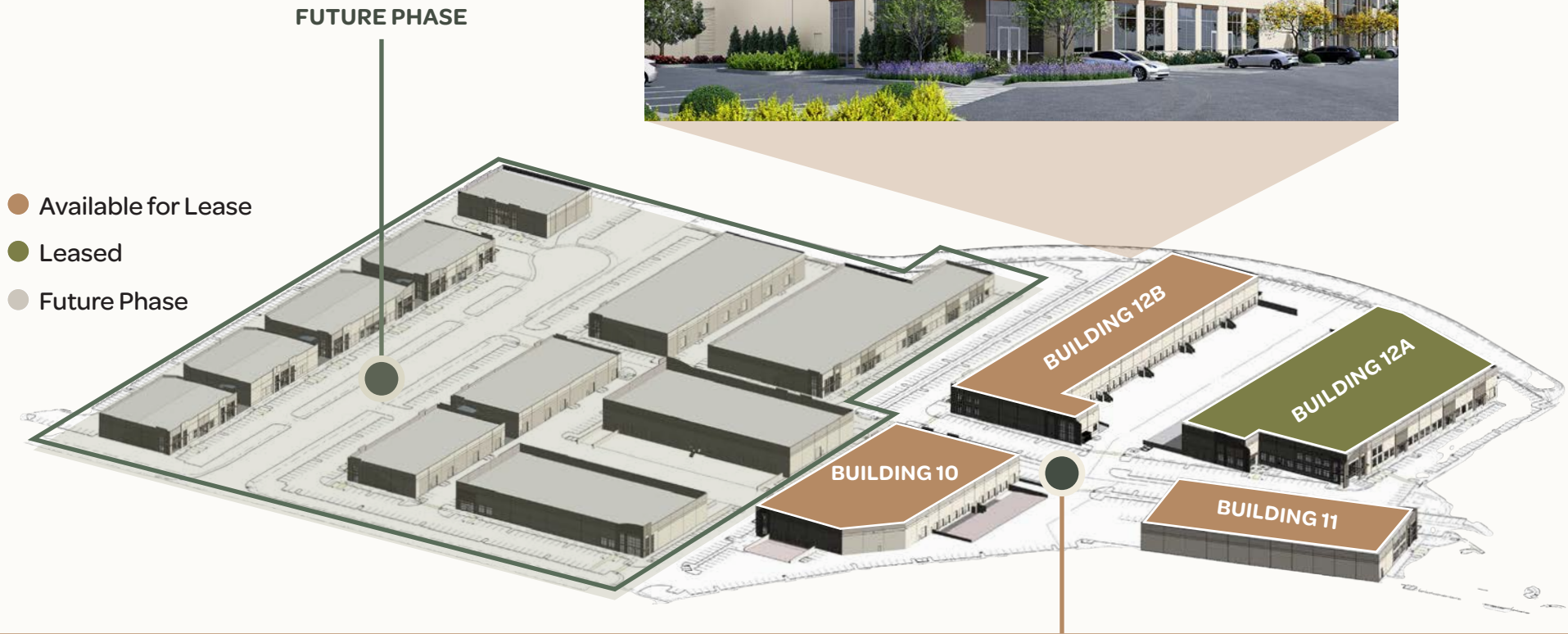
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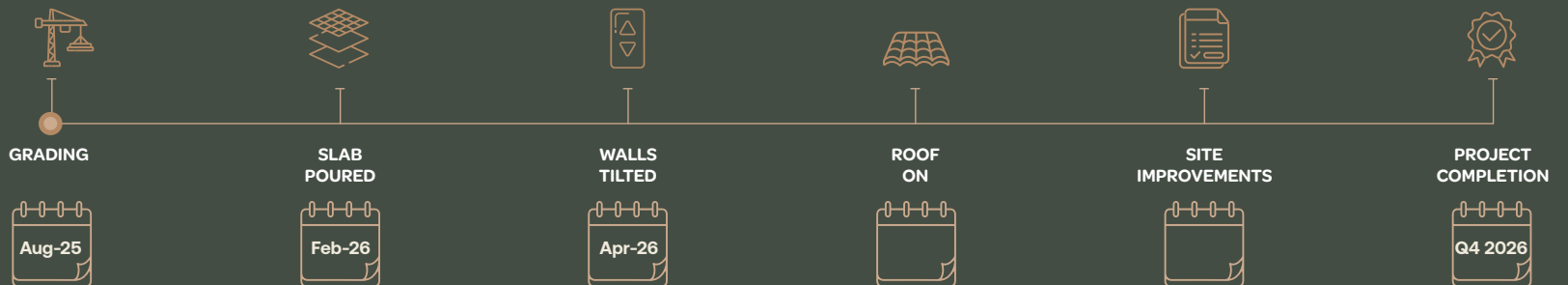


Site Plan

±30,000 SF - ±150,000 SF




Project Timeline



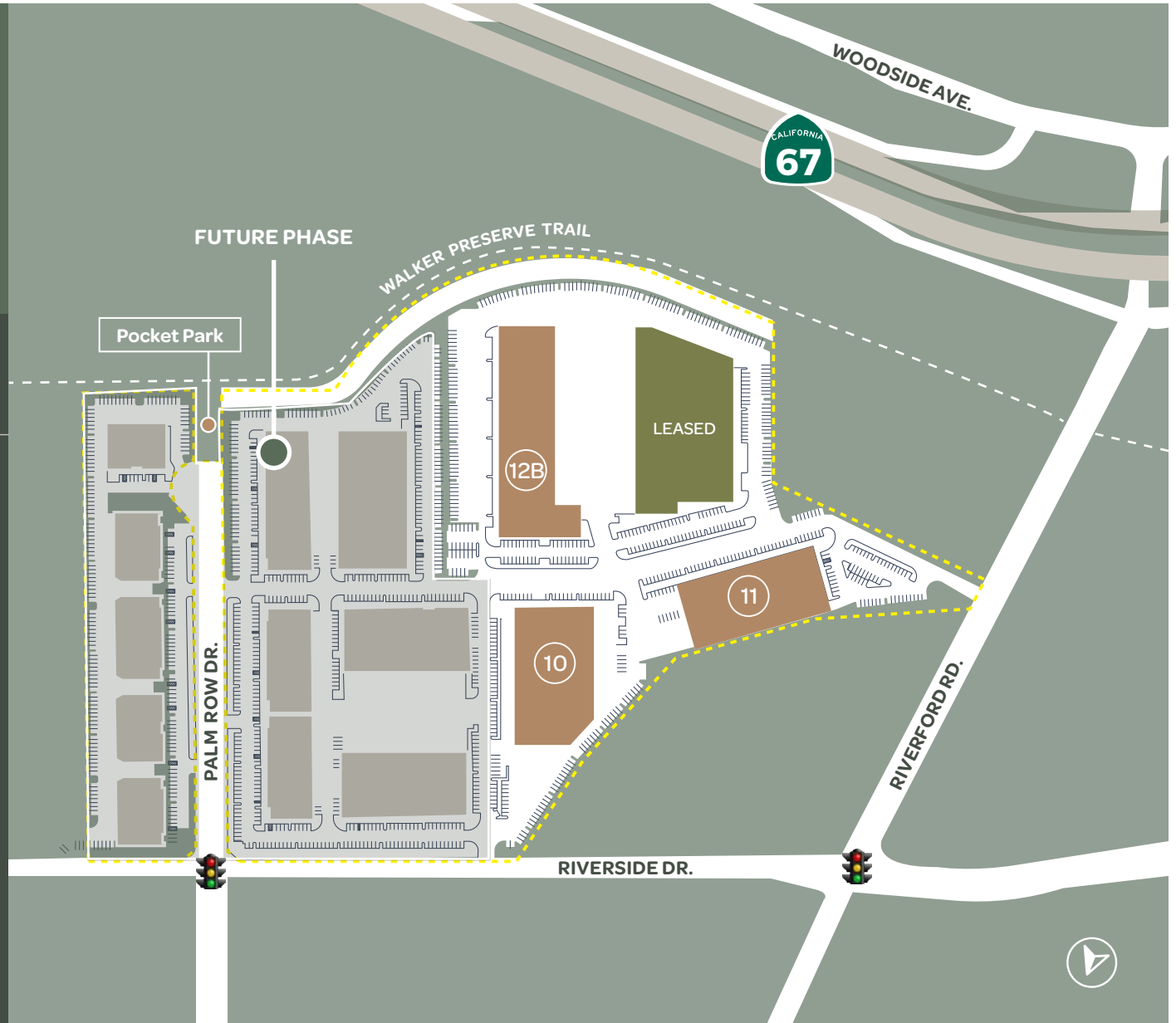
Availability

AVAILABLE

 **Building 10**
±64,603 SF

 **Building 11**
±55,242 SF

 **Building 12B**
±72,400 SF





Features

Building 10



±64,603 SF



Divisible to (3) suites



±10% office-build-to-suit



±26' clear height



5 grade level doors (12' x 14')



17 dock high doors (9' x 10')



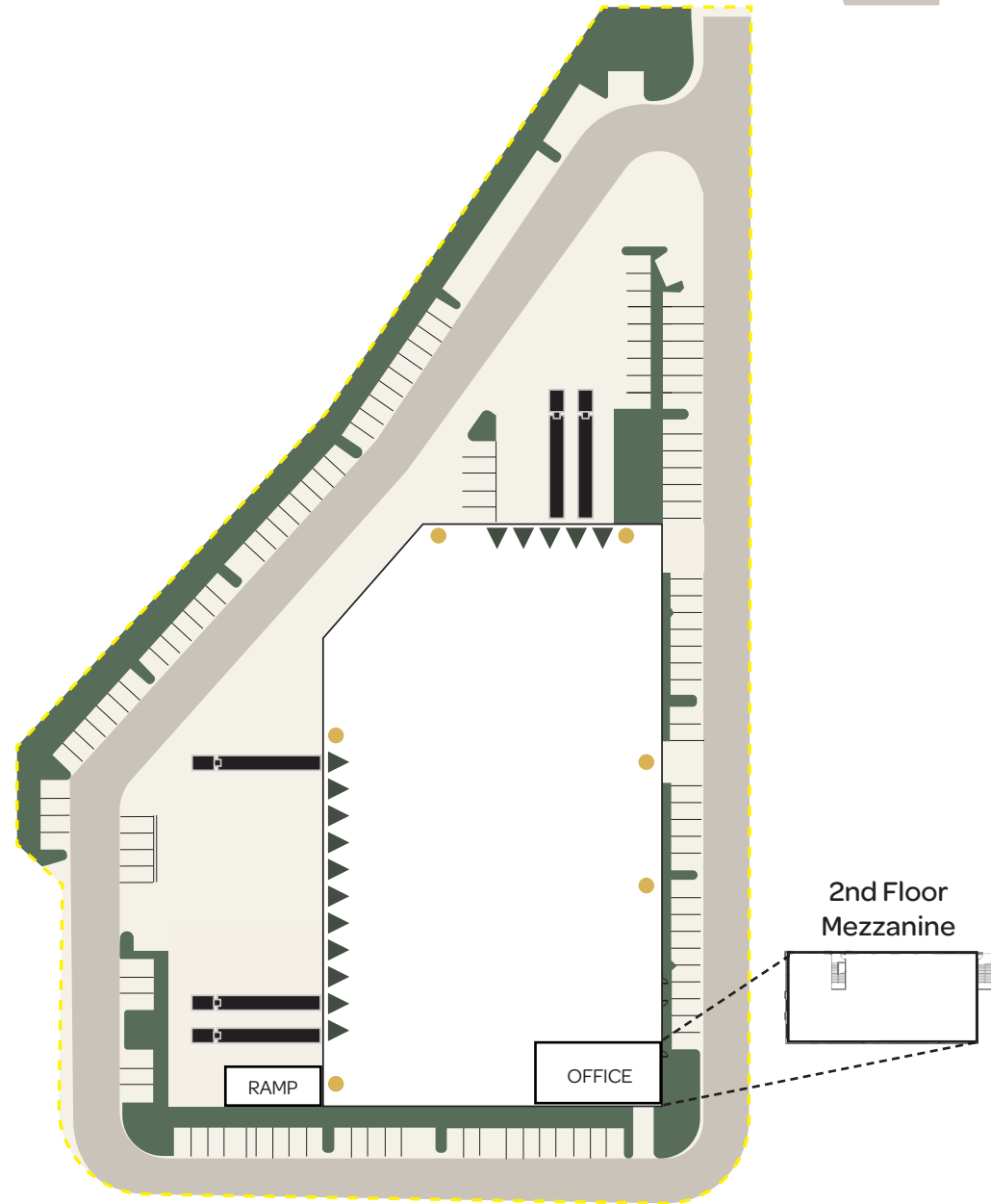
2,500 amps, 277/480v power



ESFR sprinklers



127 parking spaces (2/1,000 SF)



▲ Dock High Doors ● Grade Level Doors



Features

Building 11



±55,242 SF
(±52,117 SF with
mezzanine reduction)



±15-20% office -
build-to-suit



3 grade level doors
(12' x 14')



4 dock high doors
(9' x 10')



±28' clear height



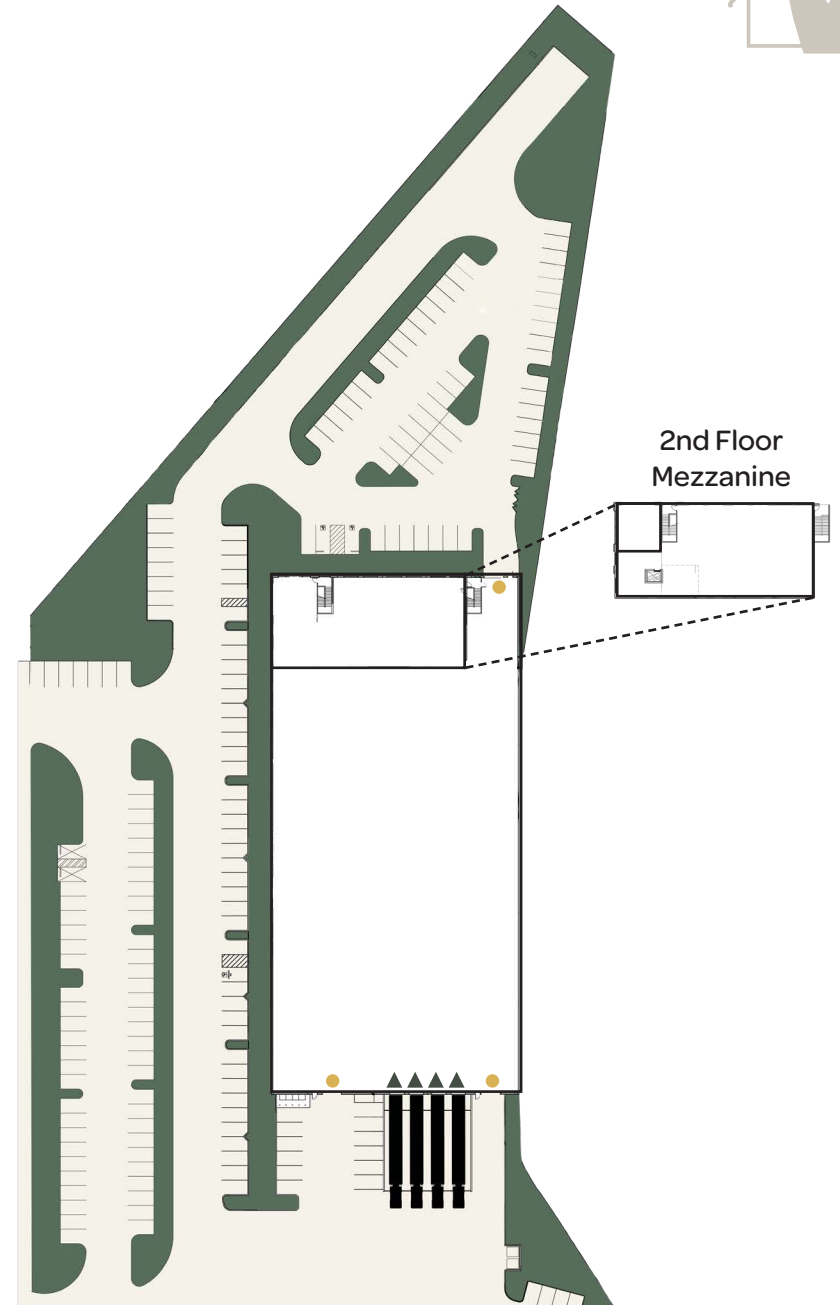
ESFR sprinklers



2,000 amps,
277/480v power



118 parking spaces
(2.15/1,000 SF)





▲ Dock High Doors ● Grade Level Doors





Features


Building 12B


 ±72,400 SF

 Divisible to (2) suites


 ±10% office - build-to-suit


 ±28' clear height

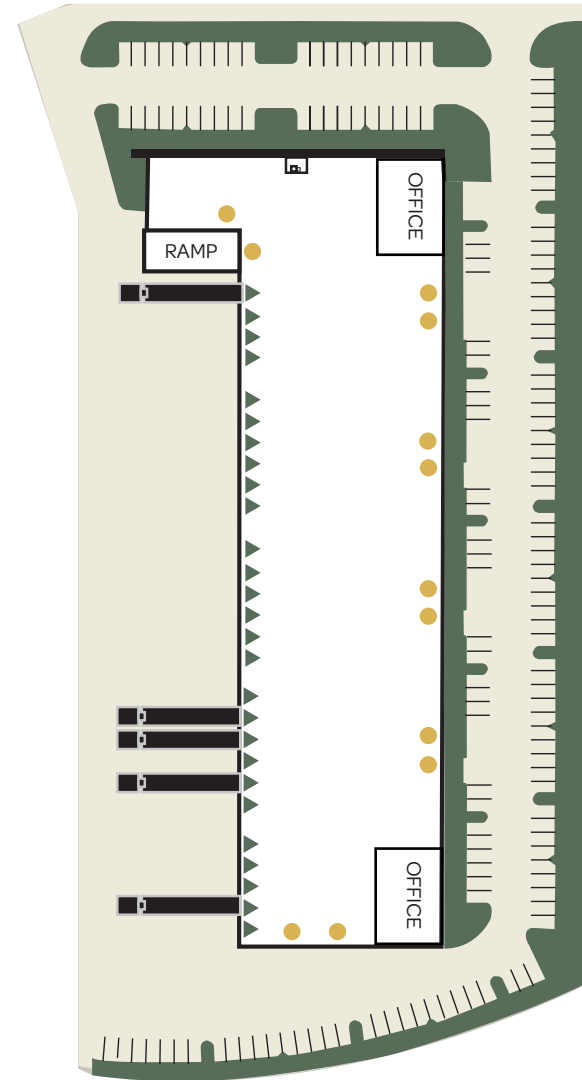
 12 grade level doors
3 (12'x14') // 9 (9'x10')

 27 dock high doors
(9' x 10')

 2,500 amps,
277/480v power

 ESFR sprinklers

 170 parking spaces
(2.34/1,000 SF)



 Dock High Doors  Grade Level Doors

Freeway Access

<1 Mile Between Freeway Access Points



Planned Roundabouts



Winter Gardens
(Interchange)

Walker Preserve Trail

Pocket Park

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Chanel Rd.

Woodside Avenue

Riverside Dr.

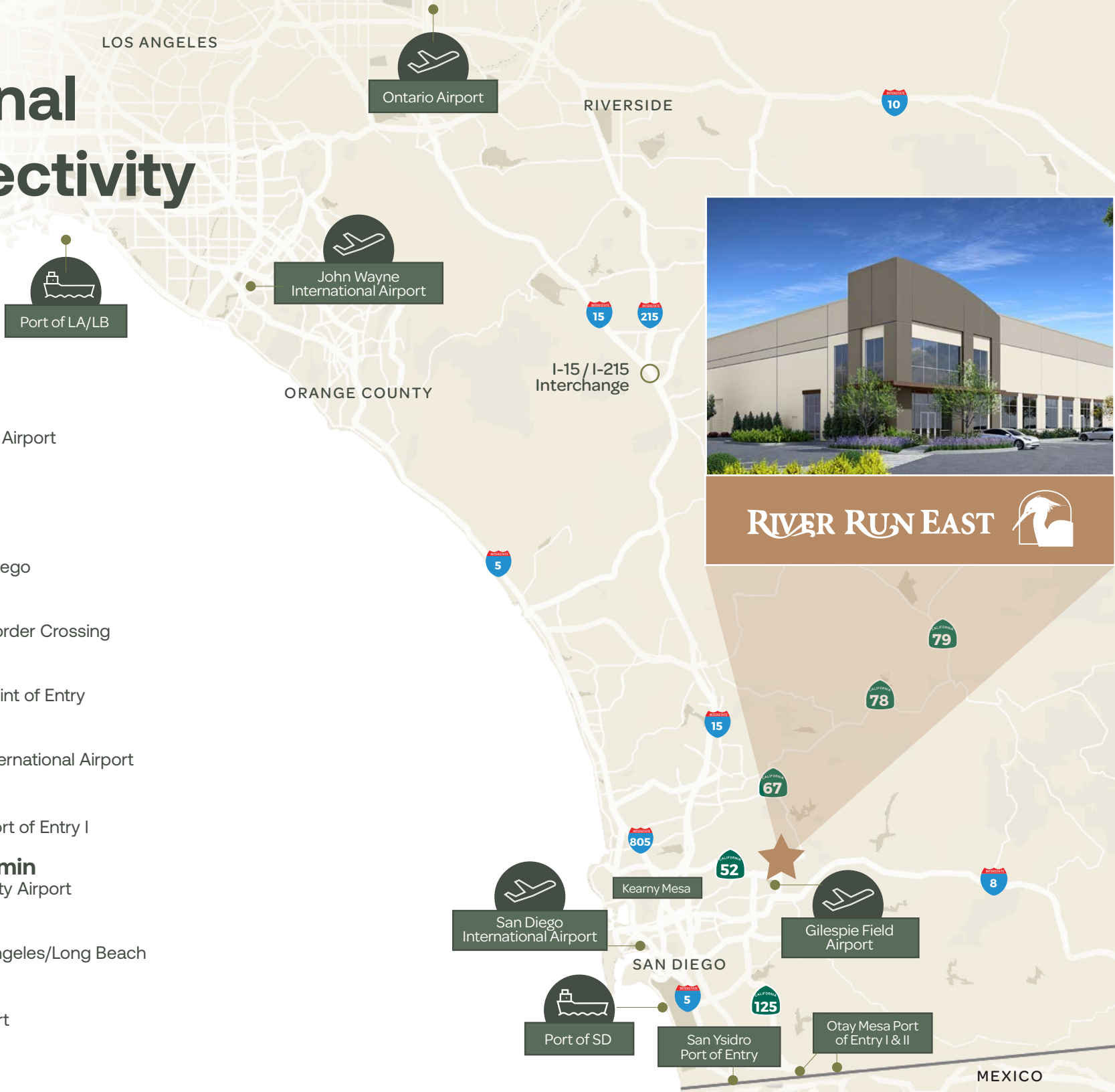
Riverford Rd.



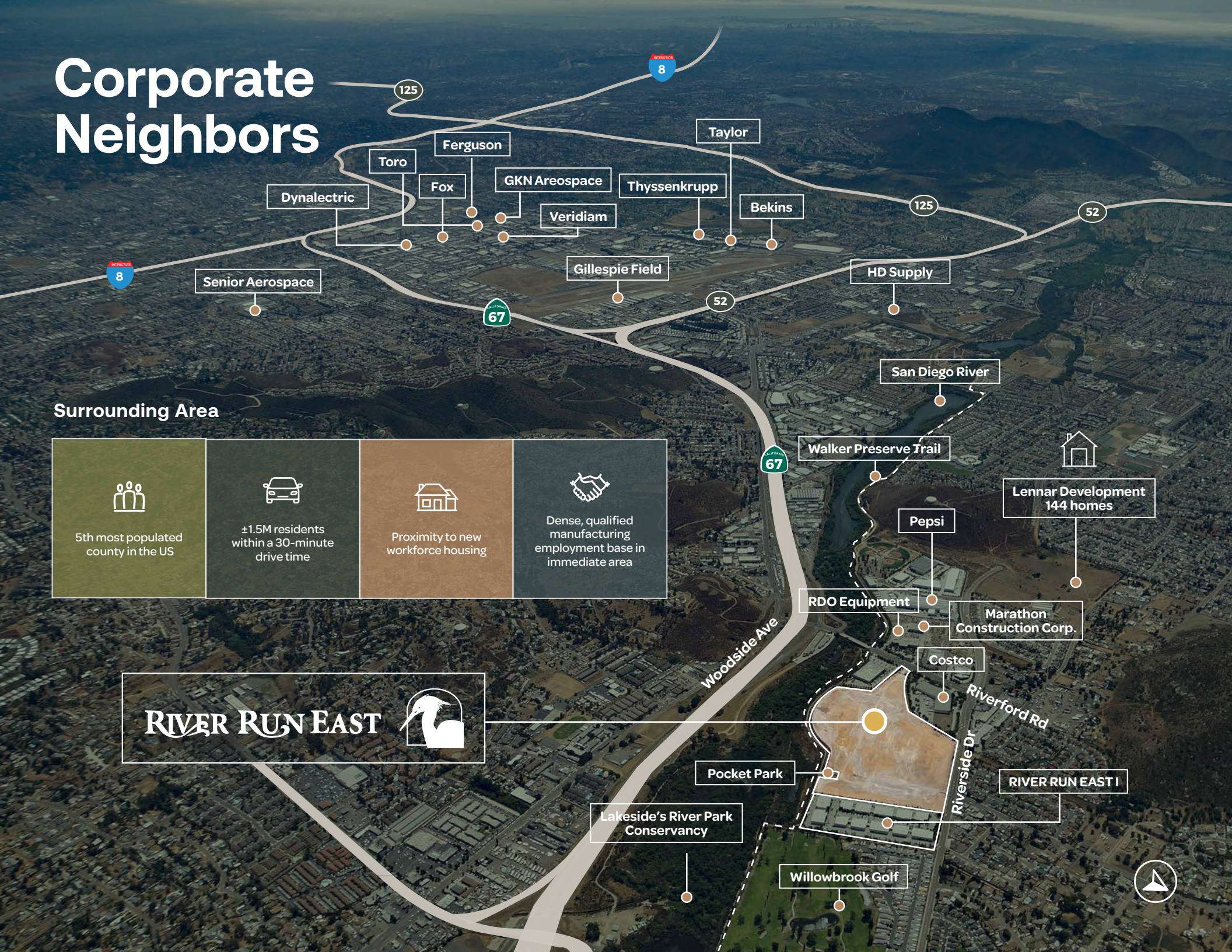
Regional Connectivity

Drive times to:

- 8 min**
Gillespie Field Airport
- 18 min**
Kearny Mesa
- 28 min**
Port of San Diego
- 30 min**
Otay Mesa Border Crossing
- 30 min**
San Ysidro Point of Entry
- 30 min**
San Diego International Airport
- 37 min**
Otay Mesa Port of Entry I
- 1 hour 30 min**
Orange County Airport
- 2 hours**
Port of Los Angeles/Long Beach
- 2 hours**
Ontario Airport



Corporate Neighbors



Surrounding Area

 <p>5th most populated county in the US</p>	 <p>±1.5M residents within a 30-minute drive time</p>	 <p>Proximity to new workforce housing</p>	 <p>Dense, qualified manufacturing employment base in immediate area</p>
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