

# FRONTERA

B U S I N E S S P A R K



**IDS**  
REAL ESTATE GROUP

**nuveen**  
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**JLL**

# FRONTERA

## BUSINESS PARK

### SUMMARY

Totaling 907,007 square feet, Frontera Business Park is an Institutional-Quality multi-tenant industrial business park strategically located within the highly desirable Otay Mesa sub-market.

### PROPERTY FEATURES

- 907,007 SF warehouse/distribution project
- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- 2.7/1,000 parking
- IBT-1-1 Zoning
- Skylights
- Full time security attendant
- 22' - 36' clear height
- Energy efficient lighting with motion sensors
- Transit friendly location with multiple bus stops outside
- Strategically located within the Otay Mesa Submarket, directly adjacent to the Otay Mesa Port of Entry and U.S. Customs and Border Protection inspection facility, with convenient access to SR-11, SR-125 and SR-905.



### 9485 CUSTOMHOUSE PLAZA

- RSF – 102,923
  - Clear Height – 24'-26'
- 100% LEASED

### 2695 CUSTOMHOUSE COURT

- RSF – 112,598
  - Clear Height – 24'-26'
- 100% LEASED

### 2651 DRUCKER LANE

- RSF – 182,910
  - New Construction
  - Clear Height – 36' Minimum
- 100% LEASED

### 9255 CUSTOMHOUSE PLAZA

- RSF – 296,602
  - Clear Height – 26'-28'
- 100% LEASED

### 9465 CUSTOMHOUSE PLAZA

- RSF – 31,973
  - Clear Height – 22'-24'
- 100% LEASED

### 9375 CUSTOMHOUSE PLAZA

- RSF – 32,430
  - Clear Height – 22'-24'
- AVAILABLE SUITE

- RSF – 48,845
  - Clear Height – 22'-24'
- 100% LEASED

- RSF – 36,266
  - Clear Height – 22'-24'
- 100% LEASED

- RSF – 34,929
  - Clear Height – 22'-24'
- AVAILABLE SUITE

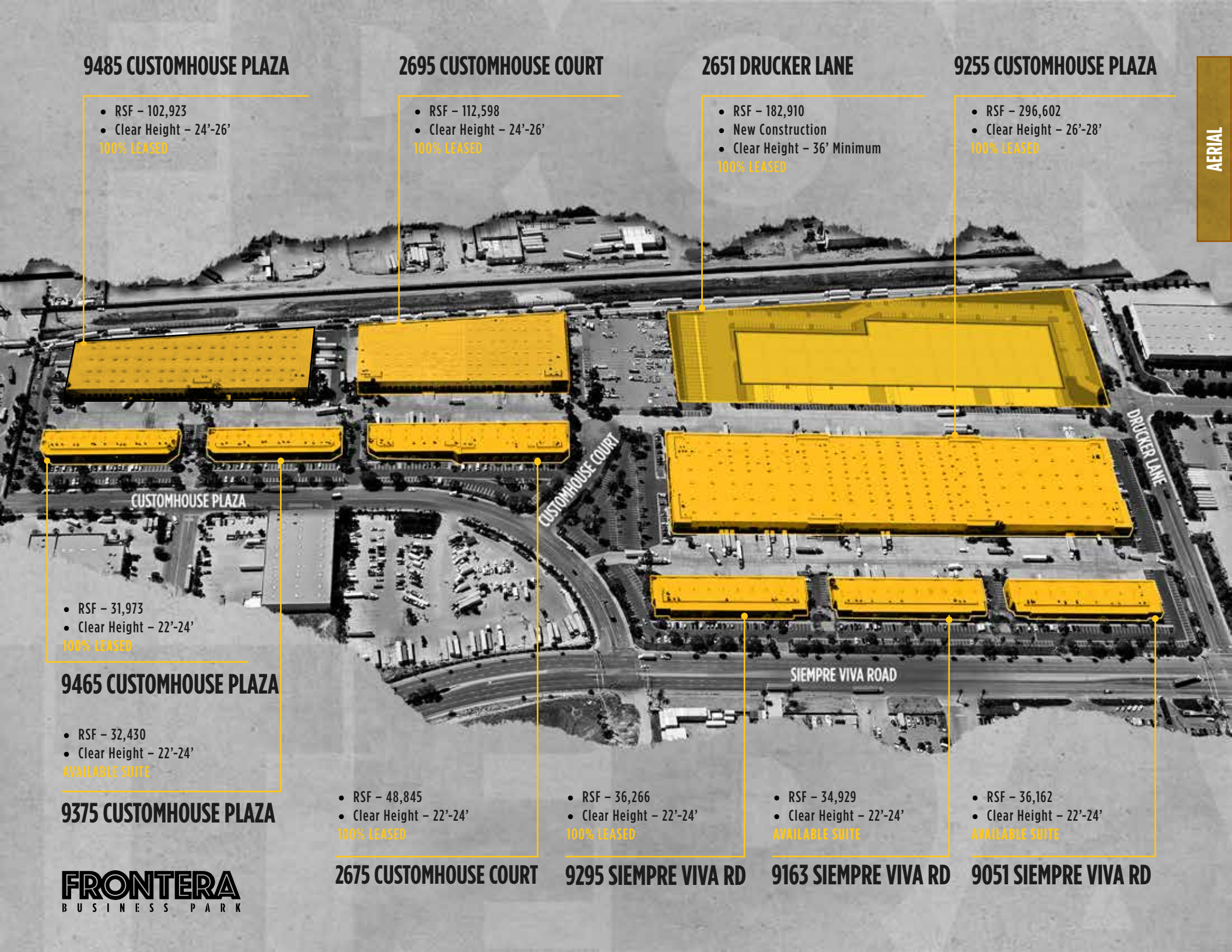
- RSF – 36,162
  - Clear Height – 22'-24'
- AVAILABLE SUITE

### 2675 CUSTOMHOUSE COURT

### 9295 SIEMPRE VIVA RD

### 9163 SIEMPRE VIVA RD

### 9051 SIEMPRE VIVA RD



# CURRENT AVAILABILITY

ADDRESS	SUITE	SF	OFFICE %	WAREHOUSE %	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
9051 SIEMPRE VIVA ROAD	A	21,974	4,471 SF (11%)	17,503 SF (89%)	\$1.20 - \$1.35 NNN	10	1	Available now.
9163 SIEMPRE VIVA ROAD	A	20,539	2,211 SF (20%)	18,328 SF (80%)	\$1.20 - \$1.35 NNN	7	4	Available now.
9375 CUSTOMHOUSE PLAZA	J	5,695	1,806 SF (32%)	3,889 SF (68%)	\$1.20 - \$1.35 NNN	1	1	Available with a 30-day notice.

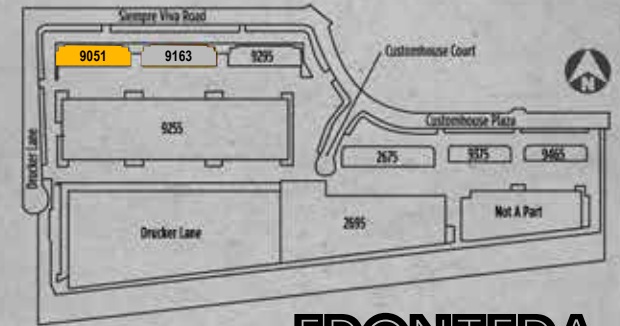


# 9051 SIEMPRE VIVA ROAD

## AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	AVAILABILITY
A	21,974	4,471 SF (11%)	\$1.35 - \$1.40 NNN	10	1	Available May, 2024.

OPERATING EXPENSES: CURRENTLY ESTIMATED TO BE \$0.30/SF/MONTH



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### LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

SECOND FLOOR



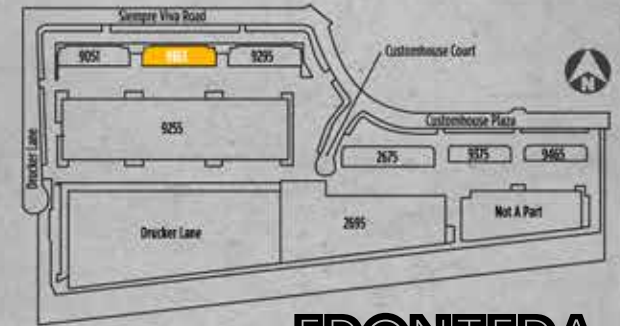
9163 AVAILABILITY

# 9163 SIEMPRE VIVA ROAD

## AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	AVAILABILITY
A	20,539	2,211 SF (20%)	\$1.35 - \$1.40 NNN	7	4	Available now.

OPERATING EXPENSES: CURRENTLY ESTIMATED TO BE \$0.30/SF/MONTH



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9163 AVAILABILITY

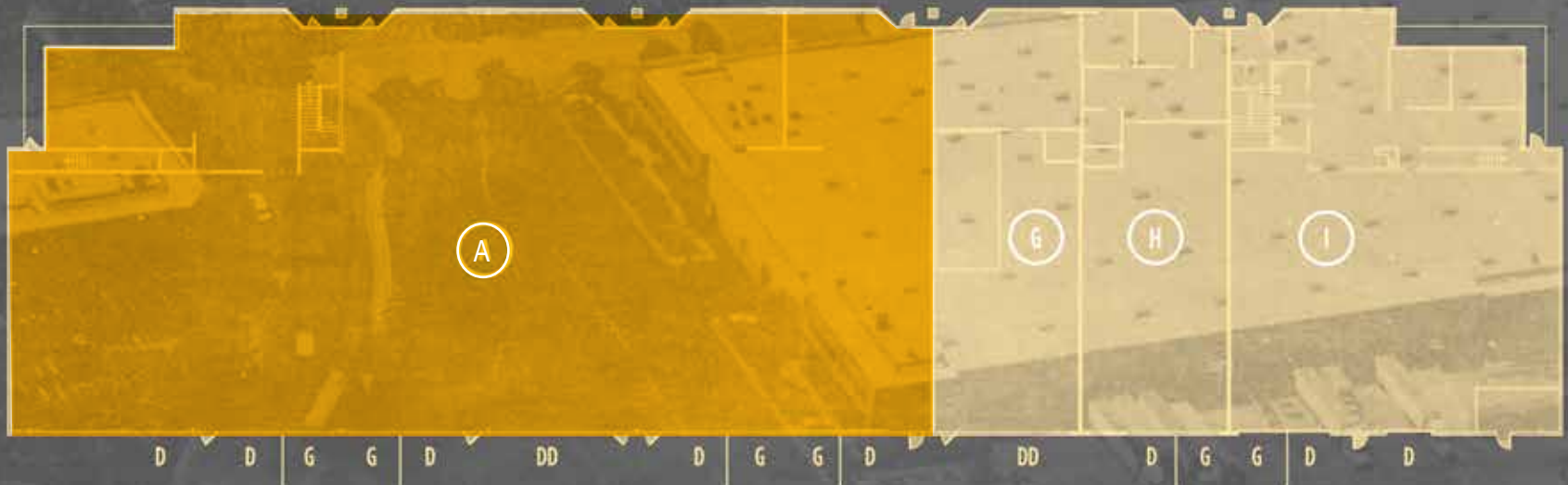
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SECOND FLOOR



FIRST FLOOR

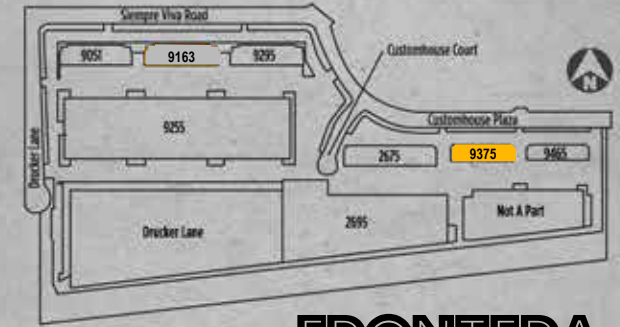


# 9375 CUSTOMHOUSE PLAZA

## AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	% WAREHOUSE	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	AVAILABILITY
J	5,695	1,806 SF (32%)	3,889 SF (68%)	\$1.20 - \$1.35 NNN	1	1	Available now with 30-day notice.

OPERATING EXPENSES: CURRENTLY ESTIMATED TO BE \$0.30/SF/MONTH



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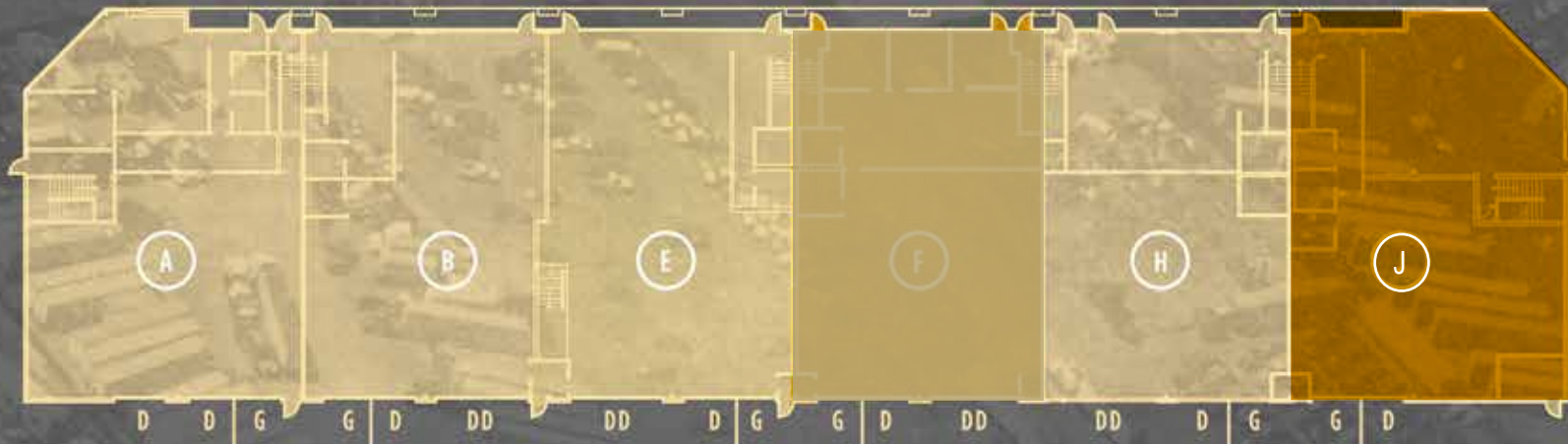
### LEGEND

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- G = GRADE LEVEL LOADING DOOR

SECOND FLOOR



FIRST FLOOR



9375 AVAILABILITY

## CONTACT



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