



±1.8M SF AVAILABLE

PURCHASE OR LEASE OPPORTUNITIES



ONE OF SOUTHERN CALIFORNIA'S LARGEST
NEW CLASS A DISTRIBUTION DEVELOPMENTS



ASSET profile



Total Square Feet	1,732,863 SF	Construction	Reinforced Concrete Tilt-Up Construction
Build Out	Build-to-Suit	Clear Height	32' - 36'
Building Description	Class A Warehouse Distribution	Dock High Doors	±310 (20 - 50 per building)
Delivery Date	Phase I: Q2 2026	Grade Level Doors	±18 (2 in each building)
Stories	Single Story, Office Mezzanine Optional	Power	4000A 480/277V
Vehicle Parking	0.95 per 1,000 SF (±1,648 spaces)	Fire Protection	ESFR
Truck Parking	±354 Spaces		

UNIQUE FEATURES



Fenced/Secured
SITE OPPORTUNITIES



EV
CHARGING



Outdoor
PATIO AREAS



Additional
SKYLIGHTS



Heavy
POWER



Improved
LANDSCAPE PLAN



Rooftop
SOLAR CAPABLE

ASSET profile



One of Southern California's largest new Class A Distribution developments / At **±1.8M SF**



The project consists of nine (9) **individual free-standing buildings**



The Development can **accommodate a variety of users** ranging from 45,000-500,000 SF +



Phase I delivery estimated to be **Q2 2026**



Expansive **32'-36' clear height**, **310+ dock high loading positions**, **350+ trailer stalls** & **18 grade level loading doors**.



Unparalleled access to **Otay Mesa II Border Crossing**



Excellent connectivity to the **greater market**



Can deliver **move-in ready spec development**, **build to suit lease opportunities** as well as **finished pads and build to sale purchase opportunities** to cater to specific occupier needs

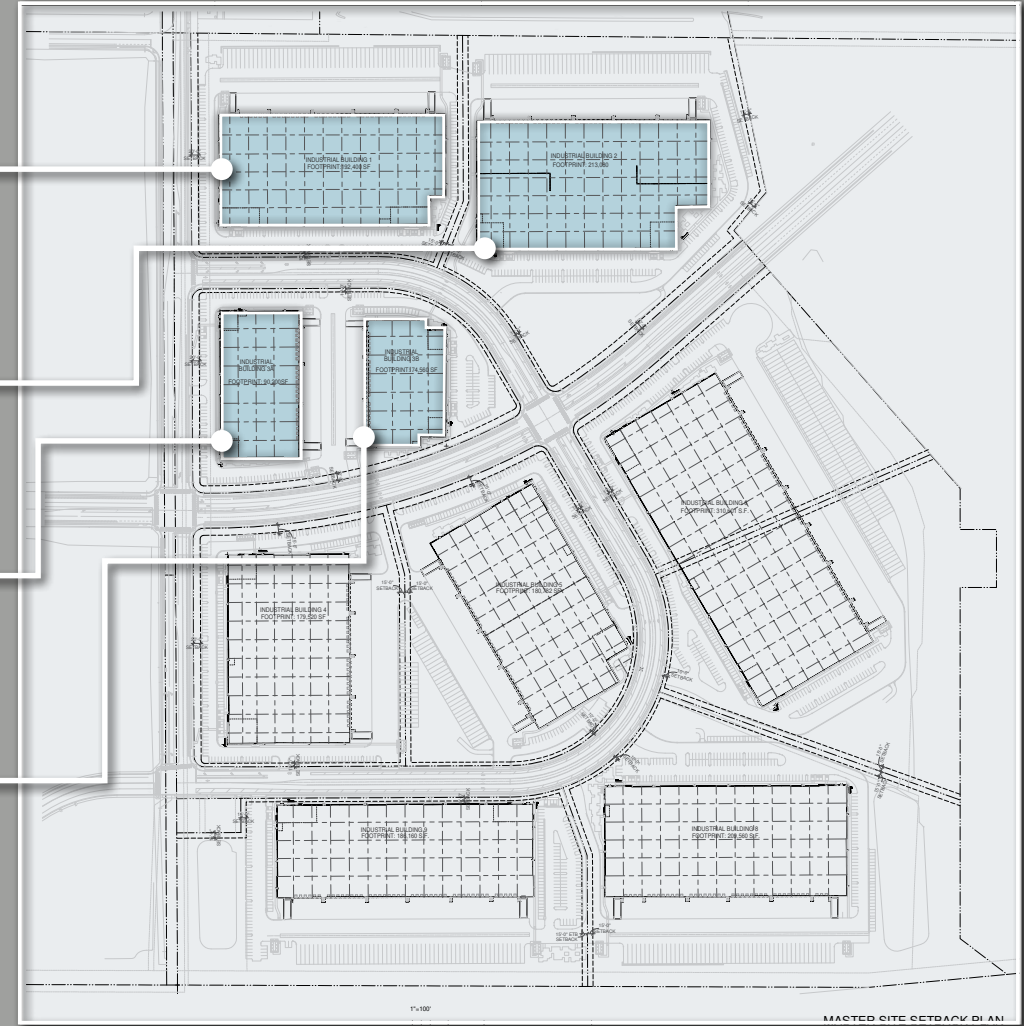
PHASE 1 spec development

					BLDG 1
203,200	32'	197 Stalls	36 DH / 2 GL	50 Stalls	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

					BLDG 2
233,880	32'	220 Stalls	37 DH / 2 GL	52 Stalls	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

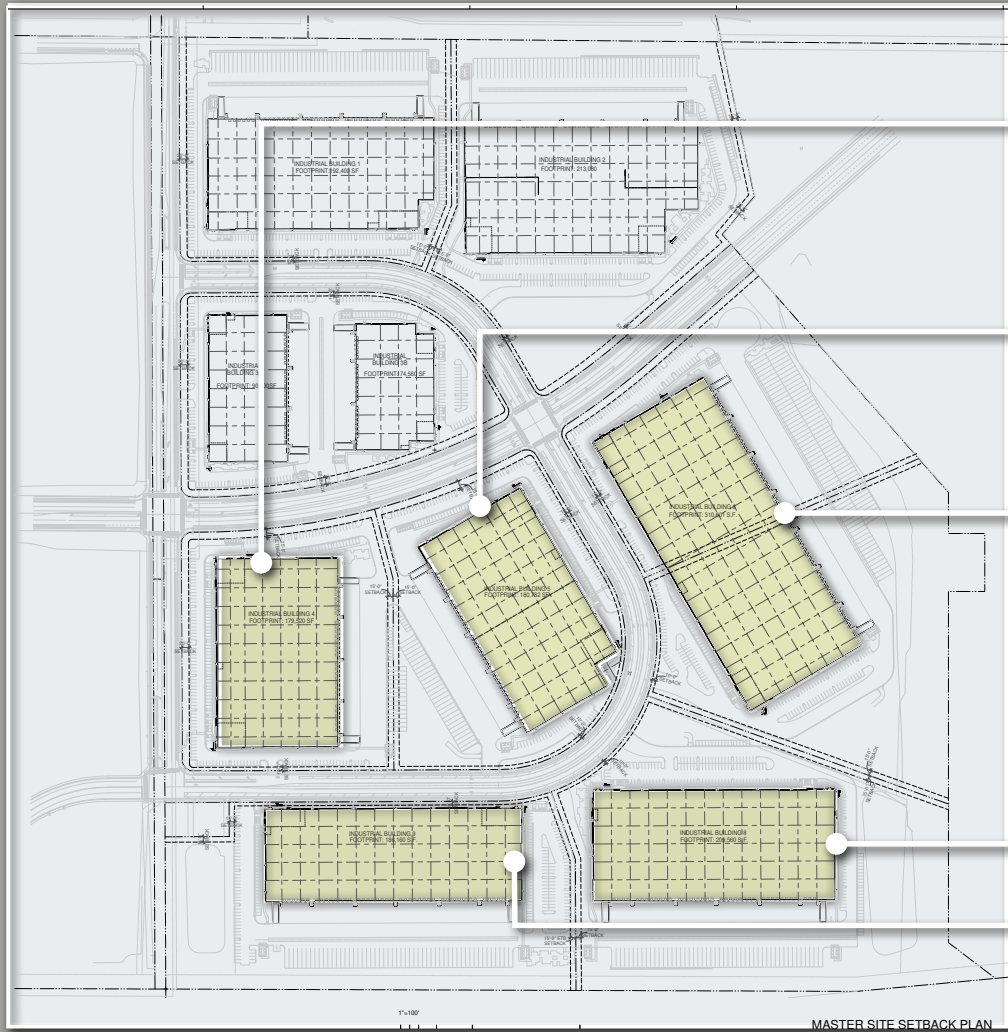
					BLDG 3A
95,400	32'	104 Stalls	22 DH / 2 GL	0 Stalls	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

					BLDG 3B
79,760	32'	87 Stalls	20 DH / 2 GL	0 Stalls	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	



SITE PLAN SUBJECT TO FINAL APPROVAL

PHASE 2 spec development



BLDG 4					
	190,320 Building SF	32' Clear Height	210 Stalls Parking Stalls	29 DH / 2 GL Loading	17 Stalls Trailer Stalls

BLDG 5					
	191,582 SF Building SF	32' Clear Height	194 Stalls Parking Stalls	34 DH / 2 GL Loading	30 Stalls Trailer Stalls

BLDG 6					
	321,401 SF Building SF	36' Clear Height	254 Stalls Parking Stalls	50 DH / 2 GL Loading	105 Stalls Trailer Stalls

BLDG 8					
	220,360 SF Building SF	32' Clear Height	197 Stalls Parking Stalls	39 DH / 2 GL Loading	46 Stalls Trailer Stalls

BLDG 9					
	196,960 SF Building SF	32' Clear Height	185 Stalls Parking Stalls	43 DH / 2 GL Loading	54 Stalls Trailer Stalls

SITE PLAN SUBJECT TO FINAL APPROVAL

SITE access



GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

METRO AIRPARK

330 ACRES

Aviation | Retail | Hospitality | Commercial | Industrial



18 MILES

FROM SAN DIEGO'S CBD

EXISTING OTAY MESA POE

1M TRUCKS & \$52 BILLION IN GOODS ANNUALLY



CBX

CROSS BORDER EXPRESS TERMINAL



NOW OPEN

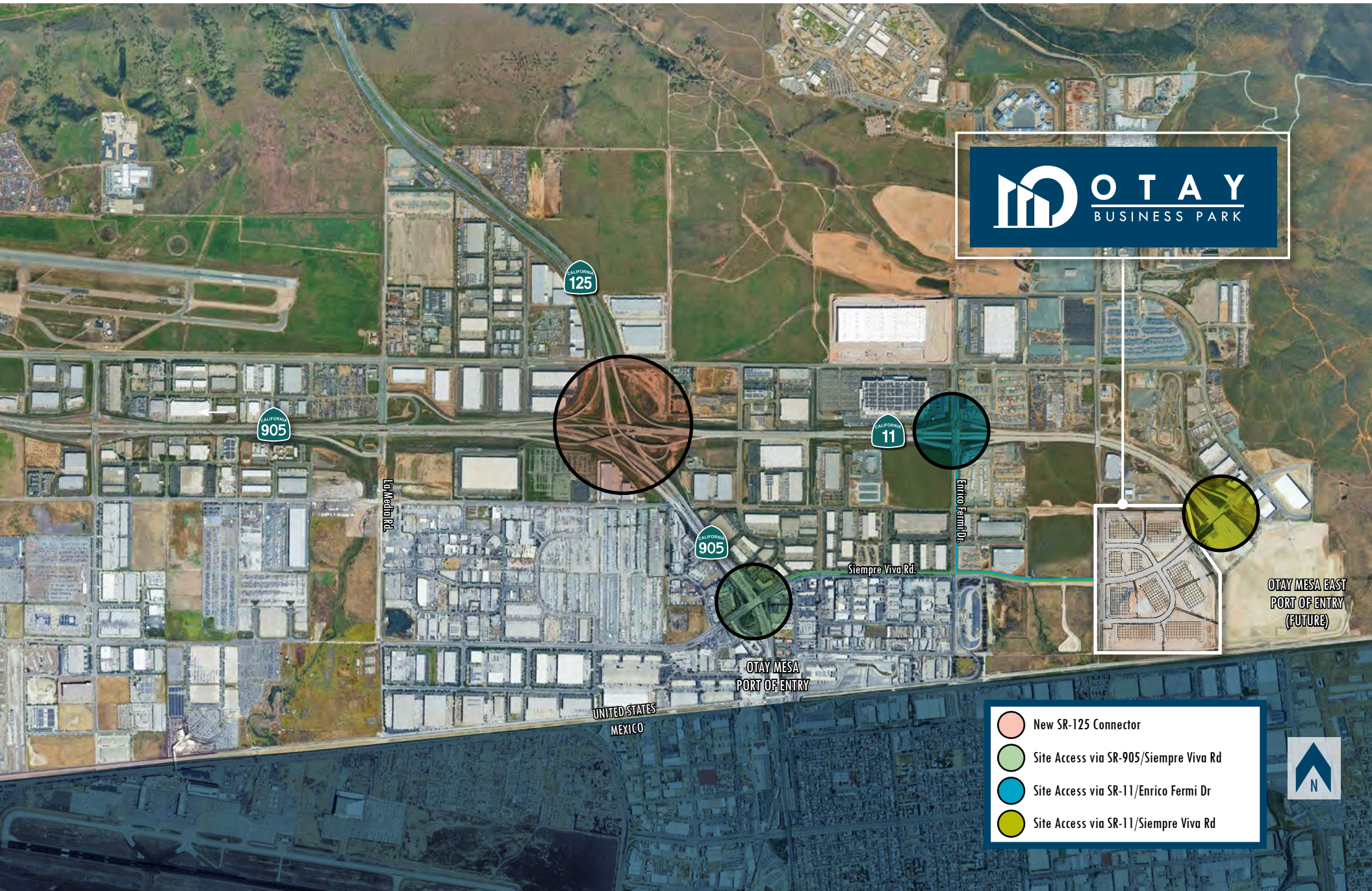
OVER 2 MILLION PASSENGERS ANNUALLY

OTAY MESA CENTRAL VILLAGE

Residential | Commercial | Retail | Recreation



SITE access

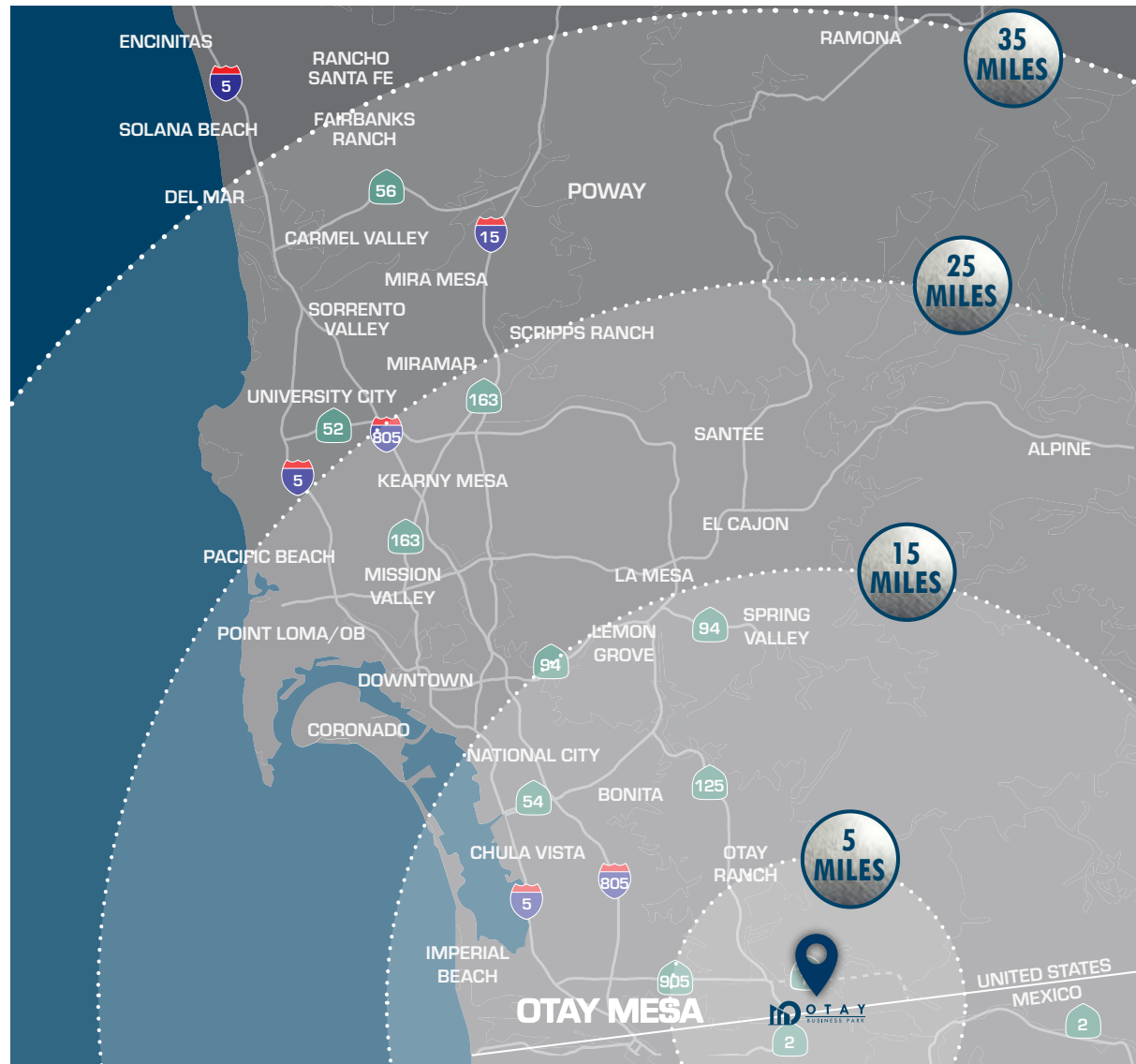


-  New SR-125 Connector
-  Site Access via SR-905/Siempre Viva Rd
-  Site Access via SR-11/Enrico Fermi Dr
-  Site Access via SR-11/Siempre Viva Rd



OTAY MESA drive time

FREEWAY	DISTANCE	TIME
FUTURE 11	2 MIN	1 MILE
HIGHWAY 905	6 MIN	2 MILES
HIGHWAY 5	12 MIN	9 MILES
HIGHWAY 805	9 MIN	7 MILES
HIGHWAY 125	6 MIN	2 MILES
INTERSTATE 94	20 MIN	17 MILES
INTERSTATE 15	23 MIN	20 MILES



▶ **DOWNTOWN
SAN DIEGO
AIRPORT**
32 MIN
25.1 MILES

▶ **NEW
BORDER
CROSSING**
5 MINUTES
1 MILE

▶ **KEARNY
MESA
AIRPORT**
31 MIN
28 MILES

▶ **CARLSBAD
AIRPORT**
55 MIN
54 MILES

OTAY MESA drive time



PHOENIX
5.5 HRS/364 MILES

INLAND EMPIRE
2.5 HRS/112 MILES

KEARNY MESA
25 MIN/22 MILES

LOS ANGELES
3.5 HRS/135 MILES

OCEANSIDE
45 MIN/53 MILES

DOWNTOWN
15 MIN/14 MILES

CORPORATE neighbors





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