

7520 Airway Road

FOR SUBLEASE | INDUSTRIAL / DISTRIBUTION SPACE | ± 33,812 SF



FOR MORE INFORMATION PLEASE CONTACT

ZANE RIHAN
zane.rihan@ip-cre.com
858.205.7376
Lic. #02218149

AIDAN JAMES
aidan.james@ip-cre.com
781.879.2872
Lic. #02060510



PROPERTY HIGHLIGHTS



7520 Airway Rd, San Diego CA 92154



2.3/1,000 SF



± 33,812 SF



Power: 2,800 Amps



Lease Rate: Contact Broker



Sprinklered: High Haz 0.60/3,000 GPM



9 Grade Level Doors



Immediate Proximity to 905 & 125 Freeways



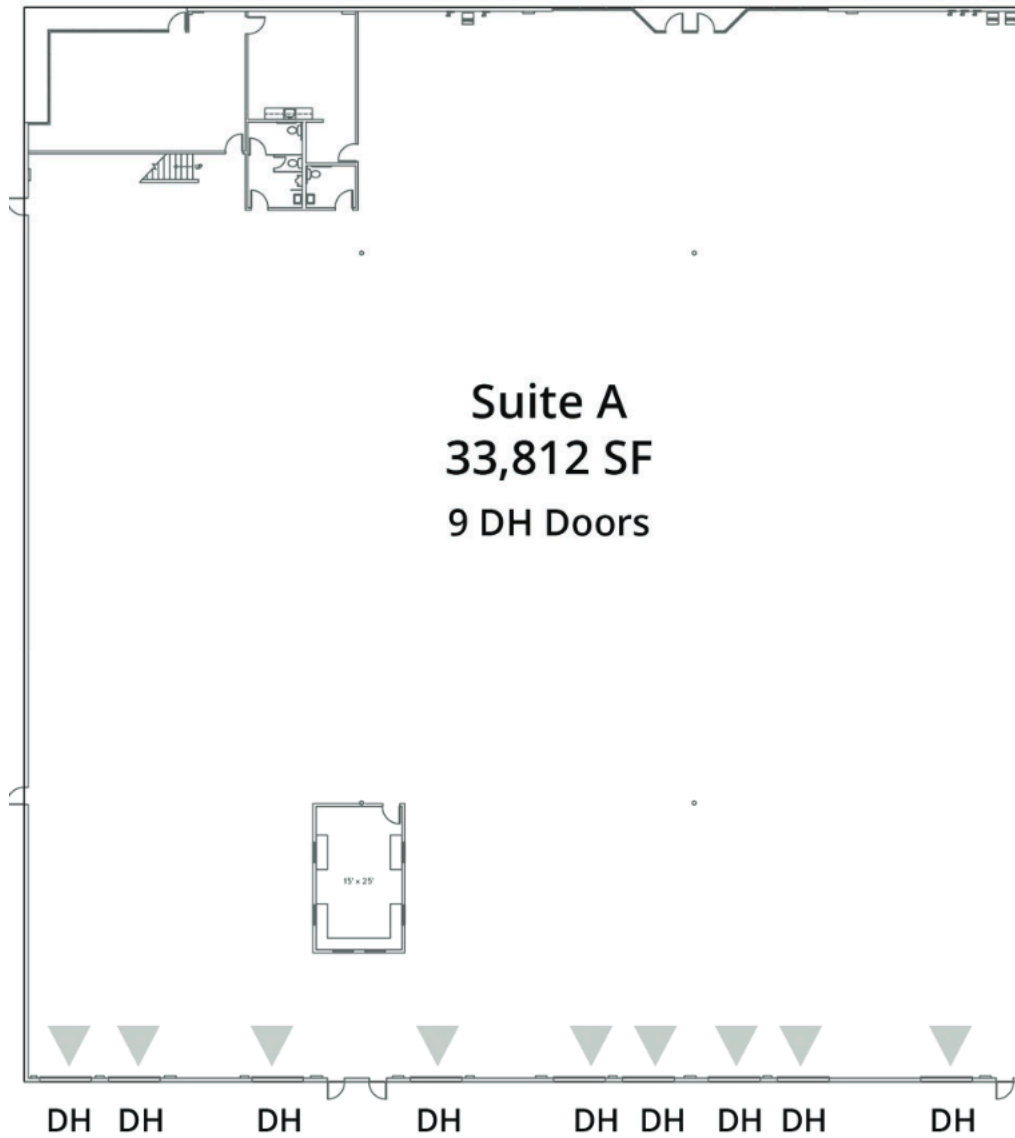
Ceiling Height: 24' - 27'



Zoning: OMDD

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FLOOR PLAN



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SAN DIEGO OTAY MESA OVERVIEW

Otay Mesa's industrial market is seeing all-time low vacancy even with continued delivery of new construction. Otay Mesa has seen the greatest amount of industrial product delivered in the past several years and boasts the greatest amount of proposed new development to come in the near future. This has caused the product in Otay Mesa to stay on the cutting edge of what today's occupiers are demanding in regard to higher clear height, greater dock density, and more functional truck courts. This has pushed more users that previously overlooked Otay Mesa due to its location to consider leaving more central markets for discounted rents on more functional, higher finish product. A majority of the new development is building big block availabilities and trolling for larger users which has caused further pressure on smaller and mid-sized tenants, who are seeing a tightening market with rapidly increasing rental rates. The NAFTA agreement has also further promoted more cross border business that investors are looking to as another demand driver continuing to keep Otay Mesa vacancy low.



OTAY MESA INDUSTRIAL MARKET



16 MM SF
INVENTORY



155,311 SF
TOTAL NET
ABSORPTION



934,848 SF
YTD LEASING
ACTIVITY



4,900,000 SF
UNDER
CONSTRUCTION



6.4%
DIRECT
VACANCY



\$0.90
DIRECT
RENT

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LOCATION MAP



\$698,955
AVERAGE HOME VALUE



3,334,024
POPULATION



\$245 B
GROSS REGIONAL PRODUCT

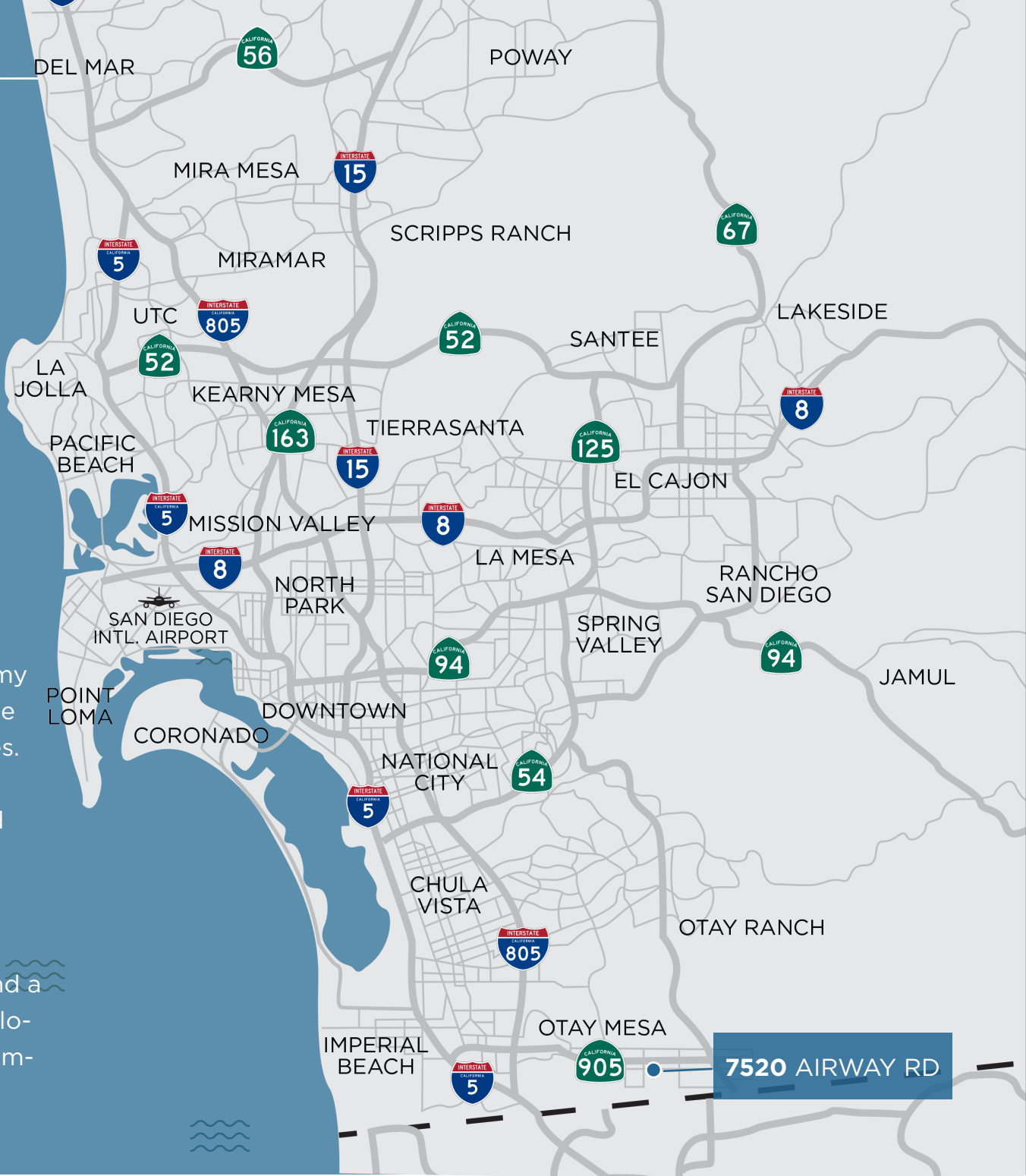


1,165,877
HOUSEHOLDS

SAN DIEGO OVERVIEW

San Diego County's beautiful year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination and a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.



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