

For Sale

7577 Airway Rd,
San Diego, CA

+/- 31,488 SF Condo Flex/Industrial

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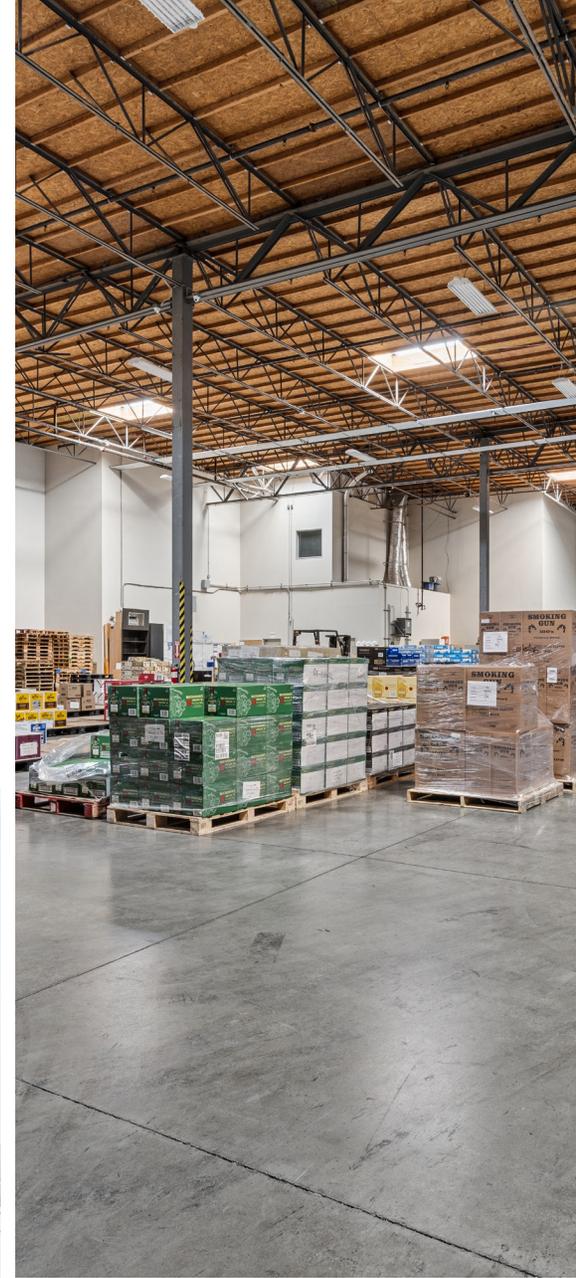
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Property Highlights

Address	7577 Airway Road, Suite A, B & C, San Diego CA APNs: 646-110-47-01, 646-110-47-02, 646-110-47-03
Condo Available Size	31,488 SF Suite 100 - A: 15,488 SF Suite 101 - B: 8,000 SF Suite 102 - C: 8,000 SF
Property Highlights	Class B Industrial on 4.27 acres
Industrial Amenities	24 Dock High Doors 5 Grade-Level Doors



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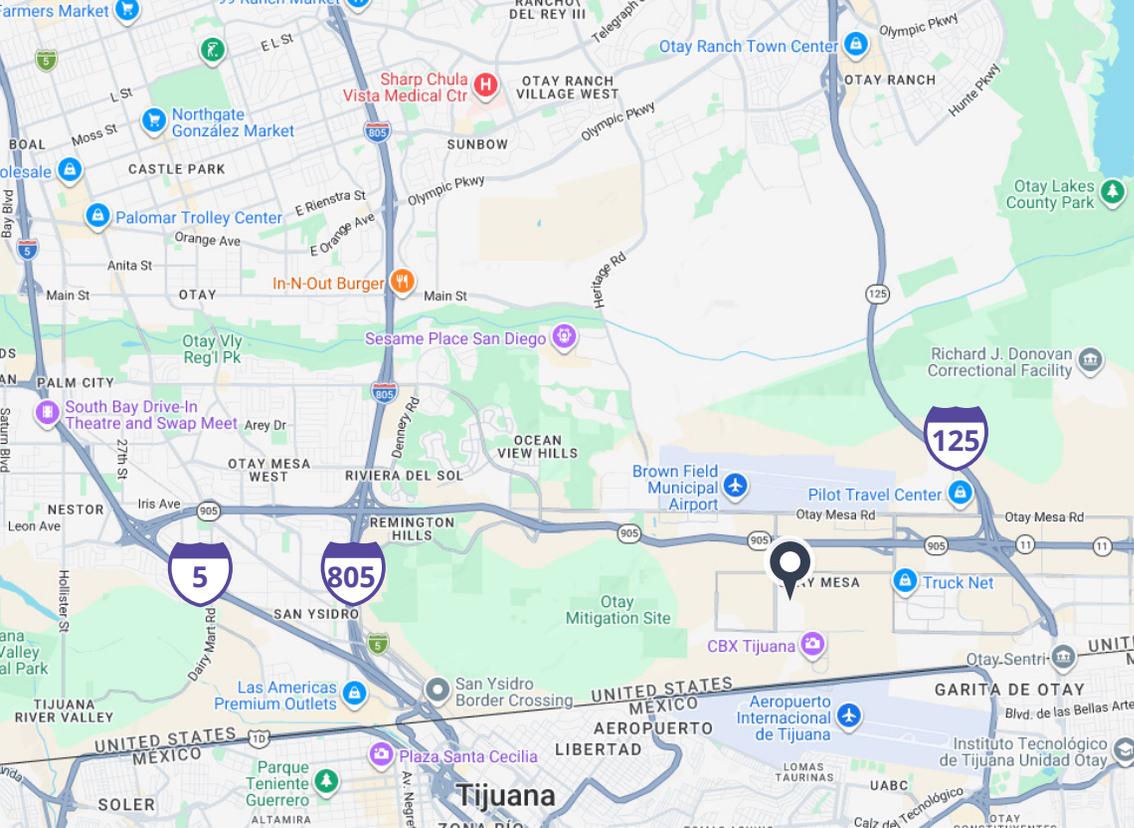
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Location Highlights

- Located in one of the strongest logistics hubs
- 2.5 miles from Mexican border crossing
- Ideal asset for cross-border distribution companies

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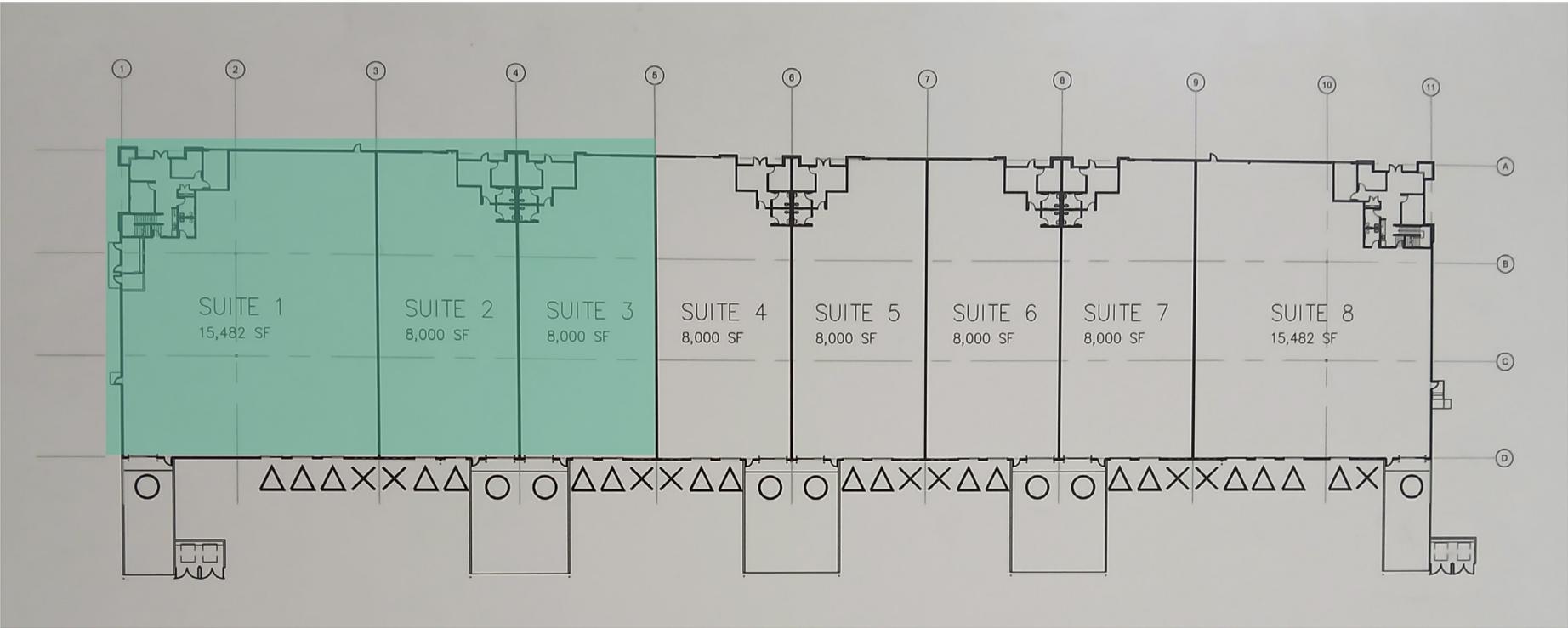
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Floor Plan



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Industrial Condo Market Snapshot Otay Mesa

The Otay Mesa industrial condo submarket represents a specialized segment within one of San Diego's most strategically significant industrial hubs, catering primarily to owner-users and investors seeking small-bay warehouse, light manufacturing, and distribution space. While broader Otay Mesa industrial fundamentals have softened as new supply has delivered and lease rates have entered a period of normalization, industrial condos have proven more resilient due to their limited inventory and smaller footprint. Rent compression in the condo segment has been more muted than in larger bulk industrial product, reflecting sustained demand from local operators and cross-border businesses that value ownership and proximity to the U.S.-Mexico border.

Notably, sales activity increased in 2025 relative to prior years, signaling renewed buyer interest and confidence in the asset class. Looking ahead, the combination of constrained condo supply, improving capital markets conditions, and Otay Mesa's long-term role as a logistics and nearshoring gateway positions the industrial condo segment as a durable niche with potential for renewed momentum as market conditions stabilize.

Survey Criteria: Industrial/flex condos.
Source: Costar, Avison Young Market Intelligence.



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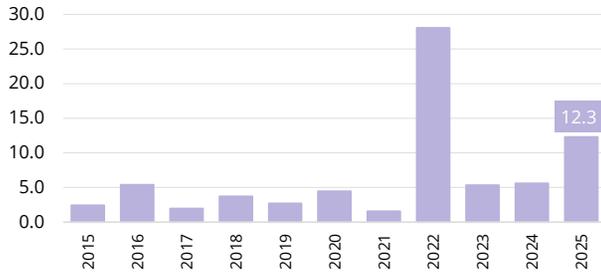
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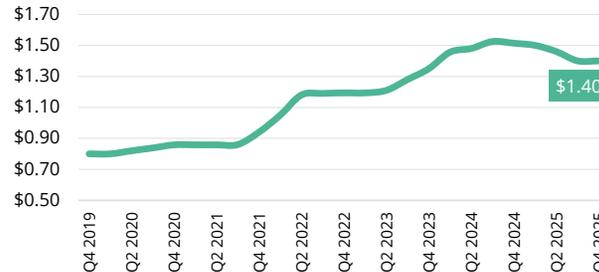
Industrial Condo Market Snapshot

Otay Mesa

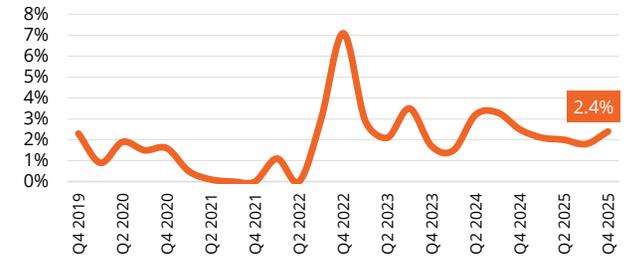
Sales Volume (\$M)



Direct asking rents (psf/NNN)



Total Availabilities (%)



2025 Sale Activity

Buyer	Address	Sale price	Sale price psf	Seller
Samnani Holdings	6960 Camino Maquiladora (7 Condos)	\$6,598,500	\$343	Nahum Mendoza
Zankor Holding Group	8684 Avenida De La Fuente	\$1,350,000	\$351	Moreno Reyes Trust
Samnani Holdings	8580 Avenida De La Fuente (2 Condos)	\$1,062,000	\$350	Nahum Mendoza
Teresa Lopez	1556-1586 Lancaster Point Way #1574	\$998,000	\$343	Total Solutions Corporation

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Photos - Exterior



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Photos - Suite 100 (A)



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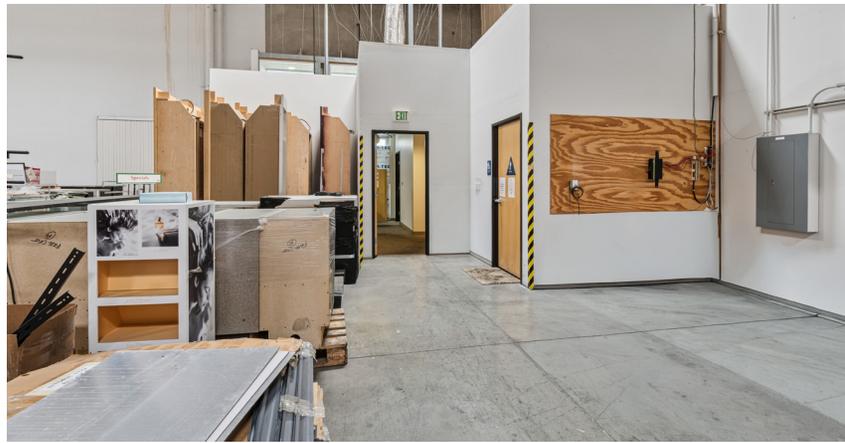
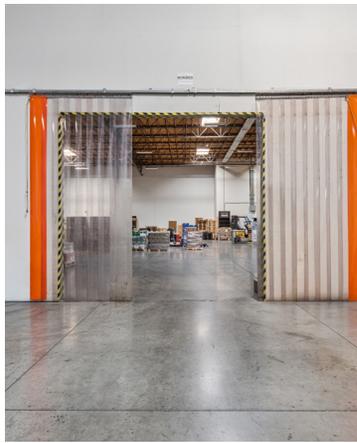
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Photos - Suite 101 (B)



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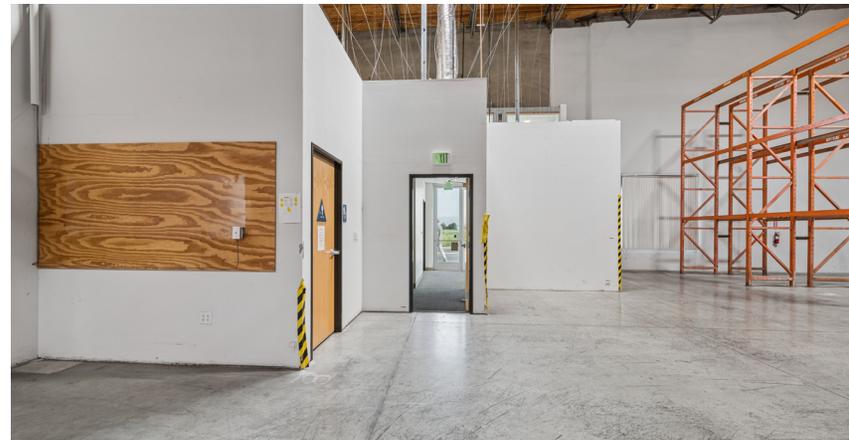
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Photos - Suite 102 (C)



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