

# 7590 BRITANNIA COURT

FOR SUBLEASE | INDUSTRIAL / DISTRIBUTION SPACE | 4,000 - 14,000 SF AVAILABLE



FOR MORE INFORMATION PLEASE CONTACT

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

AIDAN JAMES  
aidan.james@ip-cre.com  
619.631.8661  
Lic. #02060510







7590 BRITANNIA CT



# PROPERTY HIGHLIGHTS



**7590 Britannia Ct, San Diego CA 921544**



**4,000 – 14,000 SF Available**



**Lease Rate: Contact Broker**



**2 Grade Level Door; 4 Dock Level Doors**



**Ceiling Height: 22'**



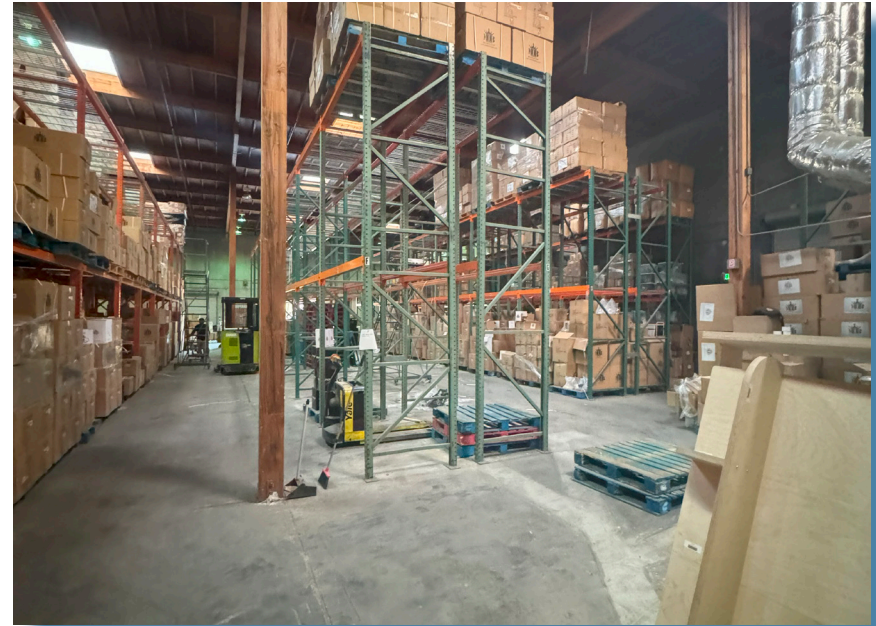
**Building Class: C**

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.



# 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

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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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