

AIRWAY LOGISTICS CENTER

8151 AIRWAY ROAD | SAN DIEGO

READY
FOR
IMMEDIATE
OCCUPANCY



TENANT
INCENTIVE
\$1M RELOCATION
PACKAGE!*

BROKER
BONUS
5% TENANT
REP BROKER
FEE!*

*Incentive/Bonus contingent upon credit tenant & min. 5 year lease term. on pro-rata share of space leased

249,634 SF CLASS A INDUSTRIAL BUILDING

125,642 AVAILABLE FOR LEASE

DIVISIBLE TO ±44,595 SF | ±59,516 SF | ±66,126 SF | ±81,047 SF



Jones Lang LaSalle Brokerage, Inc. RE license #01856260





Direct Freeway Access

Direct freeway access from Britannia Boulevard and La Media Road via SR-905

Close Proximity to Border Crossings

Close proximity to point of entry border crossings, within 2 miles from the Otay point of entry

Border Quick Stats:

#1

THE WORLD'S BUSIEST LAND BORDER CROSSING (SAN YSIDRO & OTAY MESA PORTS OF ENTRY)

±\$52B

IN TRADE CROSSES ANNUALLY THROUGH OTAY MESA PORTS OF ENTRY

Major Infrastructure Improvements:

LA MEDIA

LA MEDIA ROAD EXPANSION PROJECT SET TO START IN 2022 (CALIFORNIA EXPORTING CORRIDOR)

OTAY II

THE NEW, STATE OF THE ART, EASTERN PORT OF ENTRY RECEIVED FEDERAL FUNDING AND WILL CONNECT DIRECTLY WITH THE EXTENSION OF SR-11

Immediate access to:

SR **905**, SR **125**, and SR **11**
Freeways

Otay Mesa

Commercial border crossing

Pilot Travel Center

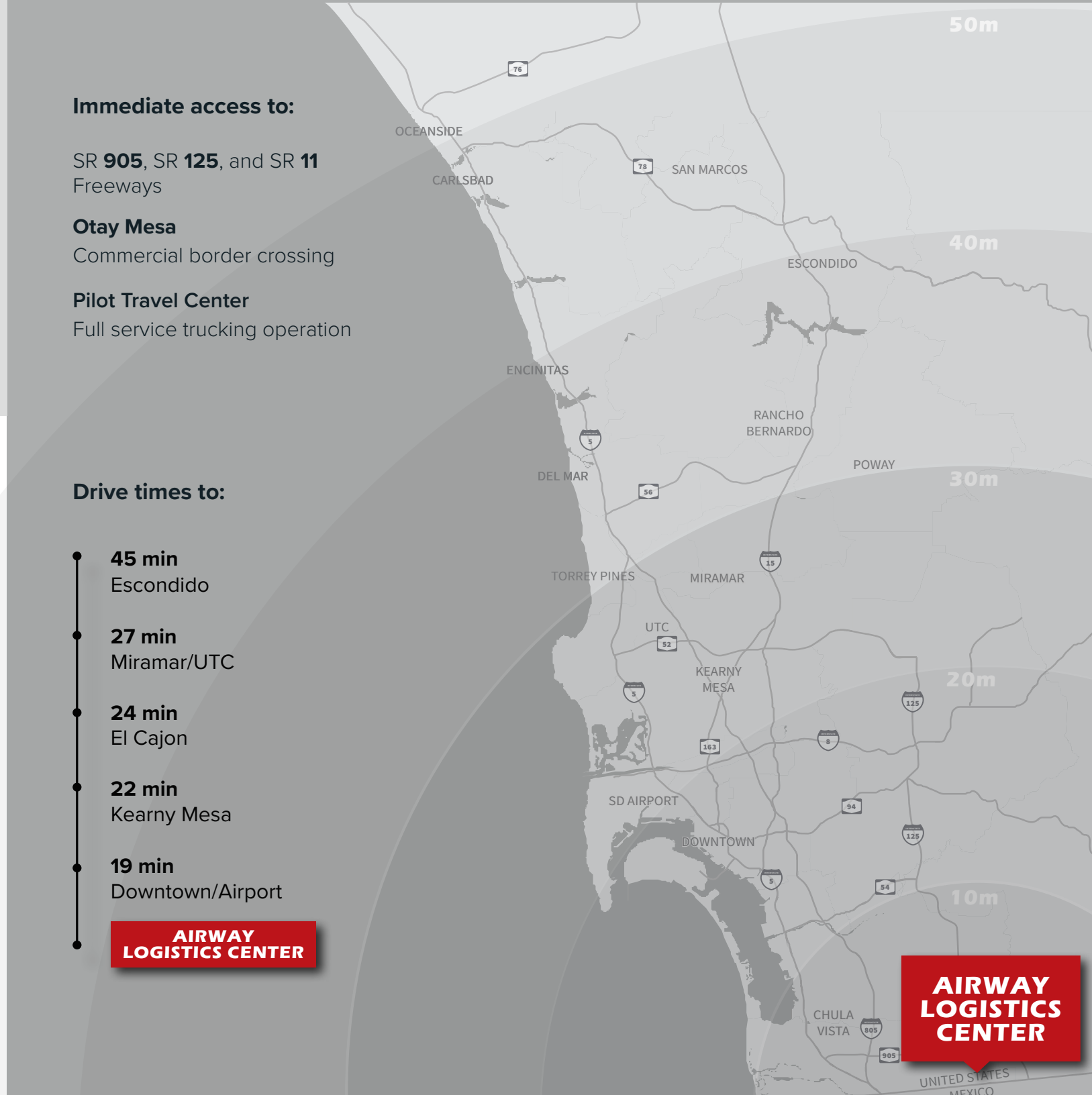
Full service trucking operation

Drive times to:

- 45 min
Escondido
- 27 min
Miramar/UTC
- 24 min
El Cajon
- 22 min
Kearny Mesa
- 19 min
Downtown/Airport

**AIRWAY
LOGISTICS CENTER**

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LOGISTICS
CENTER**





125,642

TOTAL SPACE AVAILABLE (SF)



33 DOCK

DOORS



±44,595

DIVISIBILITY (SF)



2 GRADE

DOORS (EXPANDABLE)



60'

SPEED BAY



52'-60'

COLUMN SPACING



276

PARKING STALLS (1.12/1,000)



ESFR

SPRINKLERS



32'

MINIMUM CLEAR HEIGHT



4,000 AMPS

POWER

SITE PLAN



ESFR
sprinklers



130'
truck court depth



1: 3,749 SF
dock door ratio



Freeway Accessible
to SR 125 & SR 905



Office Space
Complete

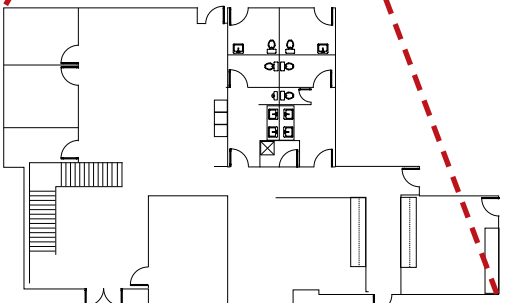
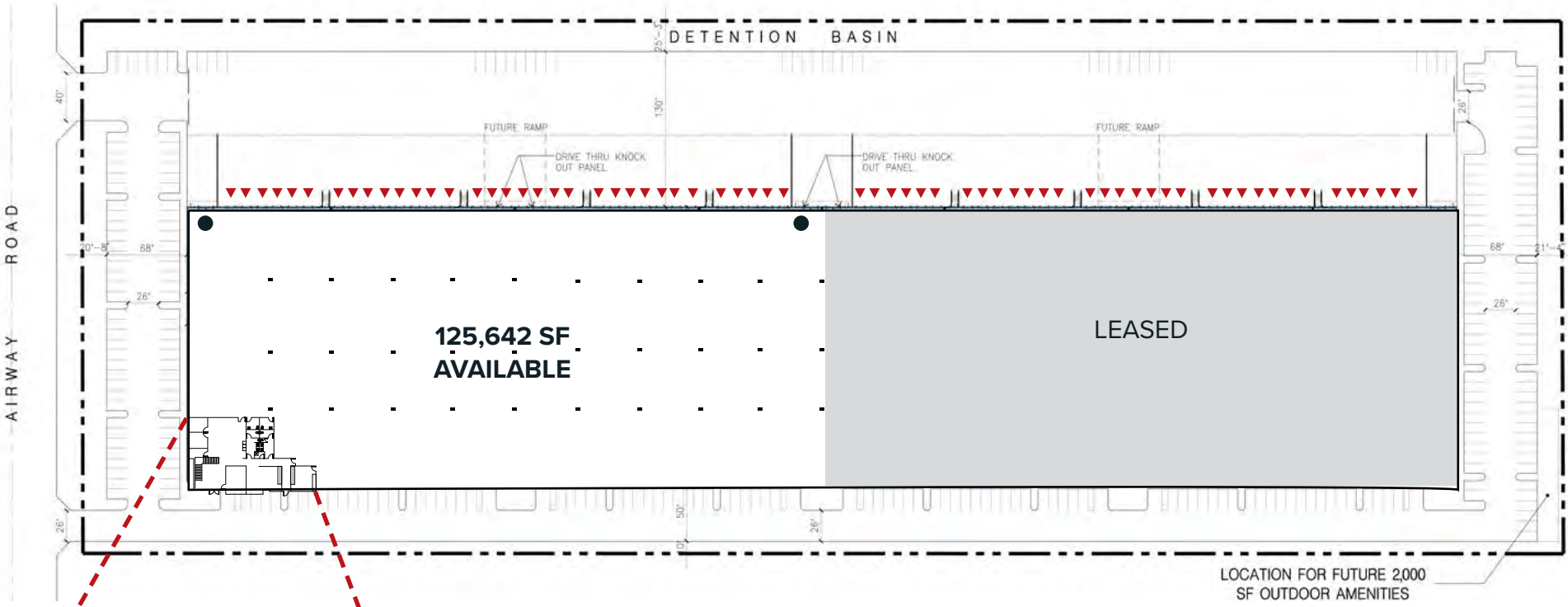


Secure Site
with gated access

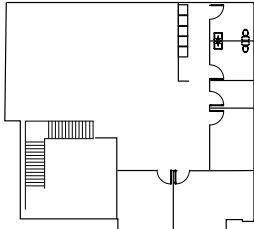


FLOOR PLANS

SINGLE TENANT PLAN



GROUND FLOOR OFFICE
3,374 SF



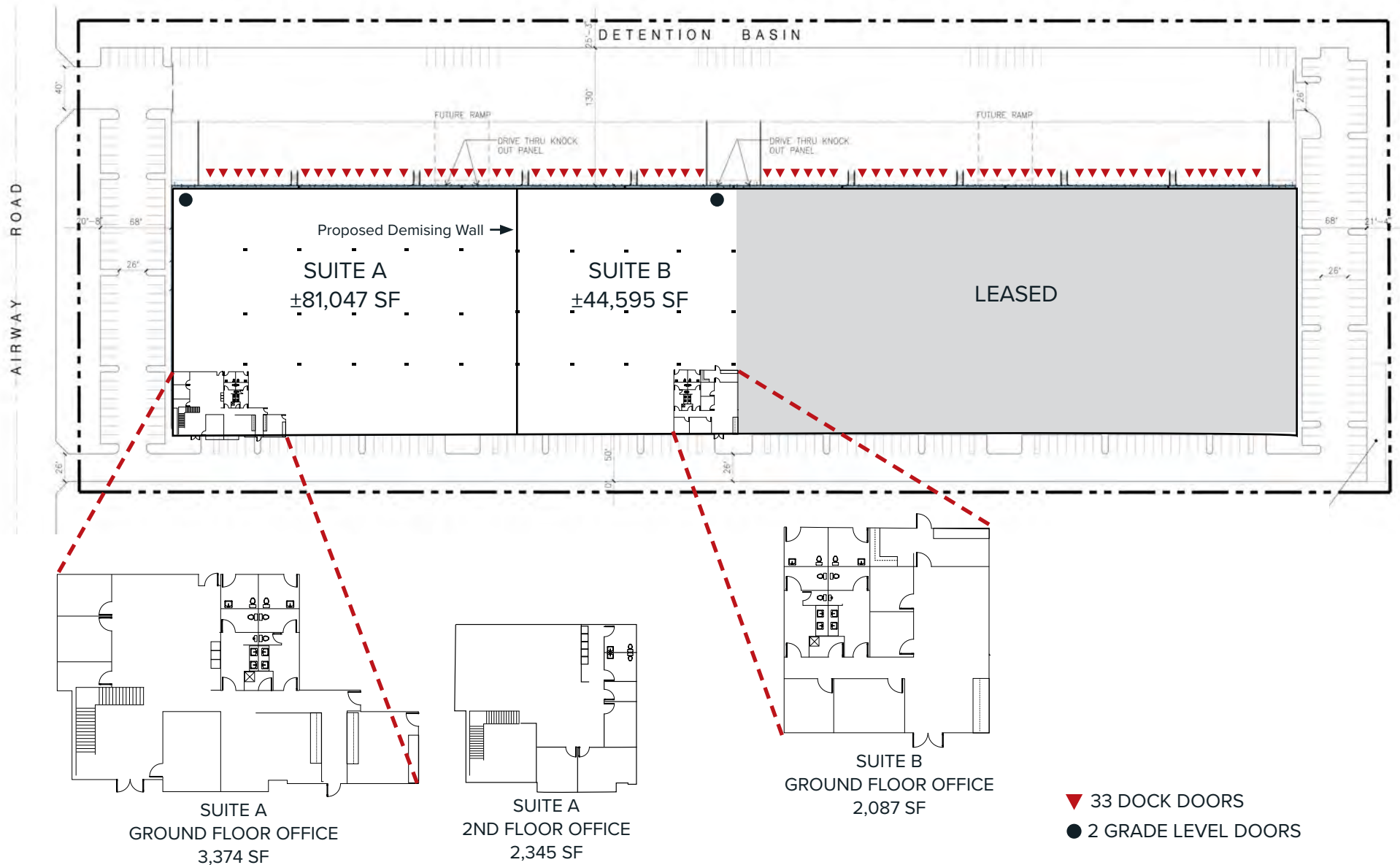
2ND FLOOR OFFICE
2,345 SF



- ▼ 33 DOCK DOORS
- 2 GRADE LEVEL DOORS

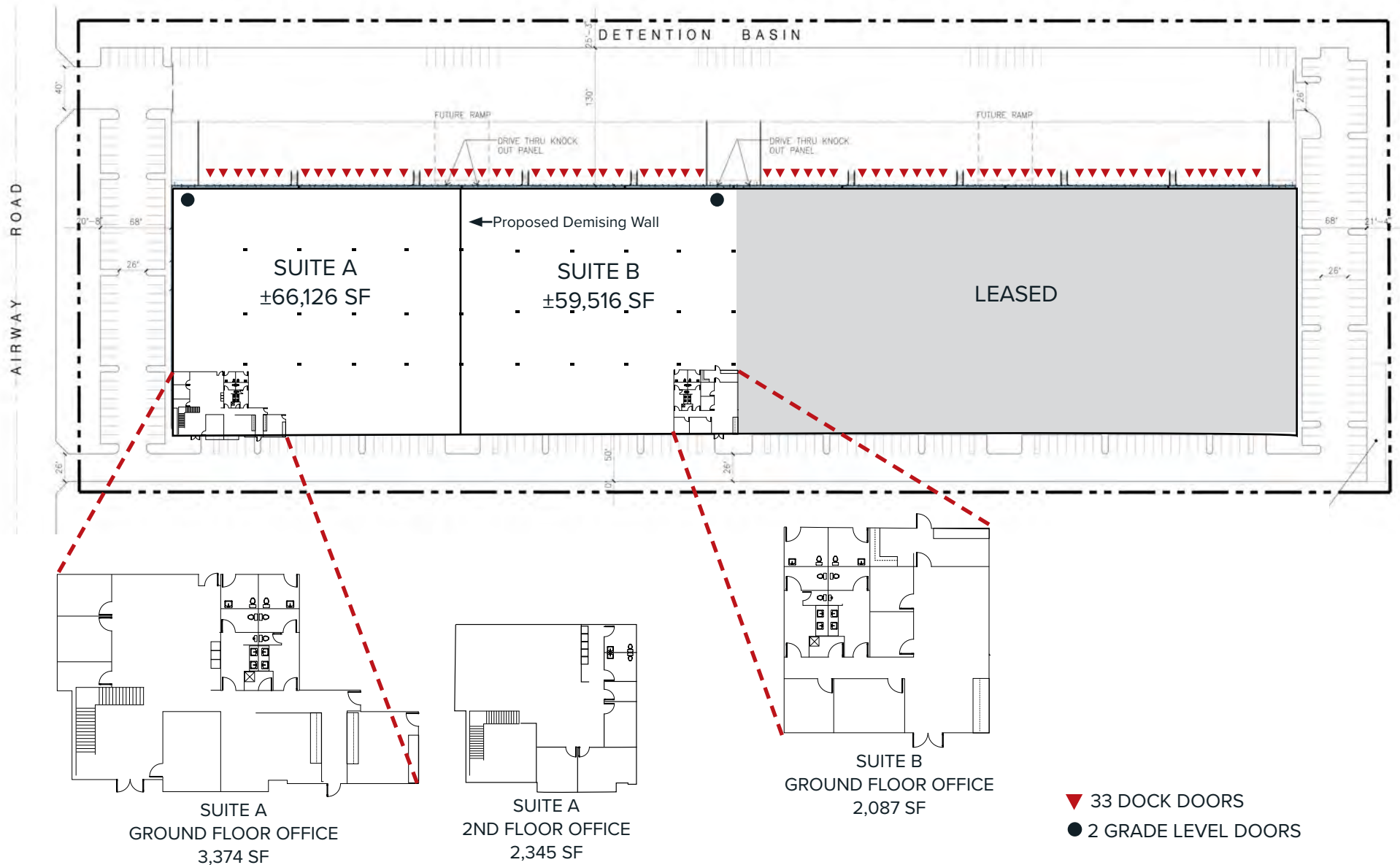
FLOOR PLANS

DEMISING PLAN - OPTION 1



FLOOR PLANS

DEMISING PLAN - OPTION 2

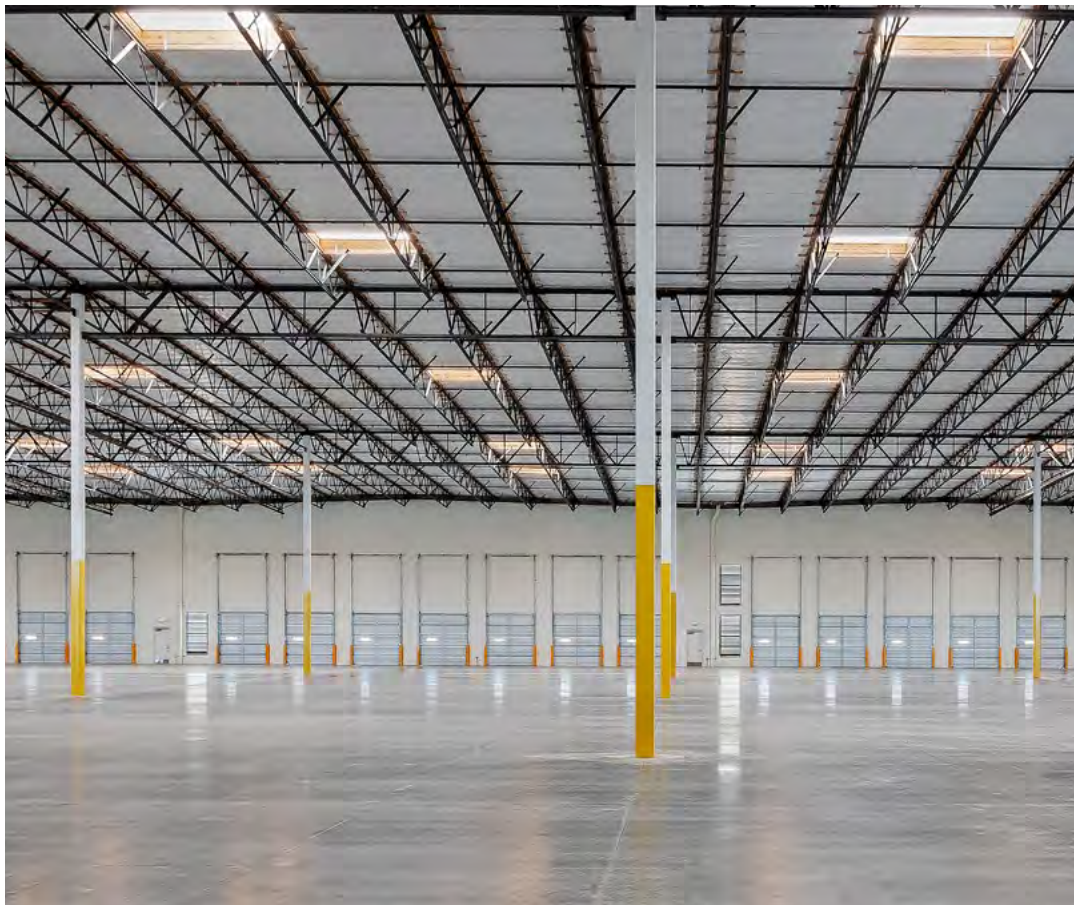


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AVAILABLE NOW



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