

AIRWAY TRADE CENTER

BASE RENT \$1.20/SF | NNN \$0.22 PSF

TURN-KEY READY FOR IMMEDIATE OCCUPANCY

8,100 & 20,000 SF UNITS AVAILABLE

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PROPERTY FEATURES



Airway Trade Center is an Industrial Warehouse Plaza conveniently located minutes from the International Border, within the Otay Mesa Development District, Free Enterprise Zone, and Foreign Trade Zone, totaling 122,102 sf.

Airway Trade Center offers both dock and grade level loading 23 ft ceilings, an asphalt parking lot with a 1.21/1,000 sf parking ratio, HVAC, Cold Storage, and on-site maintenance.

Zoning: Otay Mesa Development District Free Enterprise and Foreign Trade Zone

Parking: 1.21/1,000

Ceiling Height: 23 ft (Average)

Door Sizes: Dock & Grade-Level Loading

Availability: Turn-Key Suites Ready for Immediate Occupancy / Divisible to 8,100 SF

Year Built: 1987



2225 AVENIDA COSTA ESTE



Property Features

Available Space: 75,500 SF

Stories: 1

Exterior Docks: 12

Drive-In: 1

Clear Height: 23 ft

Power: 3P 3W



SUITE	STATUS	APPROX. TOTAL SQ	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF-NNN
1000/1200011600	Leased	40,195	5,706	1	7	23 ft	X
1800	Leased	12,181	1,800	0	2	23 ft	X
1700	Leased	10,433	1,800	0	2	23 ft	X
2300	Leased	10,540	Shell	0	3	23 ft	X

2235 AVENIDA COSTA ESTE



Property Features

Available Space: 46,800 SF

Stories: 1

Exterior Docks: 8

Drive-In: 4

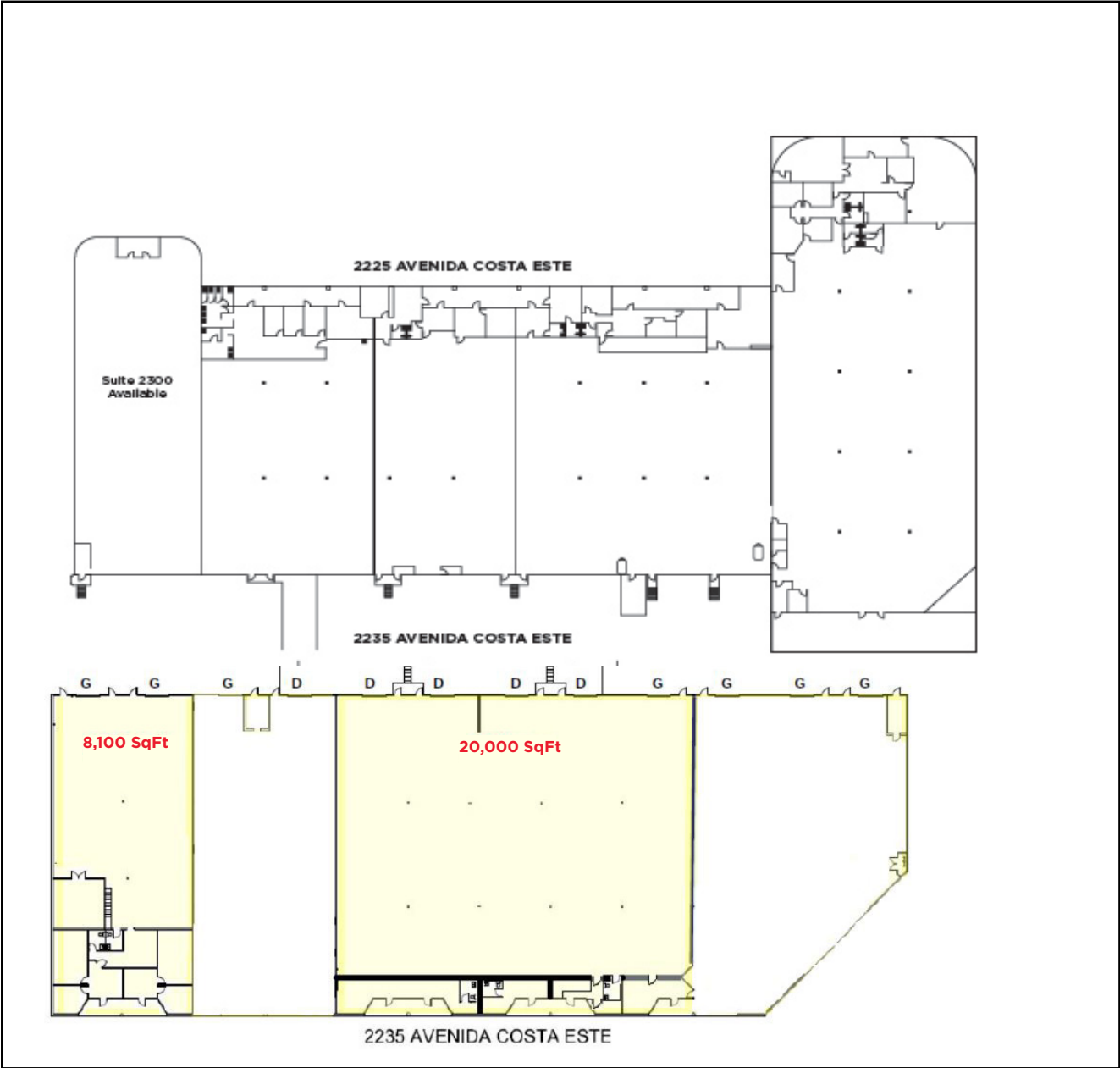
Clear Height: 23 ft



SUITE	STATUS	APPROX. TOTAL SQ	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF-NNN
100	Available	8,100	1,750	2	0	23 ft	\$1.20
200	Leased	8,076	748	1	1	23 ft	X
400	Available	20,000	900	1	4	23 ft	\$1.20
600	Leased	10,396	4,284*	3	0	23 ft	X

* Owner will customize per tenant's needs.

SITE PLAN



DOWNTOWN AMENITIES



FREIGHT / STORAGE

- | | |
|-----------------------------------|--------------------------------|
| 1. Otay Crossing Self Storage LLC | 4. Republic Moving & Storage |
| 2. Atlas Freight Forwarding | 5. U-haul Neighborhood Dealer |
| 3. FedEx Freight | 6. Omega Moving & Storage Inc. |

GAS / CONVENIENCE MARKET

- | | |
|-------------------------------------|----------------|
| 1. ExtraMile Convenience Stores LLC | 6. am/pm |
| 2. Chevron | 7. ARCO |
| 3. ExtraMile Convenience Stores LLC | 8. Circle K |
| 4. Chevron | 9. Phillips 66 |
| 5. Speedway | 10. 7-Eleven |

RETAIL / LOCAL BUSINESSES

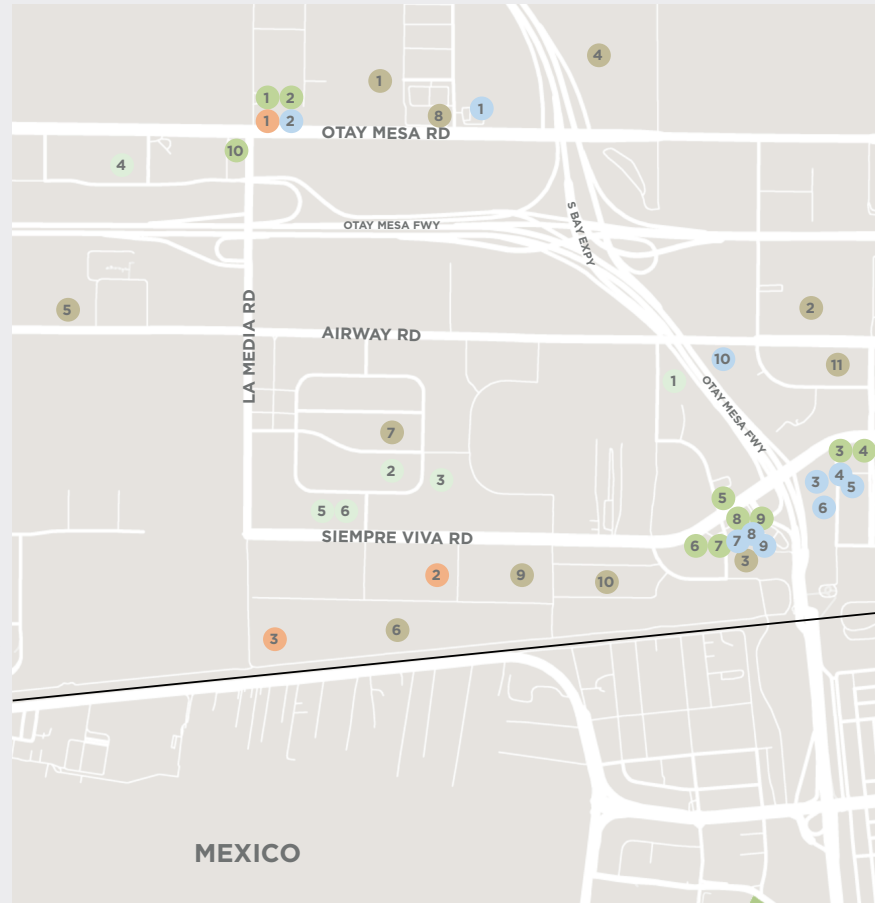
- | | |
|-----------------------------------|-----------------------------|
| 1. Whalen Furniture | 7. Penske Corporation |
| 2. Panasonic Corporation of North | 8. Cushman & Wakefield |
| 3. Sanko Electronics America Inc. | 9. Hologic |
| 4. Amazon | 10. Joybird |
| 5. Logistx | 11. 3PL Integrated Services |
| 6. Iron Mountain | |

COPY / POSTAL / OFFICE SUPPLY

- | | |
|-------------------------------|-----------------------------------|
| 1. Postalannex+ | 3. FedEx Trade Networks Transport |
| 2. UPS Supply Chain Solutions | |

FOOD / COFFEE / RESTAURANTS

- | | |
|----------------------|---------------------------|
| 1. Wendy's | 6. IHOP |
| 2. Pizza Hut Express | 7. Jack In The Box |
| 3. McDonald's | 8. Super Bronco Taco Shop |
| 4. Starbucks | 9. Teriyaki Madness |
| 5. Carl's Jr. | 10. La Loteria |



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