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

REGAN TULLY

Managing Director CA License #00712457 Direct: (619) 661-0656 Mobile: (619) 520-2424 MORROW BOTROS Associate Broker CA License #02196220 Direct: 619.614.1383 Mobile: 760.208.8679

8780 Sherwood Terrace San Diego, CA 92154 cushmanwakefield.com

CUSHMAN & WAKEFIELD

ST Will .

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

CUSHMAN & WAKEFIELD

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	Х
1800	Leased	12,181	1,800	0	2	23 ft	Х
1700	Leased	10,433	1,800	0	2	23 ft	Х
2300	Leased	10,540	Shell	0	3	23 ft	Х

2235 AVENIDA COSTA ESTE





Available Space: 46,800 SF Stories: 1 Exterior Docks: 8 Drive-In: 4 Clear Height: 23 ft



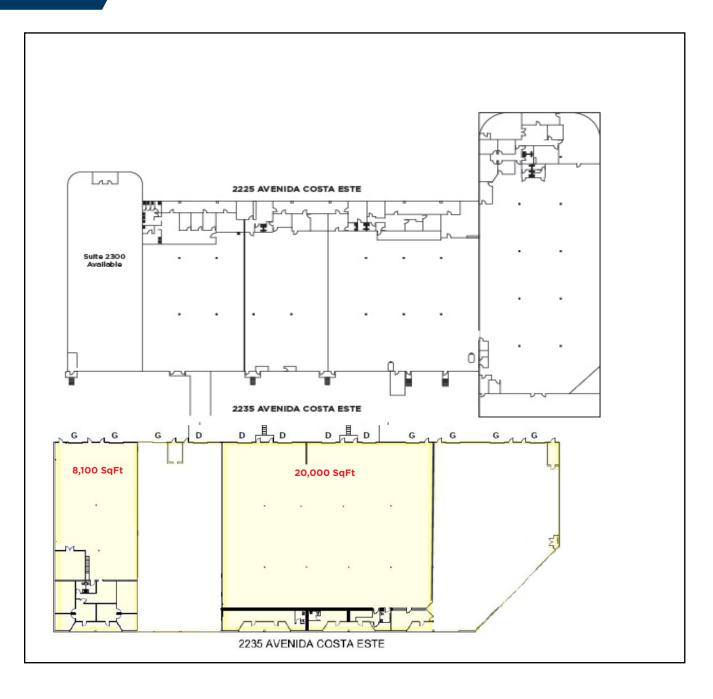


SUITE	STATUS	APPROX. TOTAL SQ	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF-NNN
100	Available	8,100	1,750	2	0	23 ft	\$1.20
200	Leased	8,076	748	1	1	23 ft	Х
400	Available	20,000	900	1	4	23 ft	\$1.20
600	Leased	10,396	4,284*	3	0	23 ft	X

* Owner will customize per tenant's needs.

SITE PLAN





DOWNTOWN AMENITIES

CUSHMAN & WAKEFIELD

FREIGHT / STORAGE

	2.	Otay Crossing Self Storage LLC Atlas Freight Forwarding FedEx Freight	5.	Republic Moving & Storage U-haul Neighborhood Dealer Omega Moving & Storage Inc.			
	GA	S / CONVENIENCE MA	RK	ET			
	3. 4. 5.	ExtraMile Convenience Stores LLC Chevron ExtraMile Convenience Stores LLC Chevron Speedway TAIL / LOCAL BUSINES	7. 8. 9. 10.	ARCO Circle K Phillips 66 7-Eleven	(
	3. 4. 5.	Whalen Furniture Panasonic Corporation of North Sanko Electronics America Inc. Amazon Logistx Iron Mountain	8. 9. 10.				
COPY / POSTAL / OFFICE SUPPLY							
		Postalannex+ UPS Supply Chain Solutions	3.	FedEx Trade Networks Transport]		
	FO	OD / COFFEE / RESTAU	JR/	ANTS			
	2. 3. 4.	Wendy's Pizza Hut Express McDonald's Starbucks	7. 8. 9.				
	5.	Carl's Jr.	10.	La Loteria			



REGAN TULLY

Managing Director CA License #00712457 Direct: (619) 661-0656 Mobile: (619) 520-2424

MORROW BOTROS Associate Broker

CA License #02196220 Direct: 619.614.1383 Mobile: 760.208.8679

8780 Sherwood Terrace San Diego, CA 92154 cushmanwakefield.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.