

SIEMPRE VIVA BUSINESS PARK

BUILDING 17 - Suite 100
8500 KERNS STREET . SAN DIEGO, CA

45,934 SF available for lease
Manufacturing - Distribution - Warehouse



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Murphy
Development Company

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INDUSTRIAL FOR LEASE

Siempre Viva Business Park is a 2,100,000 SF master-planned, corporate quality industrial park located in the Otay Mesa area of the City of San Diego.



Otay Mesa Advantages

New freeways: SR-905 and SR-125

South Bay offers San Diego County's most plentiful labor supply

Estate and family-oriented homes in Otay Ranch and Eastlake provide spectacular housing for executives and staff

Time-saving reverse commutes against traditional traffic

Siempre Viva Business Park Advantages

A 116-acre corporate industrial and technology park

State-of-the-art industrial buildings

Corporate landscaping and CC&R's

U.S. Department of Commerce Foreign Trade Zone

Otay Mesa's highest quality business park

All street, gutter, sidewalk, and utility infrastructure in place

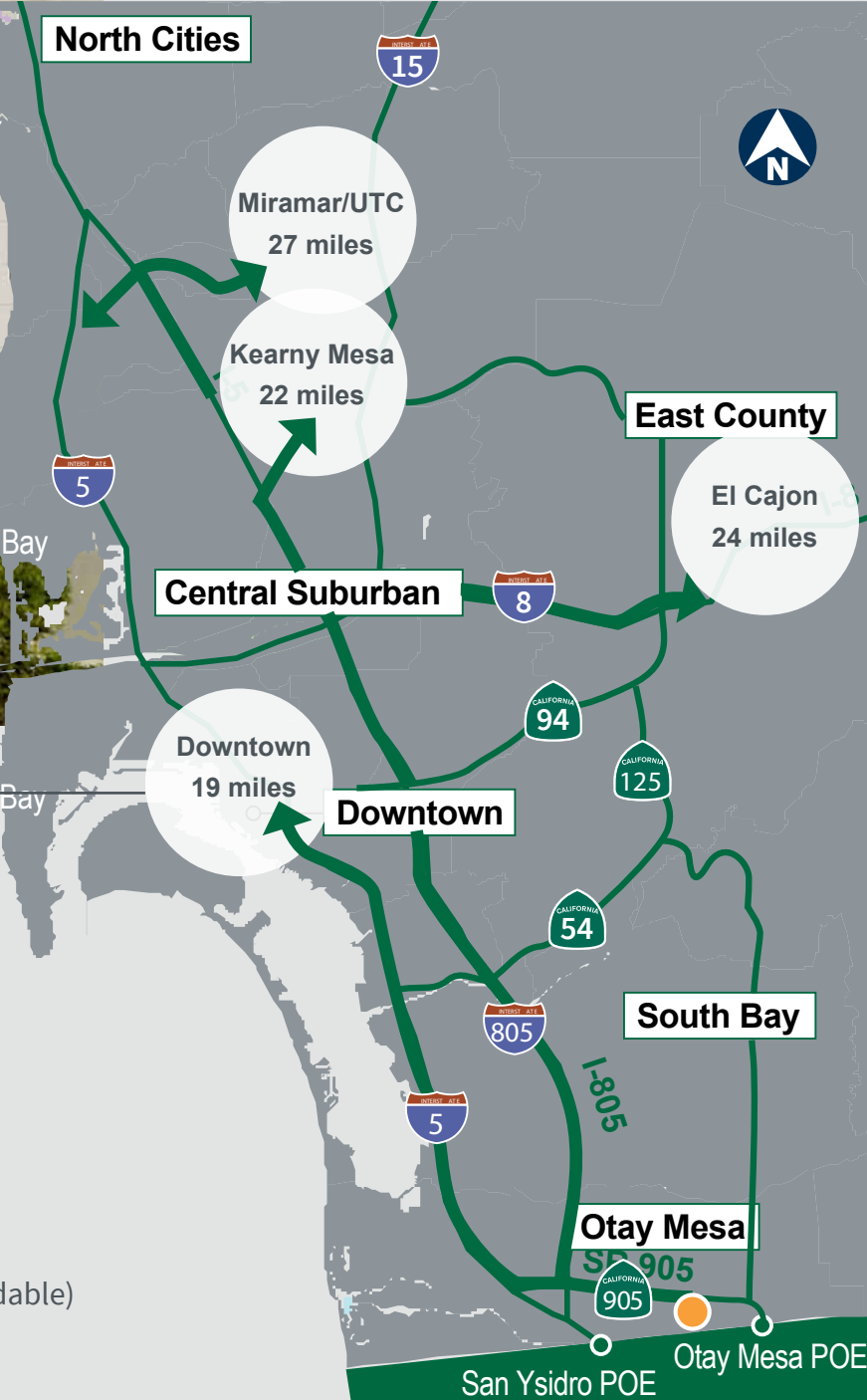
Sustainable building and site design

Walking distance to the Otay Mesa Border Crossing



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Suite 100

First floor	39,734 SF
Mezzanine area	<u>6,200 SF</u>
Total available area	45,934 SF
Minimum clear height	28'-30'
Typical column spacing	52'x54'
Building dimensions	155' x 470'
Shared truck yard depth	192'
Dock high loading doors	13
Grade loading doors	2
Standard parking ratio	1.8/1,000
Land Area	4.2 Acres
Power	1400 amps 277 / 488v power (expandable)
Rent	\$0.825 NNN
OpEx	\$0.19 psf/month

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Building Features

79,050 SF building

Corporate entry

Conference room balcony

3.0% vented skylights

Office space to suit

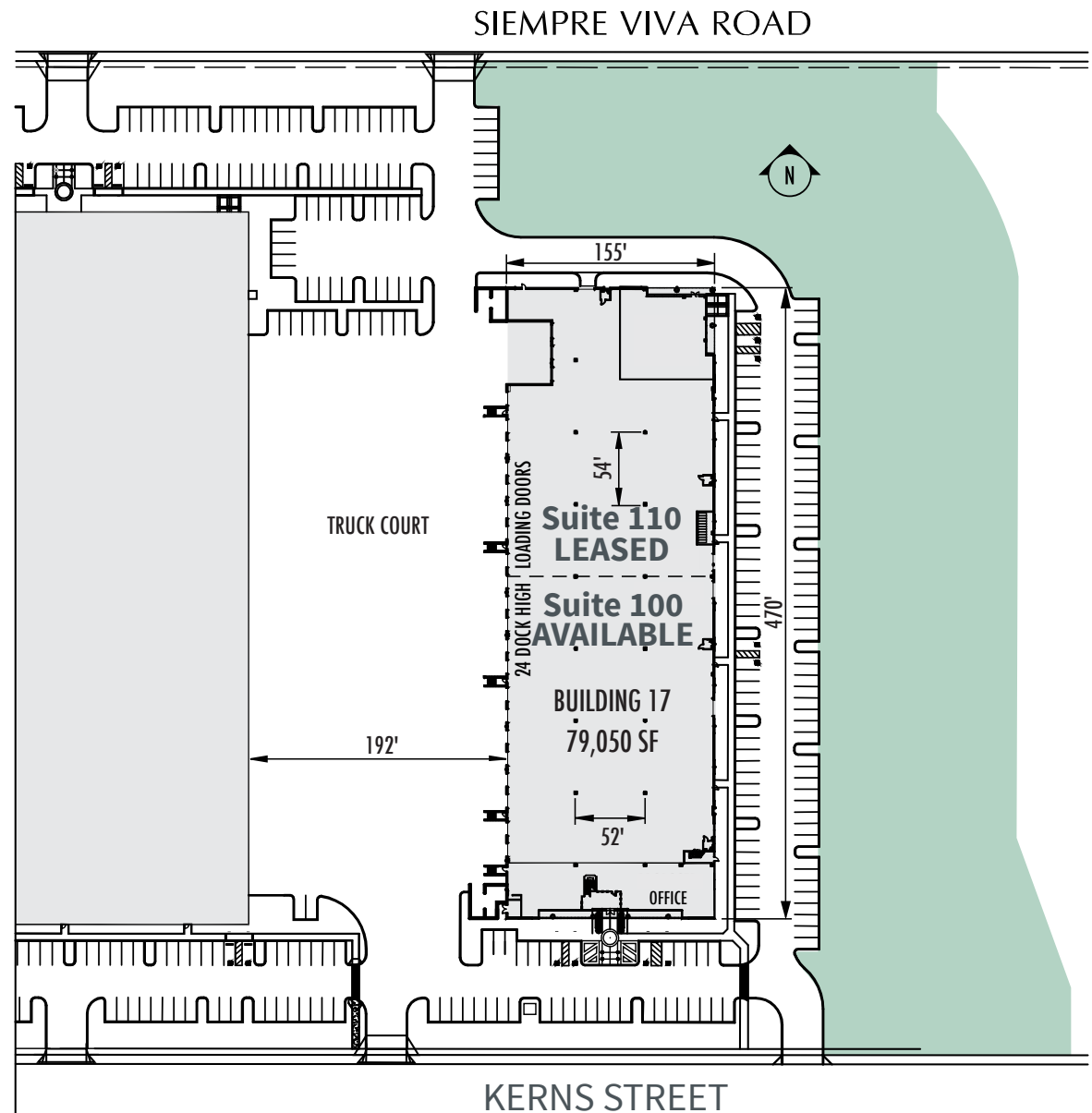
Wide concrete truck courts

ESFR sprinklers

2,000 amps of 480V 3-phase power

Ample power, sewer and water

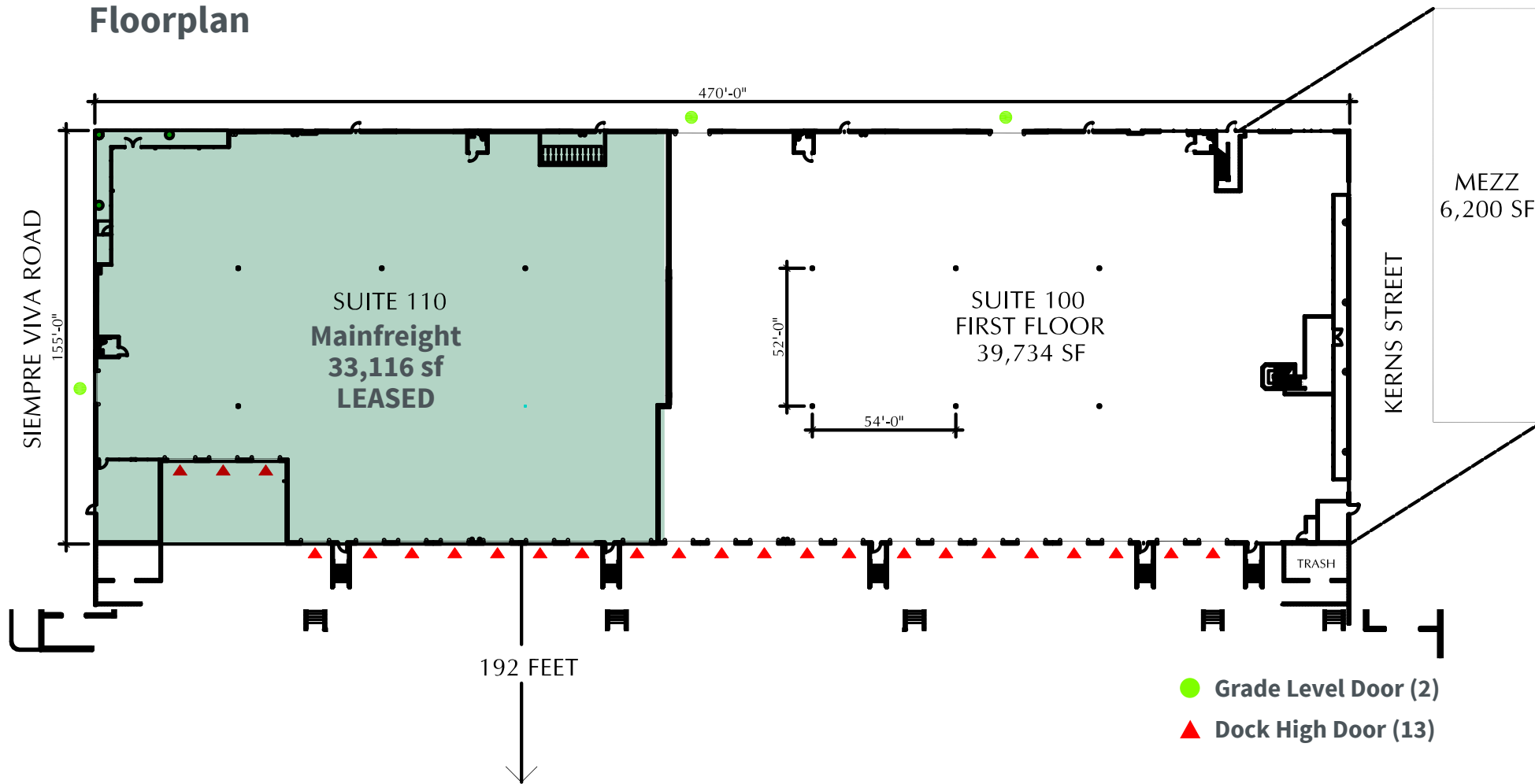
High efficiency LED lighting providing
10-20 ft. candles psf



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Floorplan



- Grade Level Door (2)
- ▲ Dock High Door (13)

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Siempre Viva Business Park Summary

	Land Area	Total SF
Central Phase	37.9	670,603
Eastern Phase	32.5	589,170
Western Phase	45.1	834,550
Total	115.5	2,094,323

Original Siempre Viva Business Park tenants & owner users

Central Phase (Completed)		
Tenant/User	Land Area	Total SF
San Diego Coil Center	4.2	82,000
Samwha USA, Inc. (1)	2.7	44,185
Triboro (2)	3.5	66,243
Pioneer/NYK (3)	3.4	56,120
Air Tiger/Art leather (4)	3.4	56,120
UPS-SCS/BOSE (5)	6.2	118,550
Iron Mountain (6)	10.0	187,625
UPS-SCS/Eaton (7)	4.5	59,760
Total	37.9	670,603

Eastern Phase (Completed)		
Tenant/User	Land Area	Total SF
Hitachi Transport (8)	6.3	112,000
Hitachi Transport (9)	12.2	257,972
US Joiner/Mattel (10)	7.6	115,290
Kojima America (11)	6.4	103,908
Total	32.5	589,170

Western Phase (In Process)		
Tenant/User	Land Area	Total SF
FedEx/Pacific World (14)	12.4	248,136
General Dynamics (15)	11.3	225,763
Ajinomoto (16)	9.7	159,631
Mainfreight (17)	4.2	79,050
BD / CareFusion (18)	7.7	121,970
Total	45.3	834,550



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Pacific Ocean

San Diego Intl Airport

Downtown San Diego

Coronado

Raytheon

UTC Aerospace Systems



GENERAL DYNAMICS

Solar Turbines
A Caterpillar Company

BAE SYSTEMS




BROWN FIELD TECHNOLOGY PARK



Brown Field Airport

Honeywell

Johnson & Johnson

BROWN FIELD BUSINESS PARK

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TJ Intl Airport

Cross Border Terminal

FedEx

Siempre Viva Rd



Airway Rd



GENERAL DYNAMICS



IRON MOUNTAIN



BOSE



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SHARP



Imperial **ATLAS**

METTLER TOLEDO

BALBOA
water group

Panasonic

THE CAMPUS
AT SAN DIEGO BUSINESS PARK

Otay Mesa Rd

SAN DIEGO BUSINESS PARK

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FedEx



Otay Mesa Port of Entry

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CITY OF CHULA VISTA

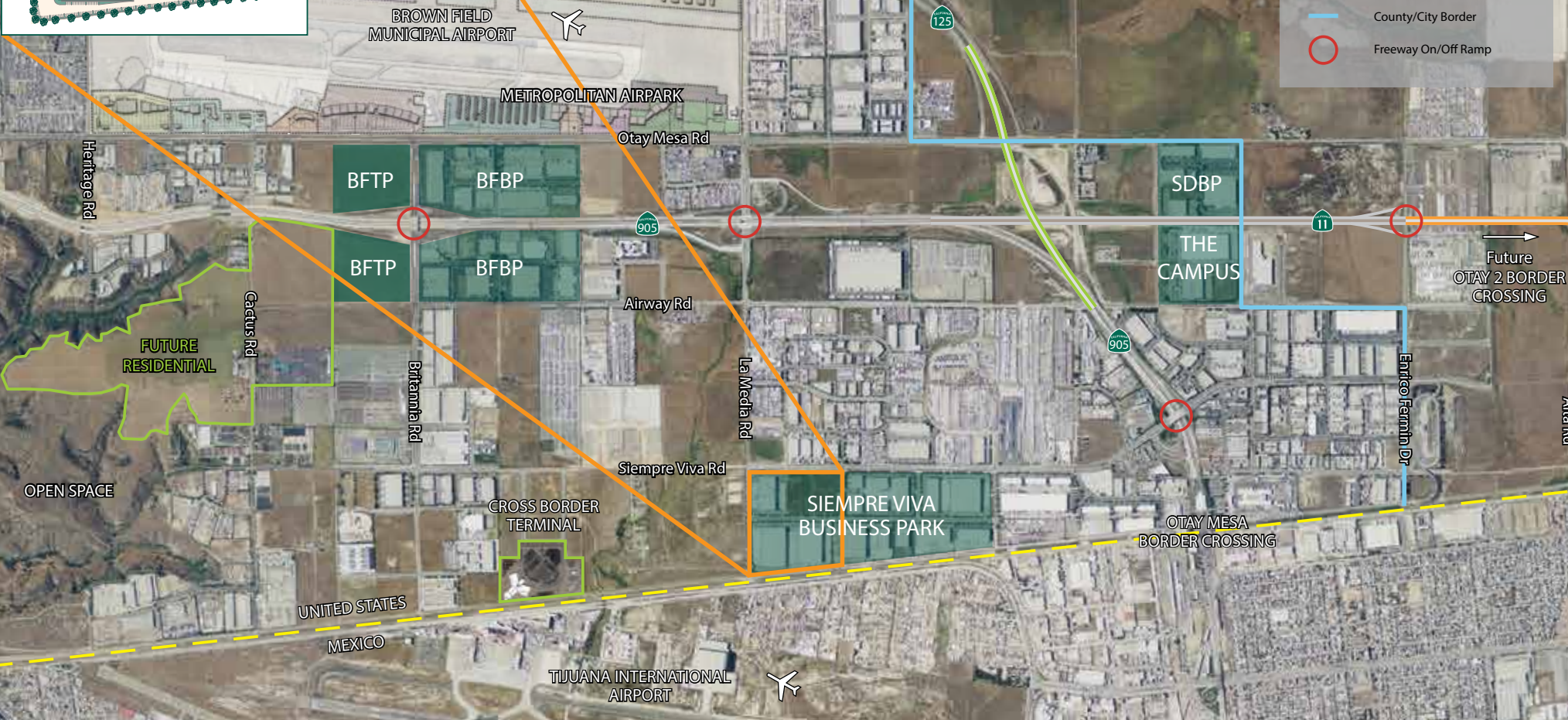
CITY OF SAN DIEGO

COUNTY OF SAN DIEGO



MURPHY DEVELOPMENT OTAY PROJECTS

- Siempre Viva Business Park
- BFBP Brown Field Business Park
- BFTP Brown Field Technology Park
- SDBP San Diego Business Park
- SR-11 approved
- Future 125 connector
- County/City Border
- Freeway On/Off Ramp





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