



VIVA

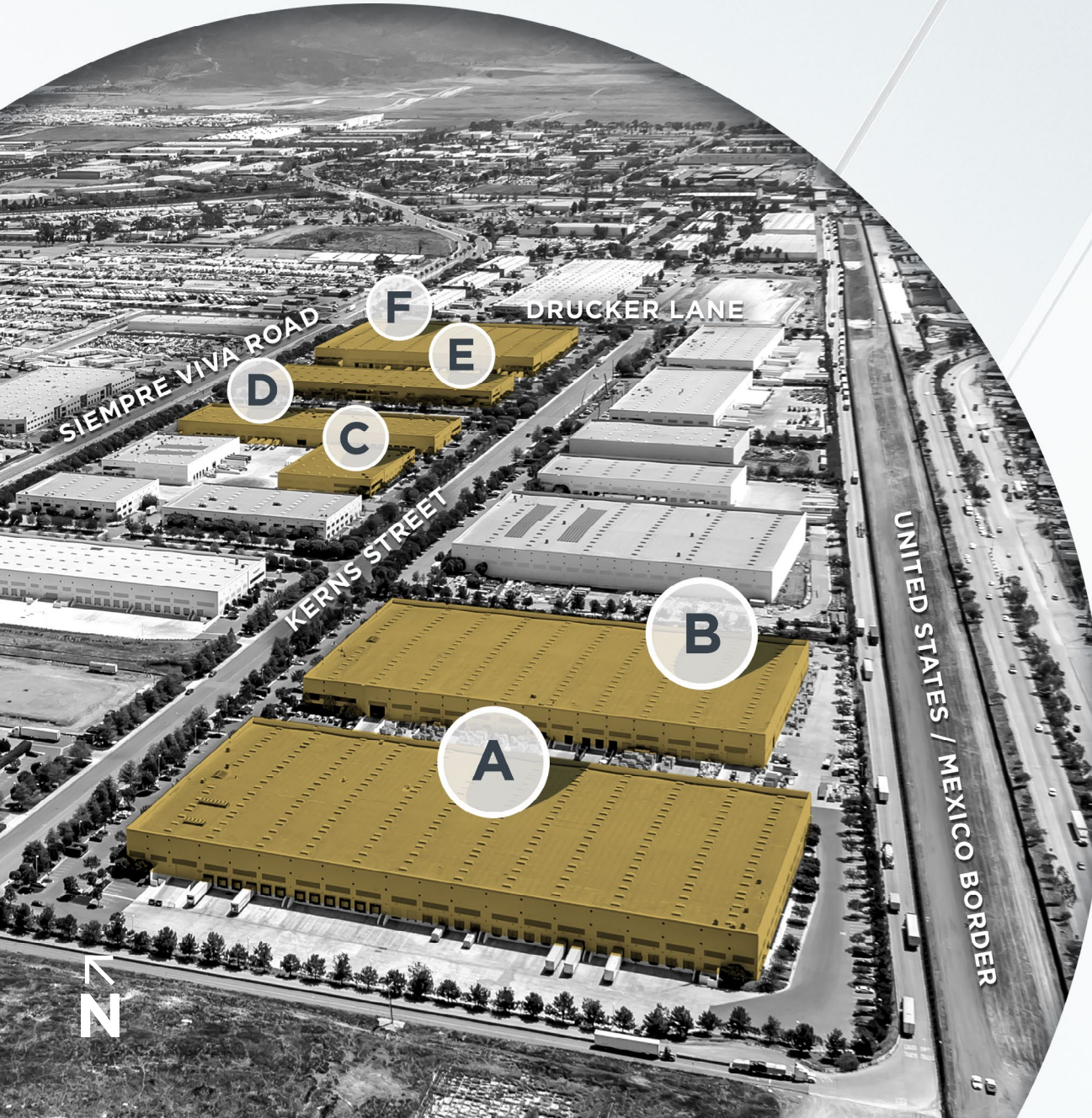
LOGISTICS CENTER

IDS

REAL ESTATE GROUP



# PROPERTY AERIAL



**A** 8409 KERNS STREET  
• RSF - 248,269  
• Clear Height - 36'-38'  
**100% LEASED**

**B** 8511 KERNS STREET  
• RSF - 225,763  
• Clear Height - 32'-34'  
**100% LEASED**

**C** 8690 KERNS STREET  
• RSF - 57,509  
• Clear Height - 24'-26'  
**AVAILABLE JULY 1**

**D** 2660 SARNEN STREET  
• RSF - 119,395  
• Clear Height - 24'-26'  
**AVAILABLE**

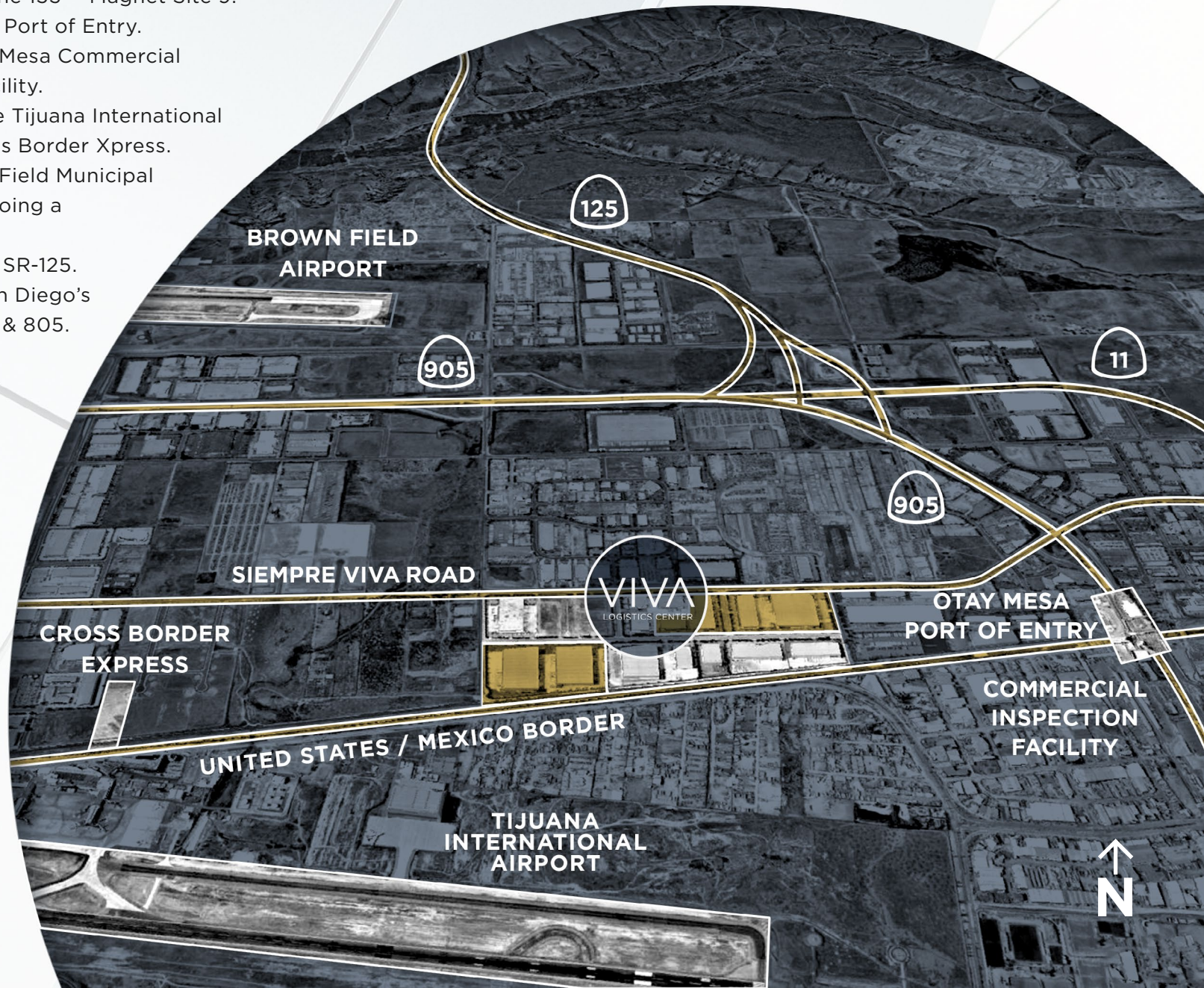
**E** 8863 SIEMPRE VIVA ROAD  
• RSF - 112,430  
• Clear Height - 24'-26'  
**100% LEASED**

**F** 9043 SIEMPRE VIVA ROAD  
• RSF - 258,053  
• Clear Height - 32'-36'  
**AVAILABLE**



# LOCATION

- Within Foreign-Trade Zone 153 - Magnet Site 9.
- 0.5 mile from Otay Mesa Port of Entry.
- 1.5 Miles from CHP Otay Mesa Commercial Vehicle Enforcement Facility.
- Less than a mile from the Tijuana International Airport through the Cross Border Xpress.
- Minutes from the Brown Field Municipal Airport currently undergoing a major renovation.
- One mile from SR-905 & SR-125.
- Convenient access to San Diego's major Interstates 5, 8, 15 & 805.





# OVERVIEW

Viva Logistics Center is a six-building Class A industrial project comprised of 1,021,419 square feet within the highly desirable Otay Mesa submarket of San Diego.

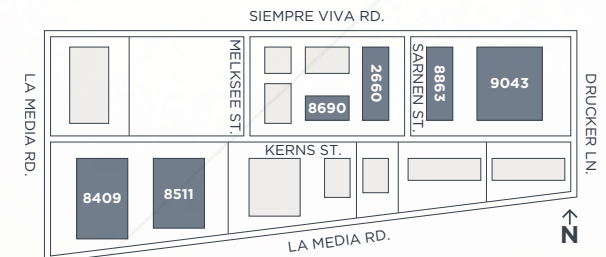
## FEATURES

- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- Ample Parking
- IBT-1-1 Zoning
- 24' - 38' Clear height
- Energy efficient LED exterior lighting
- ESFR & ESFR ready fire suppression



# CURRENT AVAILABILITY

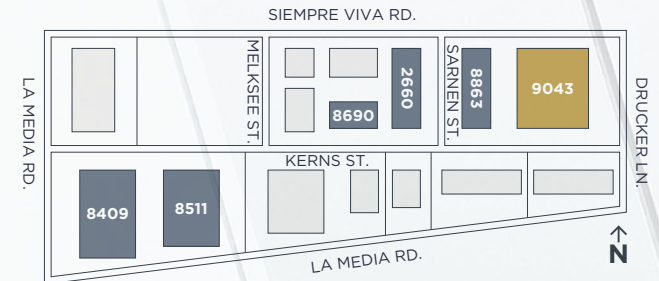
	SUITE	SQ.FT	OFFICE %	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
<b>9043 SIEMPRE VIVA ROAD</b>	Entire Building	258,053	6,930 SF (2%)	\$0.75 - \$0.85 NNN	42	2	Divisible to ~ 57,000 SF. ESFR Sprinklers. Fully secured truck court. Trailer parking / private yard
<b>8690 KERNS STREET</b>	100	24,905	3,395 SF (15%)	\$0.75 - \$0.85 NNN	5	1	.50/2,000 GPM Sprinklers, Excellent image and functionality.
<b>2660 SARNEN STREET</b>	101	2,094	0 SF (0%)	\$1.00 Gross	N/A	N/A	Dead Storage Available Now
	102	1,990	1,990 SF (100%)	\$1.00 - \$1.25 NNN	N/A	N/A	Office Available Now
	200	4,579	4,579 SF (100%)	\$1.00 - \$1.25 NNN	N/A	N/A	Office Available Now
	101 & 200	6,673	4,579 SF (69%)	\$0.90 - \$1.15 NNN	N/A	N/A	Five Private Offices
<b>8409 KERNS STREET</b>	<b>100% LEASED</b>						
<b>8511 KERNS STREET</b>	<b>100% LEASED</b>						
<b>8863 SIEMPRE VIVA ROAD</b>	<b>100% LEASED</b>						



# 9043 SIEMPRE VIVA ROAD

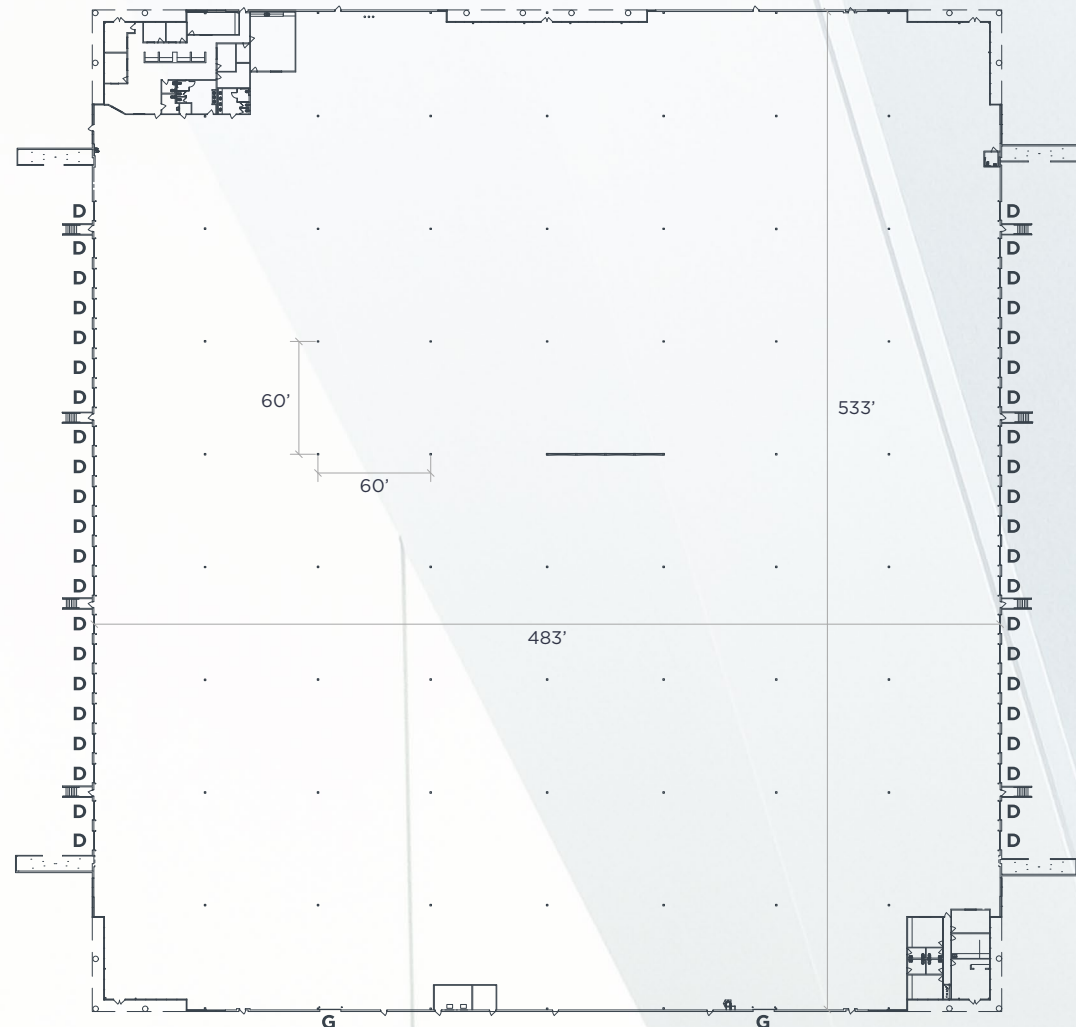
SUITE	TOTAL SF	LEASE RATE	COMMENTS
Entire Building	258,053	\$0.75 - \$0.85 NNN	Approximately 6,930 SF Office (2%) split between 2 pods (4,868 SF & 2,062 SF), 42 dock doors, 2 grade doors, ESFR Sprinklers, Fully secured truck court, trailer parking / private yard

- 258,053 square feet
- 32' - 36' Warehouse Clear Height
- Built 2003
- 60' x 60' Column Spacing
- Foundation: Cast-in-place, concrete, perimeter, wall-footings with 6" Concrete Slab
- Building Depth 483'
- 392 Parking Stalls
- Docks High Doors: 42, Grade Level Doors: 2
- 42 Hydraulic Pit Levelers
- Fire Protection: Early Suppression Fast Response (ESFR) sprinkler systems; K-17 and K-22 heads
- 3 phase / 4 wire service with 4,000 amps of 277 / 480 volt
- Dock Door / Floor Ratio: 1 door per 6,144 SF
- Fully secured truck court with guard shack



## LEGEND

**D** = Dock Height Doors      **G** = Grade Level Loading Door



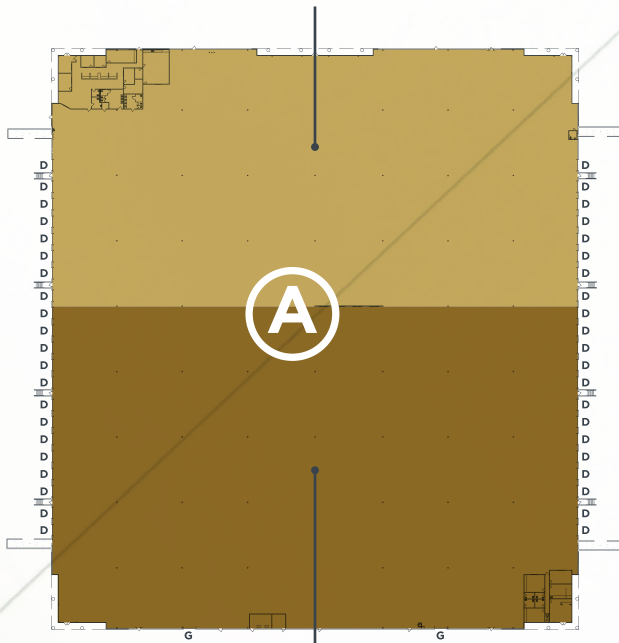
TAKE A VIRTUAL TOUR

# 9043 SIEMPRE VIVA ROAD

## DEMISING PLANS

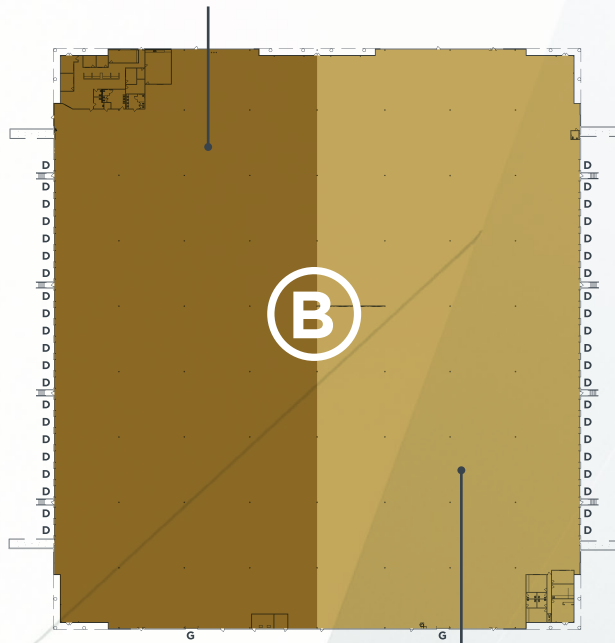


**TENANT 1**  
114,679 RSF  
16 HIGH DOCK DOORS



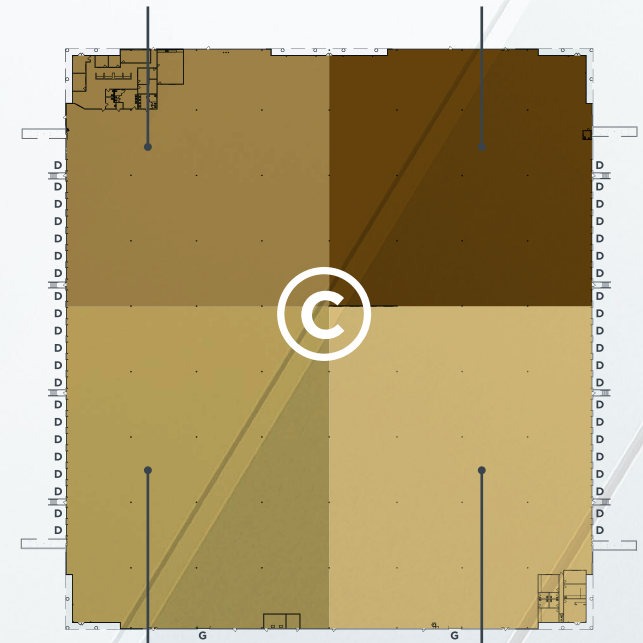
**TENANT 2**  
143,374 RSF  
26 HIGH DOCK DOORS  
2 GRADE LEVEL DOORS

**TENANT 1**  
128,806 RSF  
21 HIGH DOCK DOORS  
1 GRADE LEVEL DOOR



**TENANT 2**  
129,247 RSF  
21 HIGH DOCK DOORS  
1 GRADE LEVEL DOOR

**TENANT 1**  
57,348 RSF  
8 HIGH DOCK DOORS



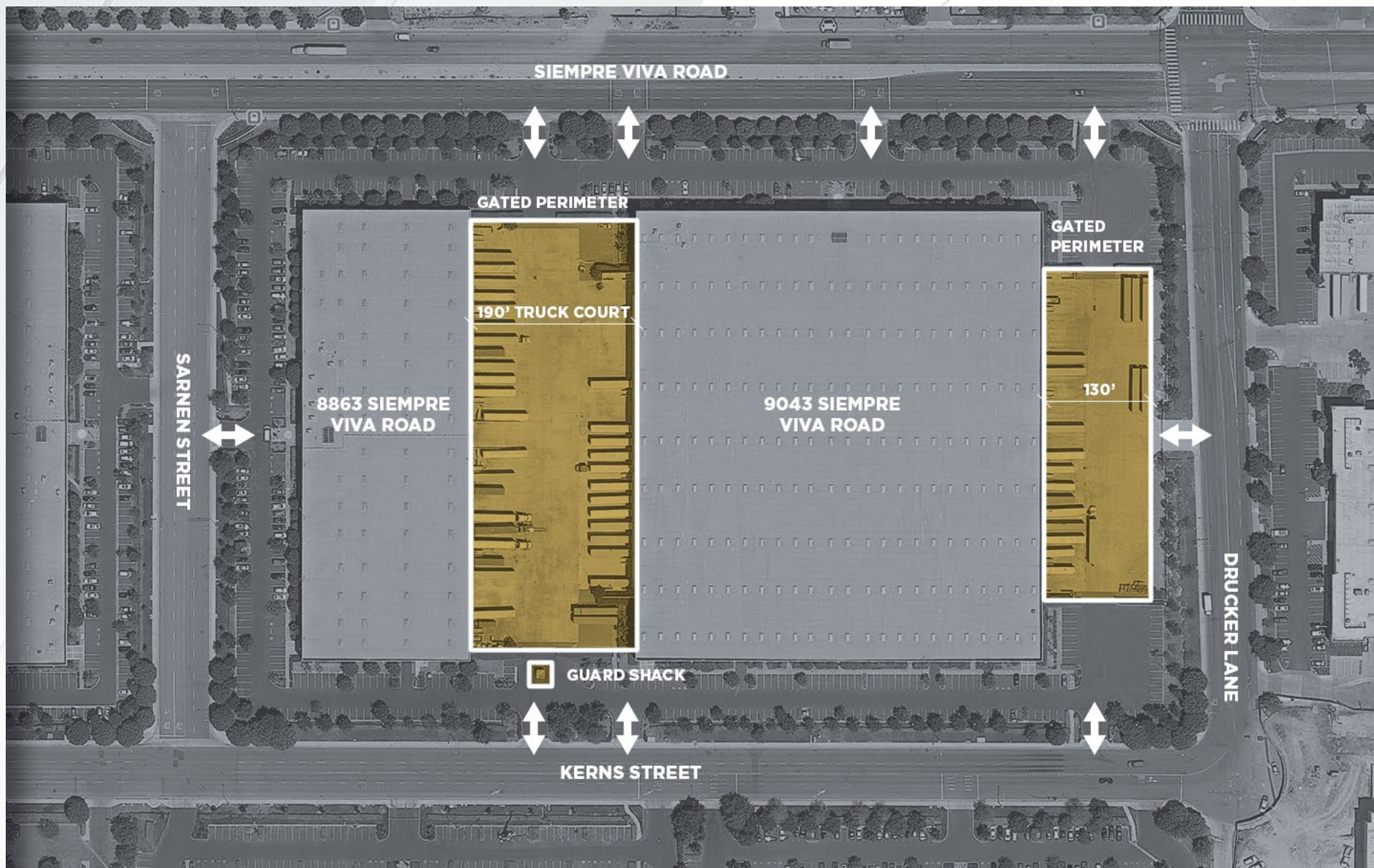
**TENANT 3**  
71,458 RSF  
13 HIGH DOCK DOORS  
1 GRADE LEVEL DOOR

**TENANT 2**  
57,331 RSF  
8 HIGH DOCK DOORS

**TENANT 4**  
71,916 RSF  
13 HIGH DOCK DOORS  
1 GRADE LEVEL DOOR



# TRUCK COURT ACCESS





# 8690 KERNS STREET

SUITE	TOTAL SF	LEASE RATE	COMMENTS
100	24,905	\$0.75 - \$0.85 NNN	Approx. 3,395 SF of office, .50/2,000 GPM Sprinklers. Excellent image and functionality

- 24,905 RSF
- 5 Dock Door positions, each with an edge of dock leveler
- 1 Grade Level Door (shared ramp)
- 24' - 26' Warehouse Clear Height
- New LED warehouse lights
- Office - Approx. 3,395 SF  
2nd Floor Office: 2,865 SF  
1st Floor: Approx. 530 SF
- Power: 600 amps of 277/480 volt 3 phase / 4 wire service
- Fire protection: Fully sprinklered .50/2,000 GPM

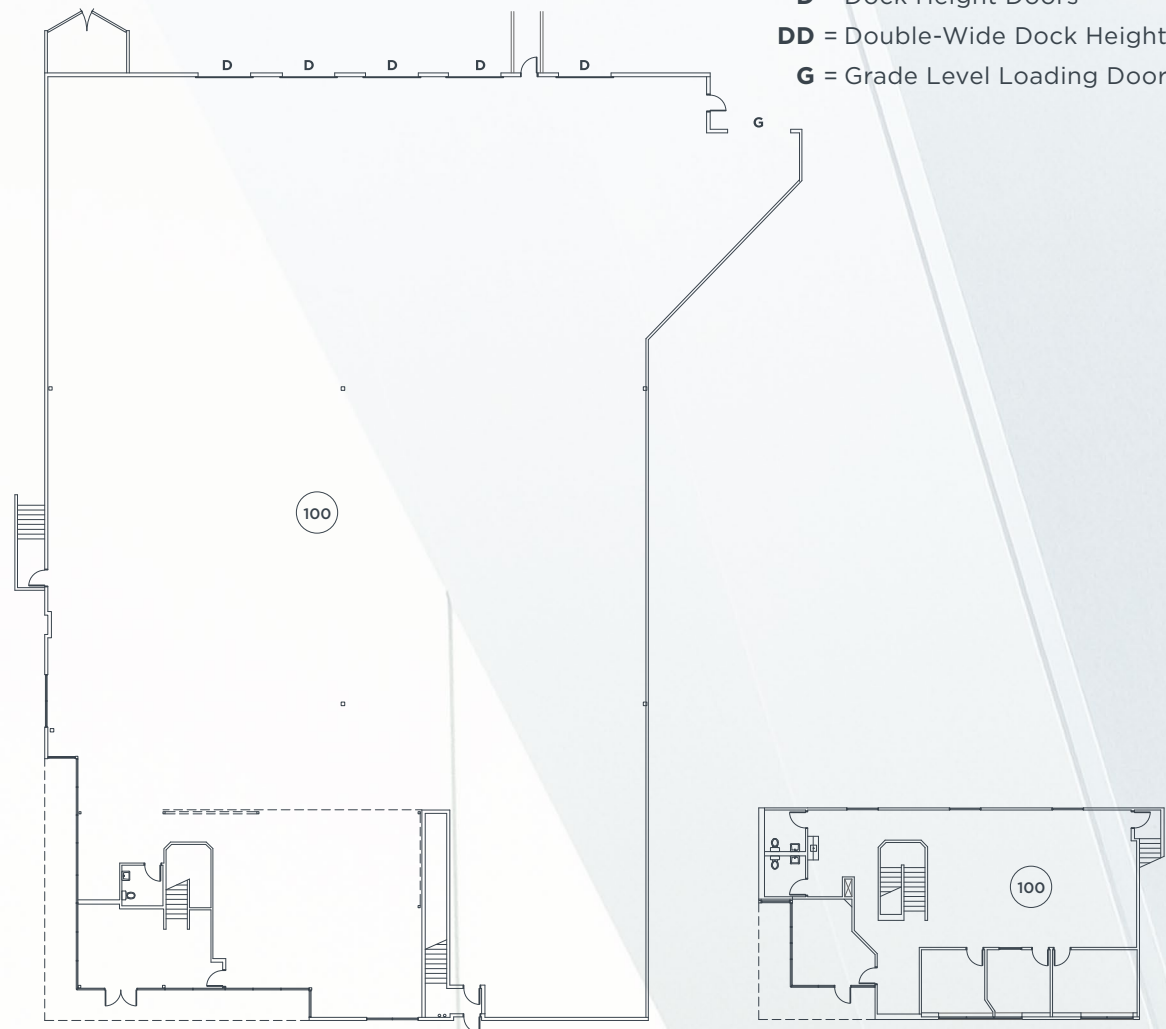


## LEGEND

**D** = Dock Height Doors

**DD** = Double-Wide Dock Height Loading Door

**G** = Grade Level Loading Door

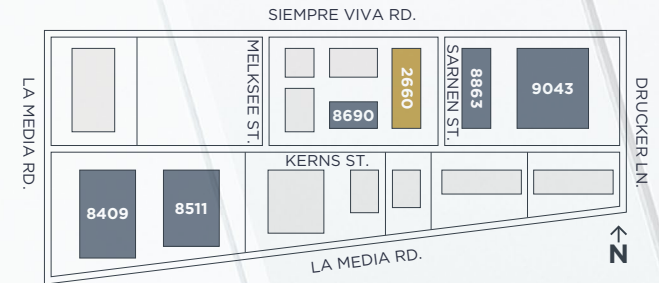


TAKE A VIRTUAL TOUR

# 2660 SARNEN STREET

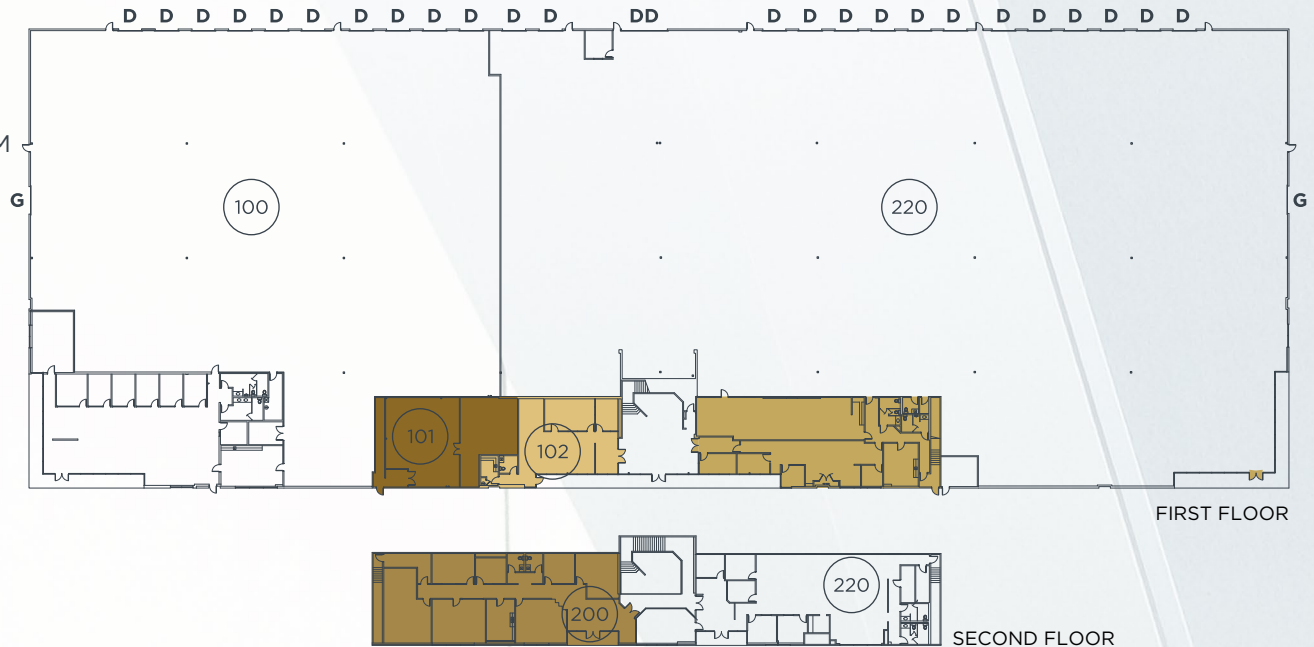
SUITE	TOTAL SF	LEASE RATE	COMMENTS
101	2,094	\$1.00 Gross	Dead Storage
102	1,990	\$1.00 - \$1.25 NNN	100% Office, Two Private Offices
200	4,579	\$1.00 - \$1.25 NNN	100% Office, Five Private Offices, Conference Room, Break Room, Storage Room
101 & 200	6,673	\$0.90 - \$1.15 NNN	69% Office / 31% Storage, Five Private Offices

- Built 2001
- 119,395 Square feet
- 24' - 26' Minimum clear height
- 50' x 68' Column spacing
- 181 Parking stalls
- Dock High Doors: 24
- Grade Level Doors: 2
- Fire Protection: Fully sprinklered .50/2,000 GPM
- Electrical: 3-phase service with 2,000 amps of 277 / 480 volt



## LEGEND

- D** = Dock Height Doors
- DD** = Double-Wide Dock Height Loading Doors
- G** = Grade Level Loading Door





# RECENT PROJECT ENHANCEMENTS



BUILDING MONUMENT AND WAYFINDING SIGNAGE



SUSTAINABLE LANDSCAPE DESIGN

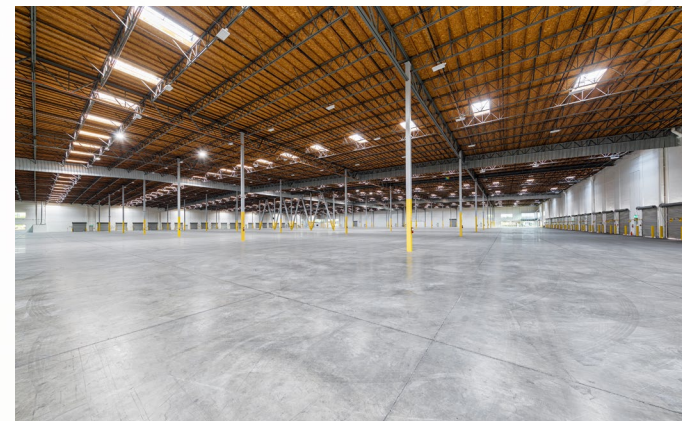
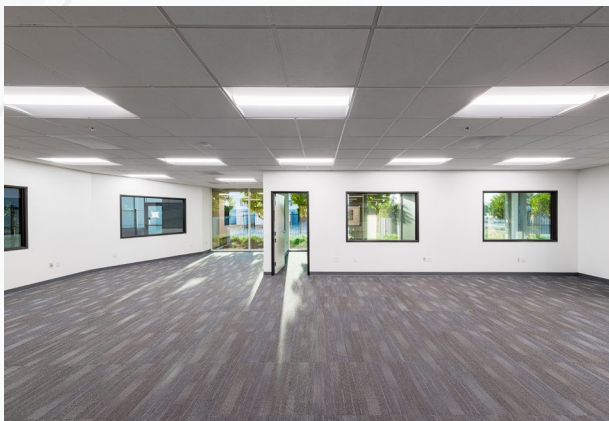


NEW ROOFS

MODERN PAINT SCHEME



# VIVA LOGISTICS CENTER





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