

# BROWN FIELD TECHNOLOGY PARK



**BROWN FIELD**  
TECHNOLOGY PARK

Fully Entitled 50-Acre Corporate Industrial Park

Build-to-Suits For Sale or Lease

50,000 to 2,000,000 SF

**Murphy**  
Development Company

UP TO 2,000,000 SF  
BUILD-TO-SUIT DEVELOPMENT  
FOR SALE OR LEASE





# DEVELOPMENT READY

12  
months

to complete  
shell buildings

2M  
square feet

of entitlements

38  
feet

available  
clear heights



# BROWN FIELD TECHNOLOGY PARK ADVANTAGES

50-acre corporate industrial and technology park

2,000,000 SF master plan allows corporate expansion

Up to 38 ft. clear heights

Located on 905 freeway at Britannia Boulevard interchange

Fully entitled and development ready

Shell buildings can be complete in 12 months

Corporate design guidelines, landscaping and CC&R's

LEED and state-of-the-art building designs

U.S. Department of Commerce Foreign Trade Zone

Flexible design allows for industrial, R&D, office,  
manufacturing and corporate engineering buildings



THE NEW OTAY MESA



**BROWN FIELD  
TECHNOLOGY PARK**

**NORTHERN UNIT 1**

25.267 Acres

Building A	103,662 SF
Building B	197,649 SF
Building C	124,326 SF
<b>Total</b>	<b>425,637 SF</b>

**BUILDING FEATURES**

Clear Height: 32'-38'

Typical Column Spacing: 50'x56'

Sprinklers: ESFR

Min Truck Yard Depth: 135'

Concrete Truck Yards

Ample Power, Water, and Sewer

2-Story Corporate Atrium Entries

Storm Water Compliant

**SOUTHERN UNIT 2**

(not shown)

<b>Total</b>	<b>450,000 SF</b>
--------------	-------------------





**BROWN FIELD**  
TECHNOLOGY PARK

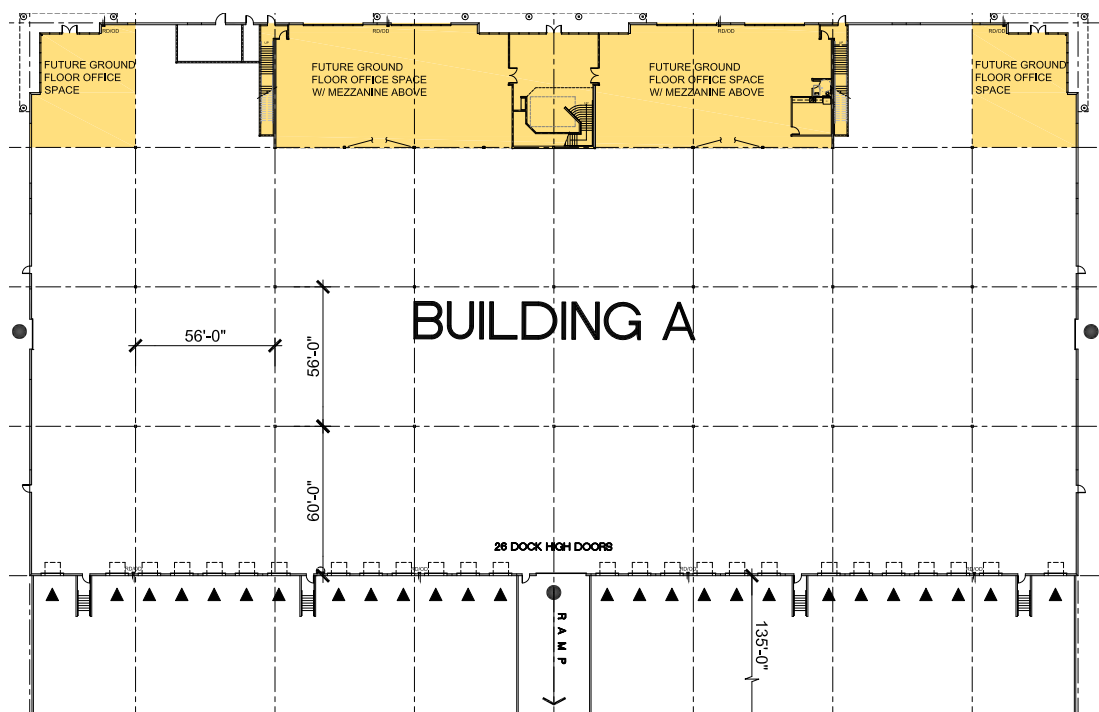
### BUILDING A

6.29 Acres	
Total Building Size	103,662 SF
Ground Floor	92,682 SF
Mezzanine	10,980 SF
Divisible to	34,000 SF

### BUILDING FEATURES

- Clear Height: 32'
- Dock Doors: 26
- Grade Doors: 3
- Sprinklers: ESFR
- Power: 4,000 amps 277 / 480v
- Building Depth: 222'
- Building Width: 421'
- Typical Column Spacing: 50'x56'
- Speed Bay: 60'
- Min Truck Yard Depth: 135'
- Parking: 212 spaces (2/1,000)

## BUILDING A FLOOR PLAN



- ▲ Dock high door (standard)
- Grade level door



**BROWN FIELD**  
TECHNOLOGY PARK

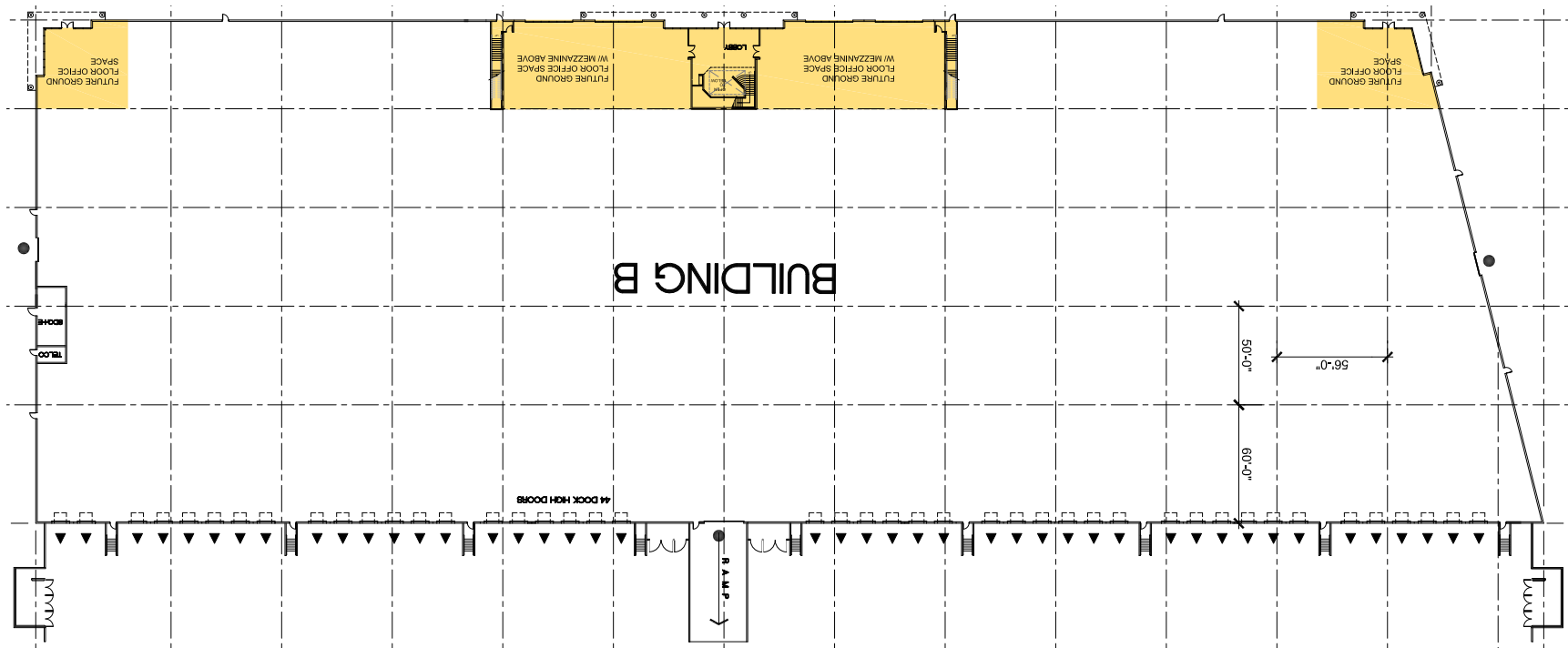
### BUILDING B

7.29 Acres	
Total Building Size	197,649 SF
Ground Floor	187,649 SF
Mezzanine	10,000 SF
Divisible to	50,000 SF

### BUILDING FEATURES

- Clear Height: 36'
- Dock Doors: 44
- Grade Doors: 3
- Sprinklers: ESFR
- Power: 4,000 amps 277 / 480v
- Building Depth: 255'
- Building Width: 698'
- Typical Column Spacing: 50'x56'
- Speed Bay: 60'
- Min Truck Yard Depth: 135'
- Parking: 208 spaces (1.05/1,000)
- Trailer Parking: 45 spaces

## BUILDING B FLOOR PLAN







**BROWN FIELD**  
TECHNOLOGY PARK

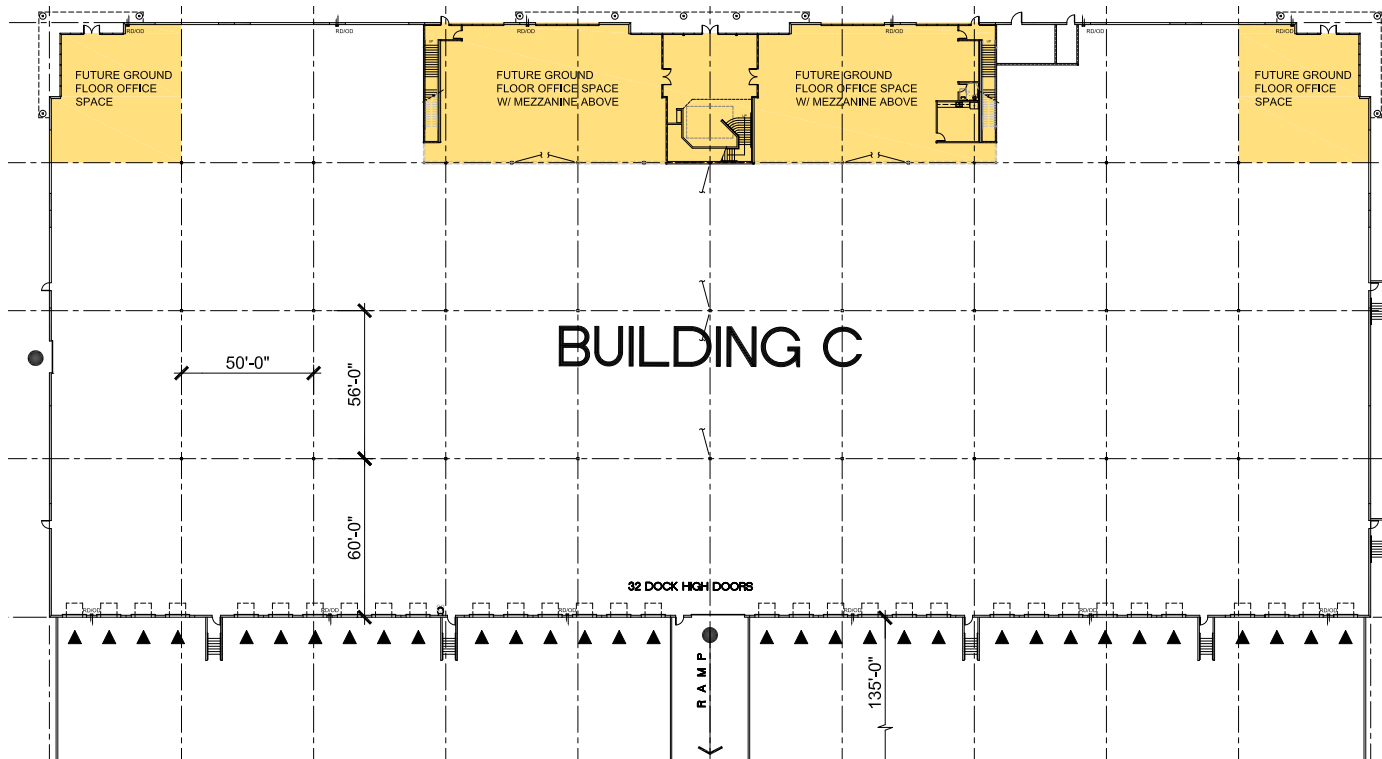
### BUILDING C

7.29 Acres	
Total Building Size	124,326 SF
Ground Floor	113,548 SF
Mezzanine	10,778 SF
Divisible to	34,000 SF

### BUILDING FEATURES

Clear Height: 32'  
Dock Doors: 32  
Grade Doors: 2  
Sprinklers: ESFR  
Power: 4,000 amps 277 / 480v  
Building Depth: 225'  
Building Width: 500'  
Typical Column Spacing: 50'x56'  
Speed Bay: 60'  
Min Truck Yard Depth: 135'  
Parking: 212 spaces (1.7/1,000)

## BUILDING C FLOOR PLAN





## OTAY MESA ADVANTAGES

New freeway access: SR-905 and SR-125

South County offers San Diego County's largest labor supply

Brown Field Airport is slated for a 330-acre redevelopment

Recent Community Plan Update promotes new retail and business friendly land uses

New Cross Border Terminal (CBX) accessing Tijuana's International Airport

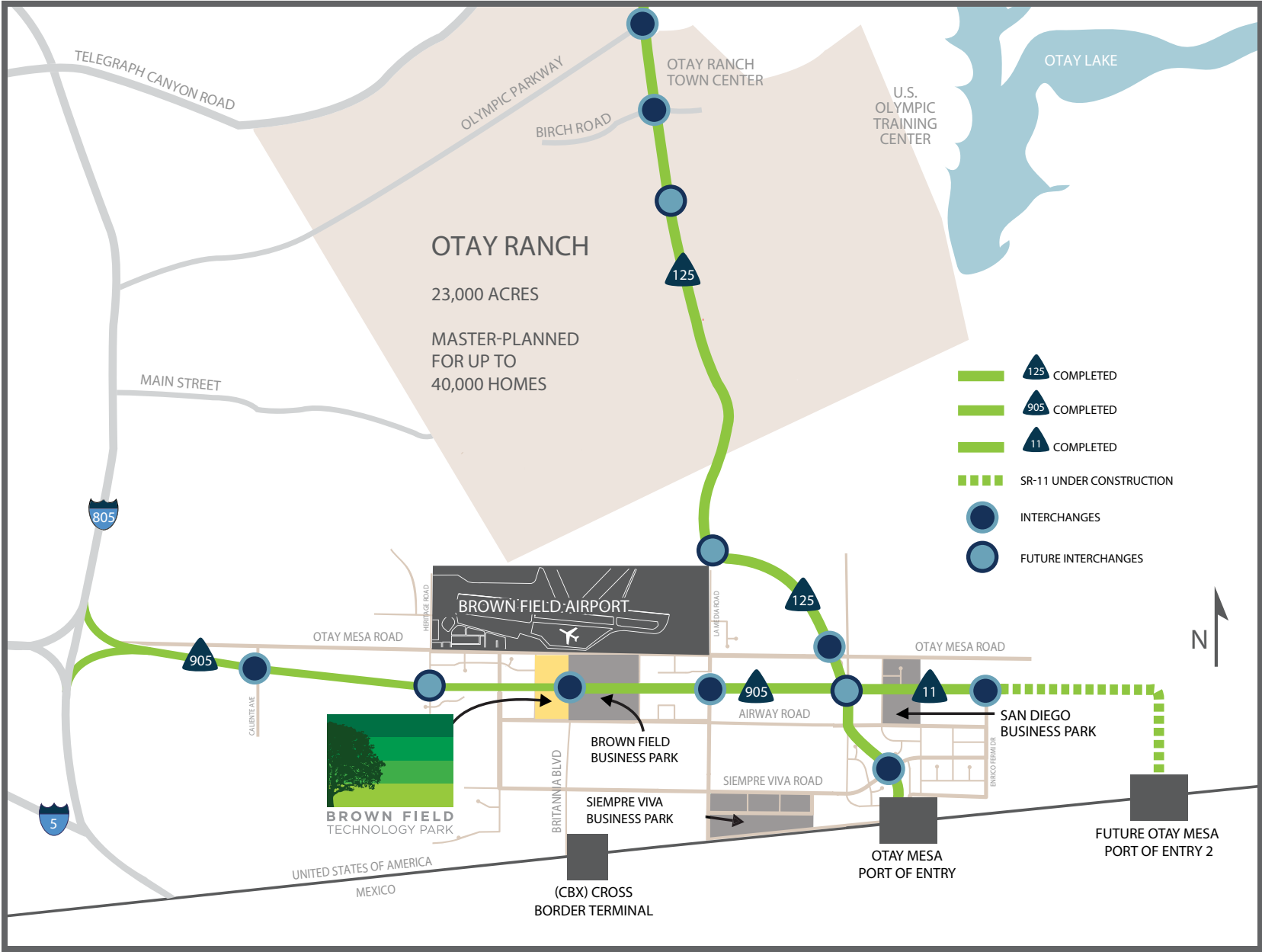
Time-saving reverse commutes

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

Otay I Port of Entry handles more than \$39 billion annually

\$700 million Otay II Port of Entry scheduled to open in 2022

# OTAY MESA ACCESS MAP



Pacific Ocean

San Diego Intl Airport

Downtown San Diego

Coronado



GENERAL DYNAMICS

BAE SYSTEMS



UTC Aerospace Systems

Raytheon

Solar Turbines  
A Entegular Company



OM  
Owens  
Corning  
Fiberglas



BROWN FIELD  
TECHNOLOGY PARK

Brown Field Airport

Honeywell

Johnson & Johnson

BROWN  
FIELD  
BUSINESS  
PARK  
Murphy  
Development Company



TJ Intl Airport

Cross Border Terminal

Siempre Viva Rd

Airway Rd

FedEx

GENERAL DYNAMICS

IRON MOUNTAIN

Aij  
AIINOWOTO

AMERTECH

BD

BOSE

ups

SIEMPRE  
VIVA  
BUSINESS  
PARK

Murphy  
Development Company

SHARP



Imperial  
ATLAS  
METTLER TOLEDO  
BALBOA  
WATER GROUP

Otay Mesa  
Port of Entry



Panasonic

CAMPUS  
AT SAN DIEGO BUSINESS PARK

Otay Mesa Rd

SAN  
DIEGO  
BUSINESS  
PARK

Murphy  
Development Company

FedEx



# DISTANCES FROM OTAY MESA



# MURPHY OTAY MESA EXPERIENCE

Otay Mesa Master Plan, Build-to-Suit or Lease Transactions

PARK	NET ACRES	MASTER PLANNED SF	STATUS
San Diego Business Park	80 acres	1,324,745 SF	Completed
Brown Field Business Park	155 acres	2,000,000 SF	Completed
Siempre Viva Business Park	116 acres	2,094,323 SF	Completed
The Campus at San Diego Park	37 acres	690,806 SF	Current
Brown Field Technology Park	50 acres	2,094,323 SF	Current
<b>TOTAL</b>	<b>438 ACRES</b>	<b>7,109,874 SF</b>	

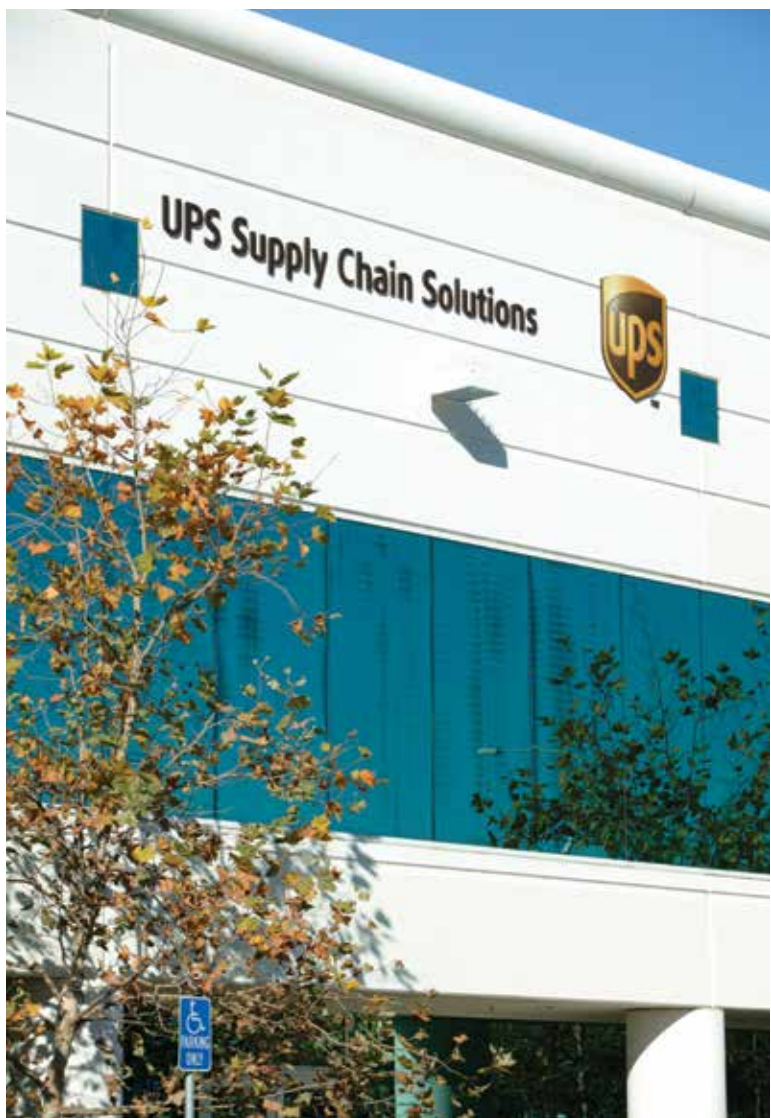
BROWN FIELD TECHNOLOGY PARK		SQUARE FEET
Master planned		1,000,000
<b>TOTAL BROWN FIELD TECHNOLOGY PARK</b>		<b>1,000,000</b>

SAN DIEGO BUSINESS PARK		SQUARE FEET
Sanyo: Phase 1		323,745
Sanyo: Phase 2		443,000
Maxell America		108,000
American Home Products		229,000
Casio		76,800
Hitachi Transport System America		57,600
Nippon Seiko / Electrolux		86,600
<b>TOTAL SAN DIEGO BUSINESS PARK</b>		<b>1,324,745</b>

BROWN FIELD BUSINESS PARK		SQUARE FEET
Master planned		2,000,000
Honeywell		205,800
Graphite Design International		84,000
<b>TOTAL BROWN FIELD BUSINESS PARK</b>		<b>289,800</b>

SIEMPRE VIVA BUSINESS PARK	SQUARE FEET
San Diego Coil Center	82,000
Samwha USA, Inc.	44,185
Triboro	66,243
Pioneer / NYK Distributions	56,120
Air Tiger Express / Art Leather	56,120
UPS-SCS / BOSE	118,550
Iron Mountain	187,625
UPS-SCS / Eaton	59,760
Hitachi Transport (Buildings 8 & 9)	369,972
US Joiner / Mattel	115,290
Kojima America	103,908
VF Corporation / Other	248,136
General Dynamics	225,763
Ajinomoto	159,631
BD	121,970
Manfreight	79,050
<b>TOTAL SVBP BUILDINGS CONSTRUCTED</b>	<b>2,094,323</b>

THE CAMPUS AT SD BUSINESS PARK	SQUARE FEET
2001 Sanyo Avenue	323,821
2055 Sanyo Avenue	208,985
2065 Sanyo Avenue	137,000
<b>TOTAL CAMPUS AT SDBP</b>	<b>669,806</b>





## BROWN FIELD TECHNOLOGY PARK



Murphy Development  
has master-planned and  
developed more than  
10 million SF of corporate  
industrial and technology  
parks for Fortune 500  
and other companies.  
The firm was established  
in San Diego in 1984.

**Murphy**  
Development Company

[www.murphydev.com](http://www.murphydev.com)



Andy Irwin  
RE Lic. #01302674  
858 410 6376  
[andy.irwin@am.jll.com](mailto:andy.irwin@am.jll.com)

BROWN FIELD TECHNOLOGY PARK