

FOR LEASE

# Airway Business Center

7510  
&  
7520

Airway Road  
SAN DIEGO | CA 92154

Multi-Tenant  
Warehouse/  
Distribution Facility

**Colliers**  
INTERNATIONAL

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## Excellent location in Otay Mesa

Highly flexible facility with easy access to employees, suppliers, and customers, with immediate freeway access to SR-905, SR-125, and SR-11.



2 Buildings  
Totaling  
±123,136 SF



Lot Size  
±7.81 AC



1200 Amp 277/480V  
3-Phase/4-Wire  
Power



Foreign Trade  
Zone Qualified



Drive-Around  
Truck Access



100% Concrete  
Truck Courts



High Hazard  
Sprinklers



Dock-High and  
Grade-Level  
Loading



24'  
Clear Height



Good Parking



AVAILABLE SUITE - 7520 AIRWAY ROAD



Total Size	44,674 SF
Office	Approx. 10% (flexible)
Loading	10 Dock-high doors, 2 Grade-level
Power	2,800 amps 277/480V 3-phase/3-wire
Sprinklers	High hazard - 0.60/3,000 GPM (K-25.2)
Column Spacing	56' w x 47' d
Parking	2.3/1,000
Clear Height	24' - 27'
Trucks	Accessible drive around truck design



Lease Rate:  
**\$0.65**  
PSF/Mo. NNN

## DRIVE TIMES

**30** MINUTES

TO UNIVERSITY TOWN CENTER

**20** MINUTES

TO DOWNTOWN SAN DIEGO

**28** MINUTES

TO EAST COUNTY

**5** MINUTES

TO U.S. - MEXICO BORDER

**105** MINUTES

TO ORANGE COUNTY

**130** MINUTES

TO PORT OF LOS ANGELES



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