



**BROWN FIELD  
TECHNOLOGY PARK**

# Two New Industrial Buildings | Completion Q2 2021



## 50,000 - 229,063 SF | For Lease



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**Murphy**  
Development Company





# BROWN FIELD TECHNOLOGY PARK ADVANTAGES

- 50-acre corporate industrial and technology park
- Mass transit stop at the site
- Located on 905 freeway at Britannia Boulevard interchange
- All sitework completed
- Ability to fence and secure yard area for CT-PAT certification
- Corporate design guidelines, landscaping and CC&R's
- LEED/State-of-the-art building designs
- U.S. Department of Commerce Foreign Trade Zone
- Flexible design allows for industrial, R&D, manufacturing and corporate engineering buildings



THE NEW OTAY MESA





**BROWN FIELD**  
TECHNOLOGY PARK

### NORTHERN UNIT

Building A	105,150 SF
Building C	123,913 SF
Total	<u>229,063 SF</u>

### BUILDING FEATURES

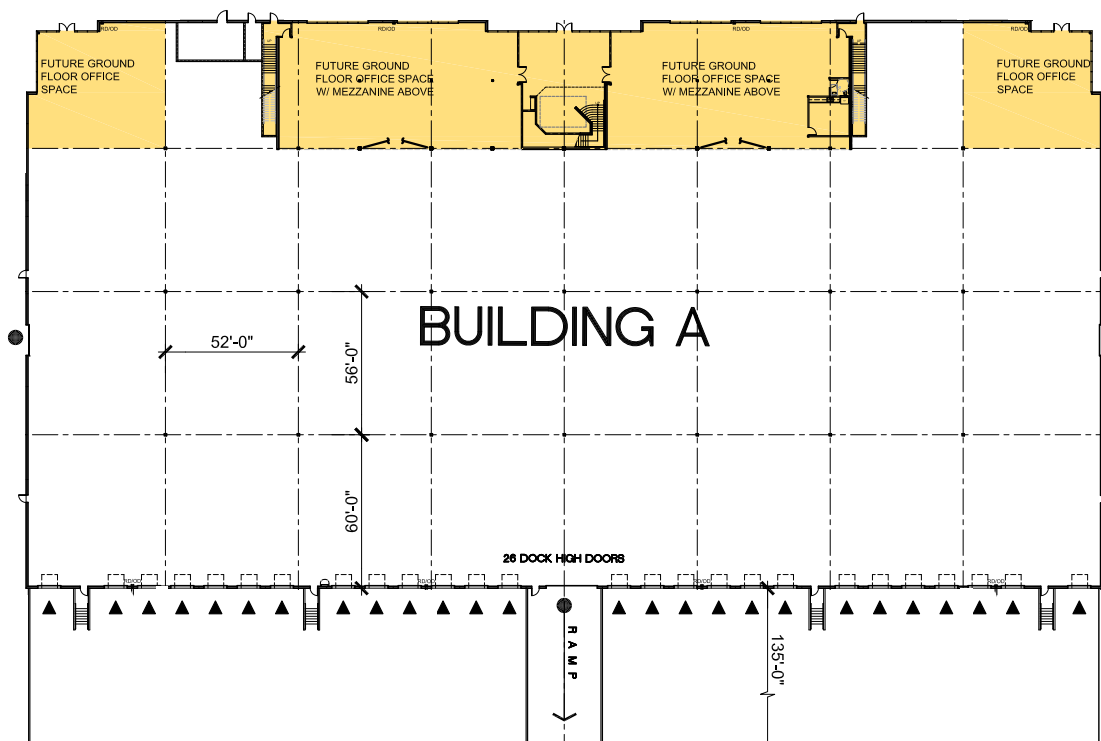
- Clear Height: 32'-34'
- Typical Column Spacing: 52' x 56'
- Sprinklers: ESFR
- Min Truck Yard Depth: 135'
- Concrete Truck Yards
- Ample Power, Water, and Sewer
- 2-Story Corporate Atrium Entries
- Storm Water Compliant





**BROWN FIELD**  
TECHNOLOGY PARK

# BUILDING A FLOOR PLAN



- ▲ Dock high door
- Grade level door

## BUILDING A

6.29 Acres	
Total Building Size	105,150 SF
Ground Floor	94,500 SF
Mezzanine	10,646 SF
Divisible to	50,000 SF

## BUILDING FEATURES

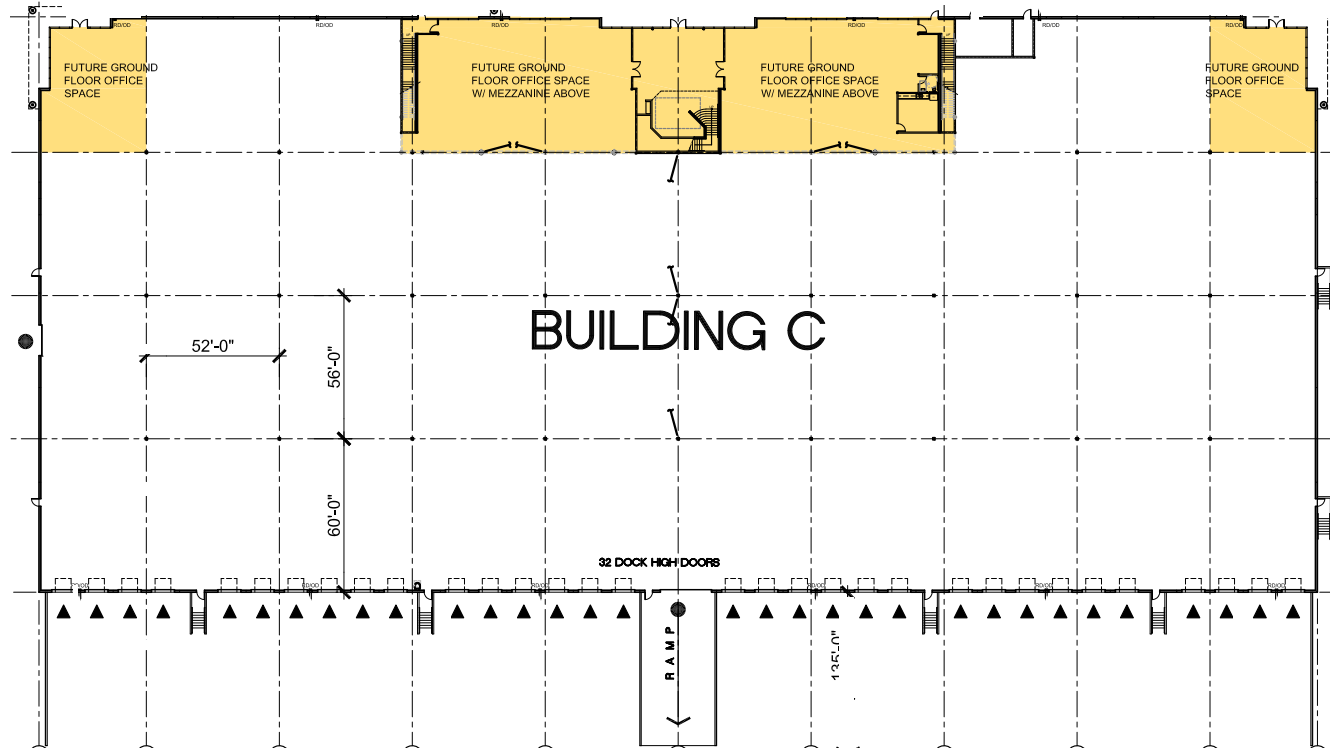
Clear Height: 32' - 34'
Dock Doors: 26
Grade Doors: 3
Sprinklers: ESRF
Power: 4,000 amps 277 / 480v
Building Depth: 222'

Building Width: 421'
Typical Column Spacing: 52' x 56'
Speed Bay: 60'
Min Truck Yard Depth: 135'
Parking: 221 spaces (2.13/1,000)



**BROWN FIELD**  
TECHNOLOGY PARK

# BUILDING C FLOOR PLAN



- ▲ Dock high door
- Grade level door

## BUILDING C

7.29 Acres	
Total Building Size	123,913 SF
Ground Floor	113,547 SF
Mezzanine	10,366 SF
Divisible to	60,000 SF

## BUILDING FEATURES

Clear Height: 32' - 34'
Dock Doors: 32
Grade Doors: 2
Sprinklers: ESFR
Power: 4,000 amps 277 / 480v
Parking: 204 spaces (1.64/1,000)

Building Depth: 225'
Building Width: 500'
Typical Column Spacing: 52' x 56'
Speed Bay: 60'
Min Truck Yard Depth: 135'

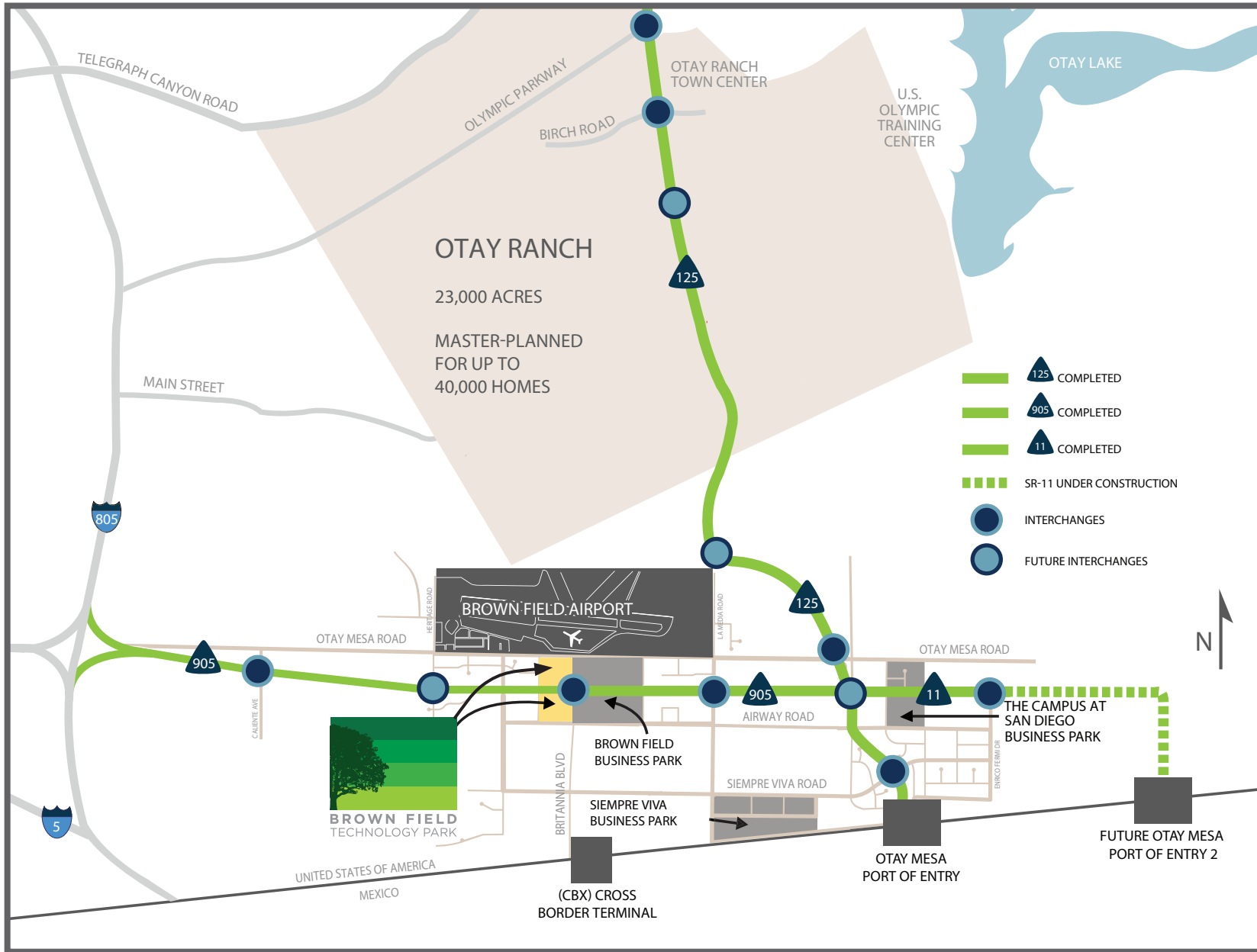




## OTAY MESA ADVANTAGES

- Superior Otay location at SR 905 | Britannia Diamond Interchange
- 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
- Blocks from the 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 \$50 billion annually
- \$700 million Otay II Port of Entry scheduled to open in 2023

# OTAY MESA ACCESS MAP





Pacific Ocean

San Diego Intl Airport

Downtown San Diego

Coronado

Raytheon

UTC Aerospace Systems



GENERAL DYNAMICS

BAE SYSTEMS



Solar Turbines  
A Caterpillar Company



OM Owens & Minor



**BROWN FIELD TECHNOLOGY PARK**

International Border

Brown Field Airport

Honeywell

Johnson & Johnson

BROWN FIELD BUSINESS PARK  
Murphy Development Company

TJ Intl Airport

Cross Border Terminal

Aij AIINOMOTO

LENREICH

BD

BOSE

ups

SHARP

FedEx

GENERAL DYNAMICS

IRON MOUNTAIN

SIEMPRE VIVA BUSINESS PARK

Murphy Development Company



Imperial  
ATLAS  
METTLER TOLEDO  
BALBOA water group



Panasonic

THE CAMPUS AT SAN DIEGO BUSINESS PARK

FedEx



SAN DIEGO BUSINESS PARK  
Murphy Development Company

Otay Mesa Port of Entry

Otay Mesa Rd

Airway Rd

Siempre Viva Rd



# 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**  
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