



Cross border
terminal

Tijuana Airport

International Border

Kerns Street

Siempre Viva Road

Customhouse Plaza

Mexico

United States
Truck Inspection Station

PREMIER INDUSTRIAL SPACE AVAILABLE

FOR LEASE

OTAY MESA, CALIFORNIA

905



OTAY MESA, CALIFORNIA

INTERNATIONAL BUSINESS CENTER

For additional information:

Jay Alexander

+1 858 410 1188

jay.alexander@am.jll.com

Lic. No. 01019910

Ryan Grove, SIOR

+1 858 410 1251

ryan.grove@am.jll.com

Lic. No. 01240176

Joe Anderson

+1 858 410 6360

j.anderson@am.jll.com

Lic. No. 01509782

Natalie Ackel

011 52 664 681 8585

natalie.ackel@am.jll.com

Lic. No. 01794690

- Seven (7) buildings totaling approximately 517,000 s.f. + 9.9 acre truck yard
- Fast Access:
 - Brand new 905 completion
 - The closest industrial park to the truck inspection terminal
- Cost Effective Rents
- Flexibility to grow with your company
 - Space available from 1,800 s.f. - 97,963 s.f.



CLARION PARTNERS

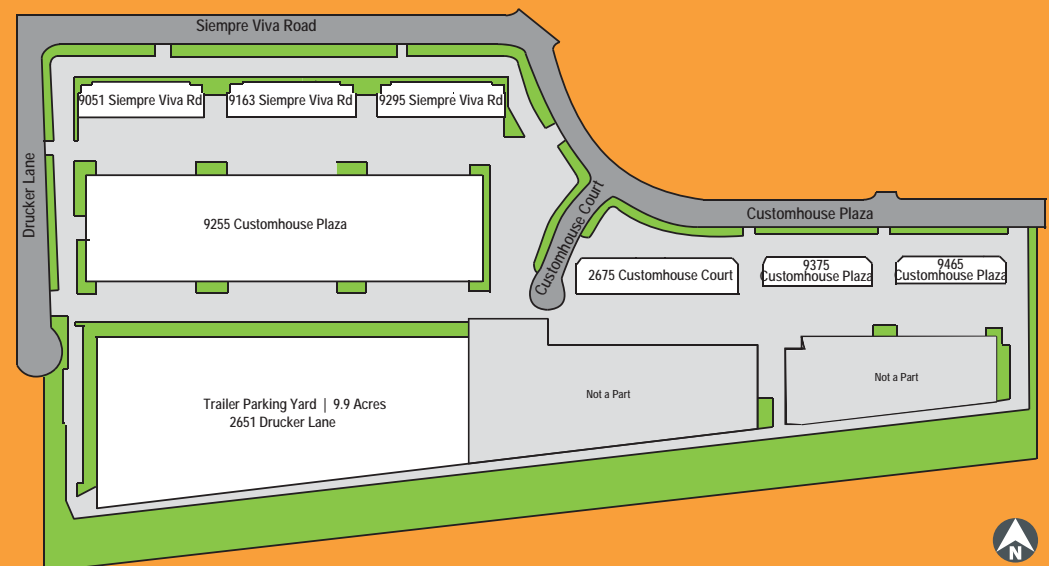
INTERNATIONAL BUSINESS CENTER

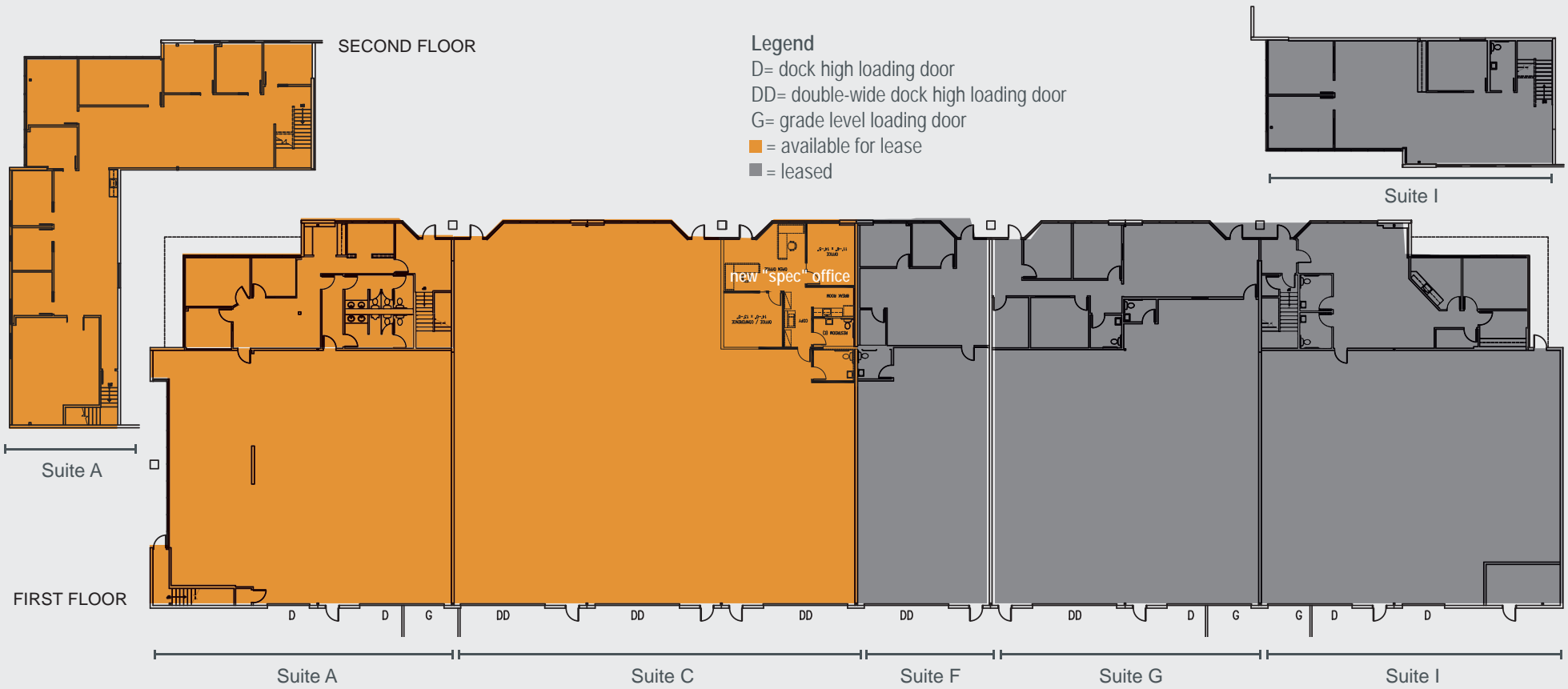


2675 Customhouse Court; 9255, 9375, 9465, 9485 Customhouse Plaza; 9051, 9163, 9295 Siempre Viva Road & 2651 Drucker Lane

Property features

- Otay Mesa's most flexible warehouse property that can accommodate tenants between 1,800 and 97,963 s.f.
- Office suites ranging from 1,800 s.f. to 5,560 s.f.
- Parking ratio of 2.12/1,000 s.f.
- 24'-26' clear heights in warehouse
- Column spacing
Building 9: 46' x 54'
Buildings 1-4; 6-8: 31' x 61'
- 9.9 acre fenced, paved and lighted truck trailer storage yard on-site (2651 Drucker Lane)



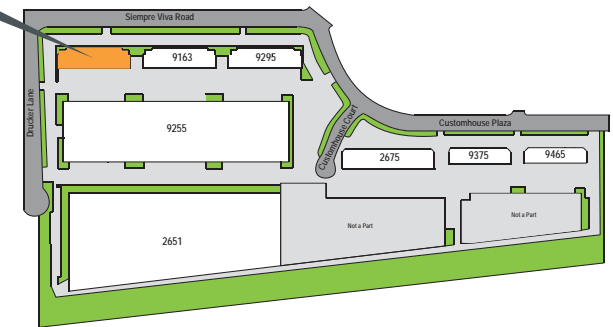


9051 Siempre Viva Road

Available Industrial Suites

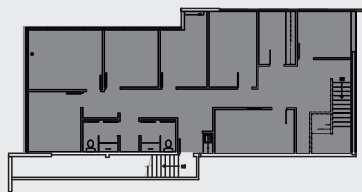
Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	10,097	5,680 (56%) 1st flr: 1,993 2nd flr: 3,630	4,471 (44%)	\$0.55 NNN	2	1	Now
C	8,907	890 (10%) 1st flr only	Approx. 8,017 (90%)	\$0.55 NNN	6	0	Now

9051 Siempre Viva Road



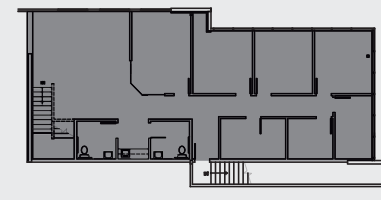
Operating Expenses: Currently estimated to be \$0.18/s.f./month





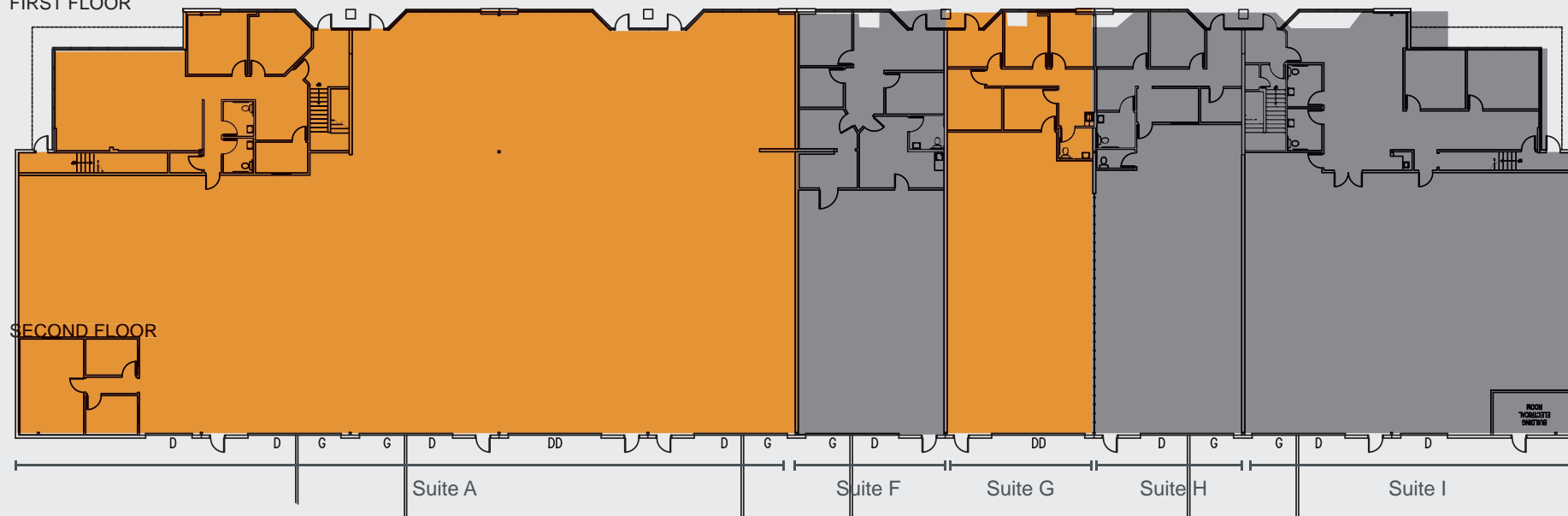
Legend

- D= dock high loading door
- DD= double-wide dock high loading door
- G= grade level loading door
- = available for lease
- = leased



FIRST FLOOR

SECOND FLOOR



9163 Siempre Viva Road

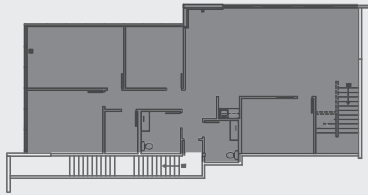
Available Industrial Suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	17,659	5,087 (29%)	12,482 (71%)	\$0.55 NNN	6	3	Now
G	2,974	903 (30%) 1st floor only	2,054 (70%)	\$0.55 NNN	2	0	Now



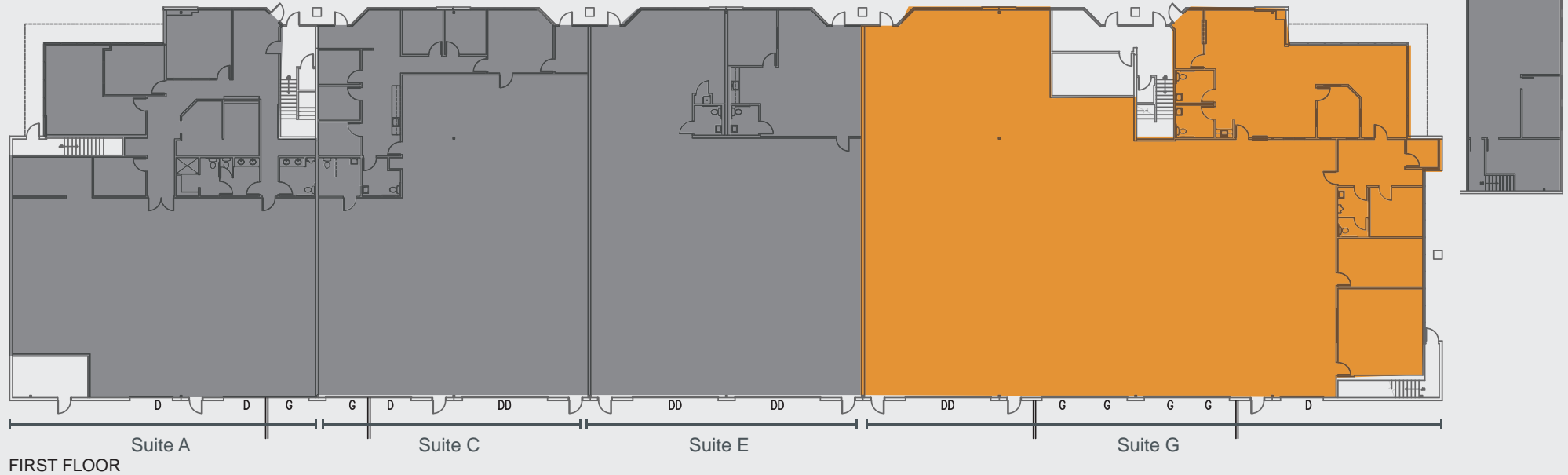
Operating Expenses: Currently estimated to be \$0.19/s.f./month

SECOND FLOOR



Legend

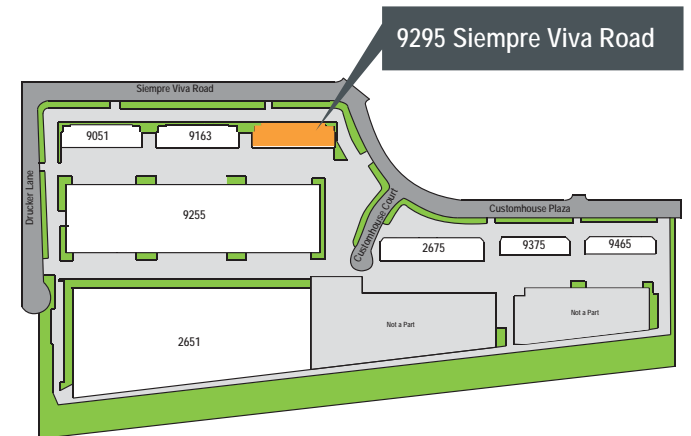
- D= dock high loading door
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- = available for lease
- = leased



9295 Siempre Viva Road

Available Industrial Suites

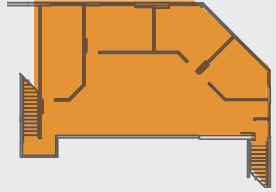
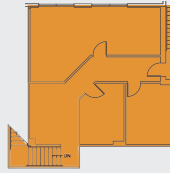
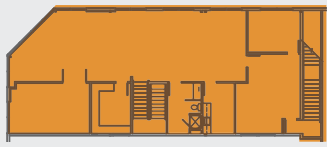
Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
G	11,669	3,237 (28%) 1st flr only	8,366 (72%)	\$0.55 NNN	3	4	Now



Operating Expenses: Currently estimated to be \$0.18/s.f./month



SECOND FLOOR



Legend

- D= dock high loading door
- DD= double-wide dock high loading door
- G= grade level loading door
- = available for lease
- = leased

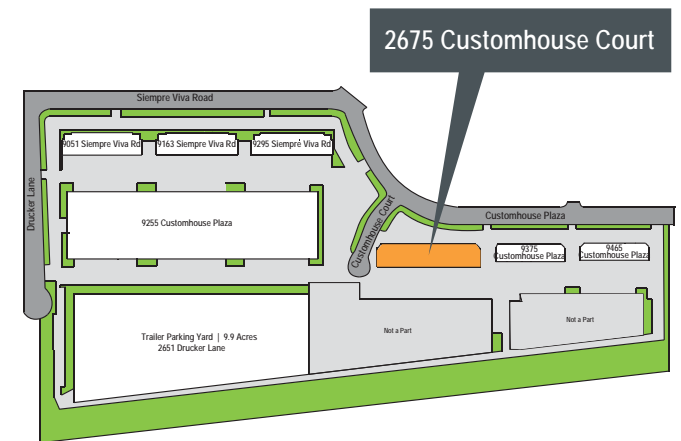
FIRST FLOOR



2675 Customhouse Court

Available Industrial Suites

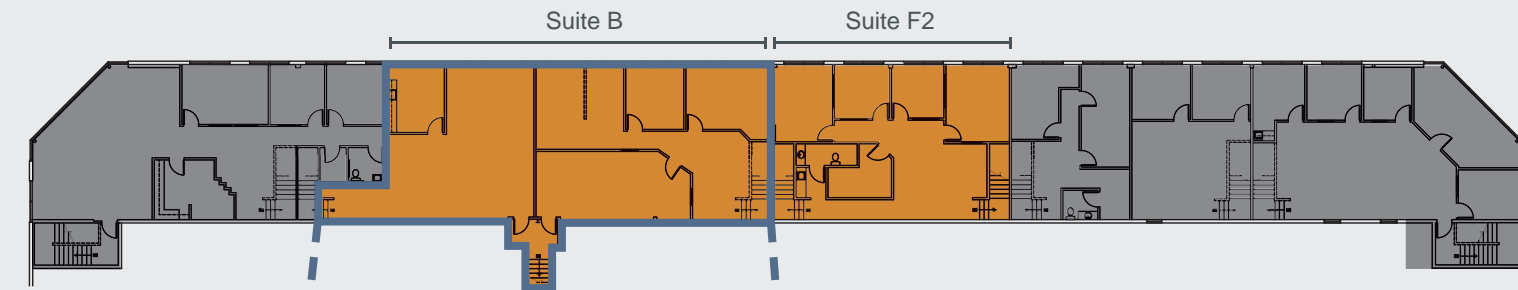
Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	18,827	8,158 (43%) 1st flr: 5,669 2nd flr: 2,489	10,585 (57%)	\$0.55 NNN	7	2	Now
F	8,746	2,736 (32%) 1st flr: 1,677 2nd flr: 1,059	5,971 (68%)	\$0.55 NNN	2	2	Now
J	13,684	5,468 (40%) 1st flr: 3,801 2nd flr: 1,667	8,155 (60%)	\$0.55 NNN	6	1	Now



Operating Expenses: Currently estimated to be \$0.18/s.f./month



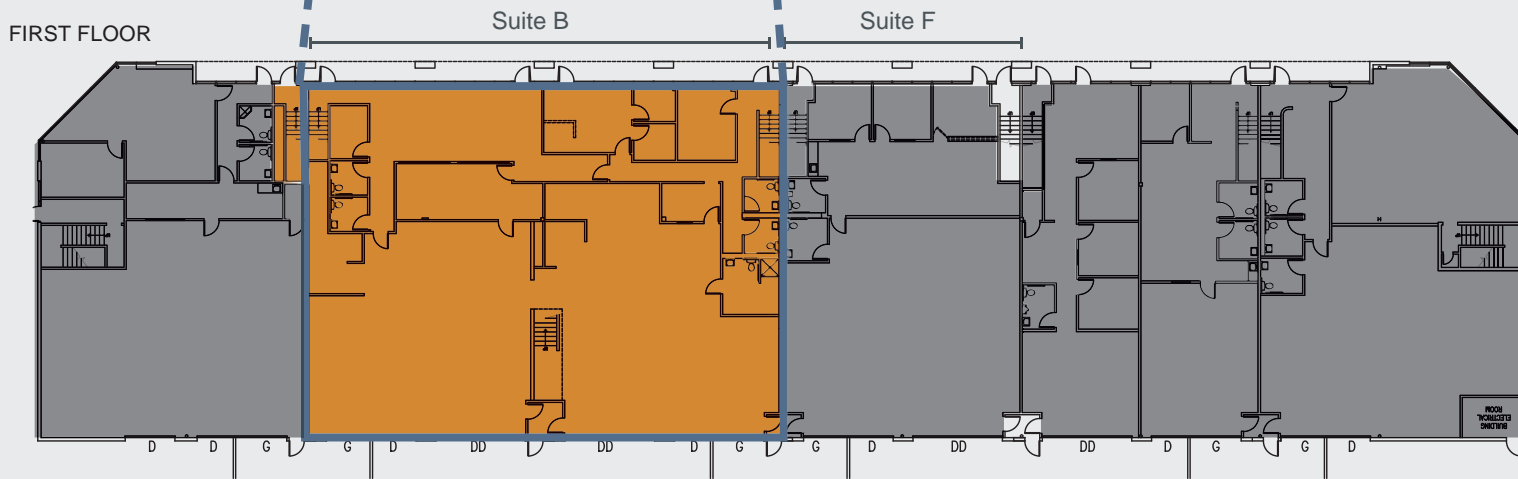
SECOND FLOOR



Legend

- D= dock high loading door
- DD= double-wide dock high loading door
- G= grade level loading door
- Orange = available for lease
- Gray = leased

FIRST FLOOR



9375 Customhouse Plaza

Available industrial suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
B	10,018	6,056 (60%) 1st flr: 3,356 2nd flr: 2,700	3,924 (40%)	\$0.55 NNN	6	2	Now

Available office suites

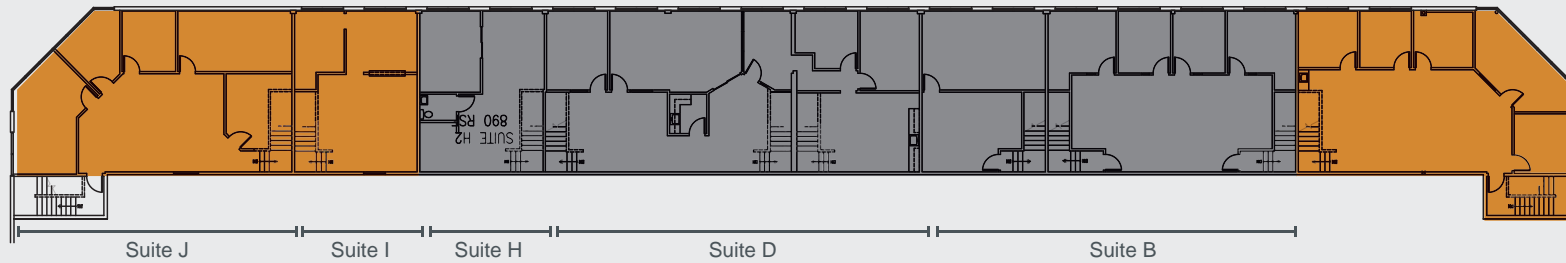
Suite	Total SF	Lease Rate
F2	1,812	\$1.00 NNN



Operating Expenses: Currently estimated to be \$0.18/s.f./month



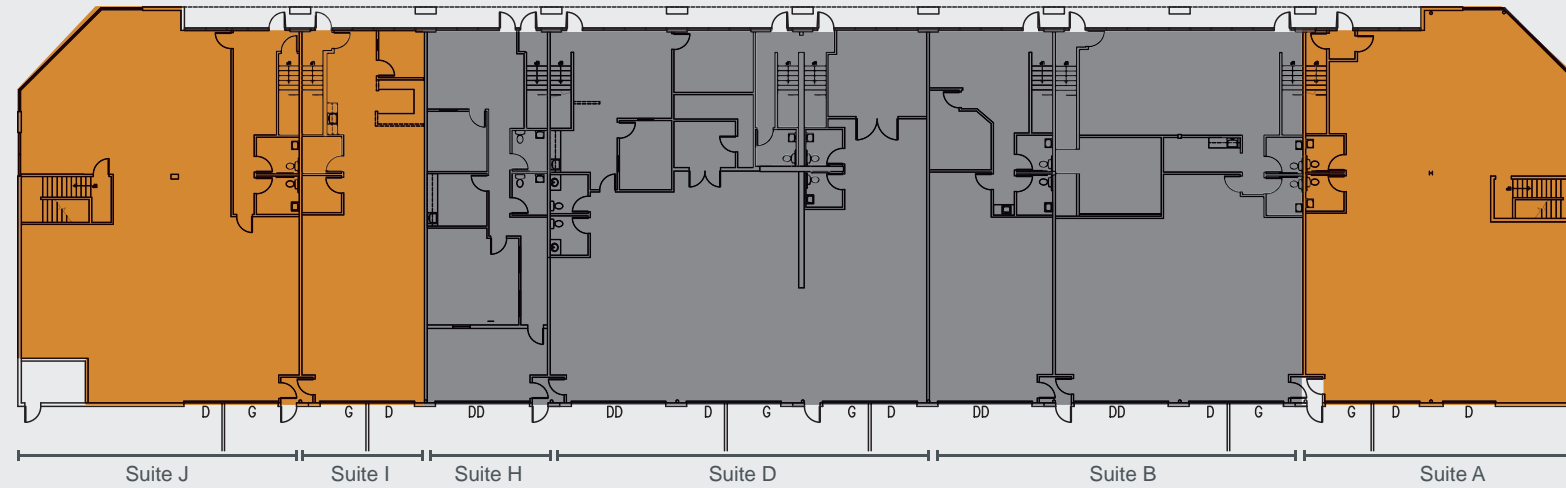
SECOND FLOOR



Legend

- D= dock high loading door
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- G= grade level loading door
- = available for lease
- = leased

FIRST FLOOR



9465 Customhouse Plaza

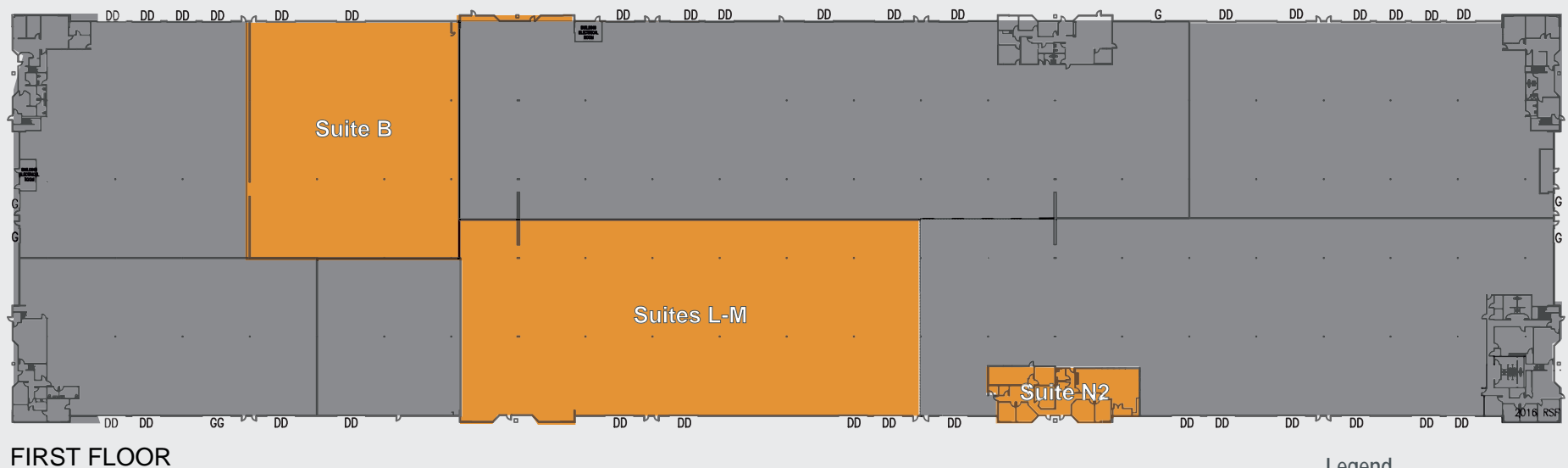
Available industrial suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	5,625	1,606 (29%) 2nd flr only	3,997 (71%)	\$0.55 NNN	2	1	Now
I	2,602	1,452 (56%) 1st flr: 685 2nd flr: 767	1,140 (44%)	\$0.55 NNN	1	1	Now
J	5,490	2,132 (39%) 1st flr: 535 2nd flr: 1,602	3,335 (61%)	\$0.55 NNN	1	1	Now



Operating Expenses: Currently estimated to be \$0.18/s.f./month





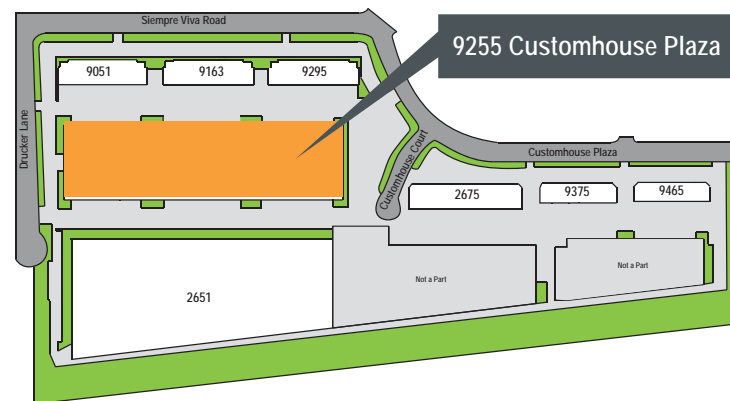
9255 Customhouse Plaza | Up to 97,963 s.f. available; divisible to 22,443 s.f.

Available industrial suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions
B	22,443	0%	100%	withheld	4
L-M	44,347	0%	100%	withheld	8
B, C-D, L-M	97,963 (divisible)	0%	100%	withheld	18

Available office suites

Suite	Total SF	Lease Rate
N2	5,560	\$0.75 NNN



Operating Expenses: Currently estimated to be \$0.16/s.f./month



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INTERNATIONAL
BUSINESS CENTER

United States
Otay Mesa Point of Entry