

SIEMPRE VIVA BUSINESS PARK

BUILDINGS 17 & 18

San Diego, California 92154



Manufacturing, Distribution, and Warehouse



24,000 SF - 201,020 SF
Available For Sale or Lease

Murphy
Development Company



PROJECT SUMMARY

INDUSTRIAL BUILDINGS FOR SALE OR LEASE

SIEMPRE VIVA BUSINESS PARK

A 2,100,000 SF master-planned, corporate quality industrial park located in the Otay Mesa area of the City of San Diego.

- | | | |
|-------------------------|----------------------------|--------------------------|
| ■ Building 18 | 121,970 square feet | Available |
| ■ Building 17 | 79,050 square feet | Available Q4 2017 |
| ■ Divisible to | 24,000 square feet | |
| ■ Can combine to | 176,970 square feet | |

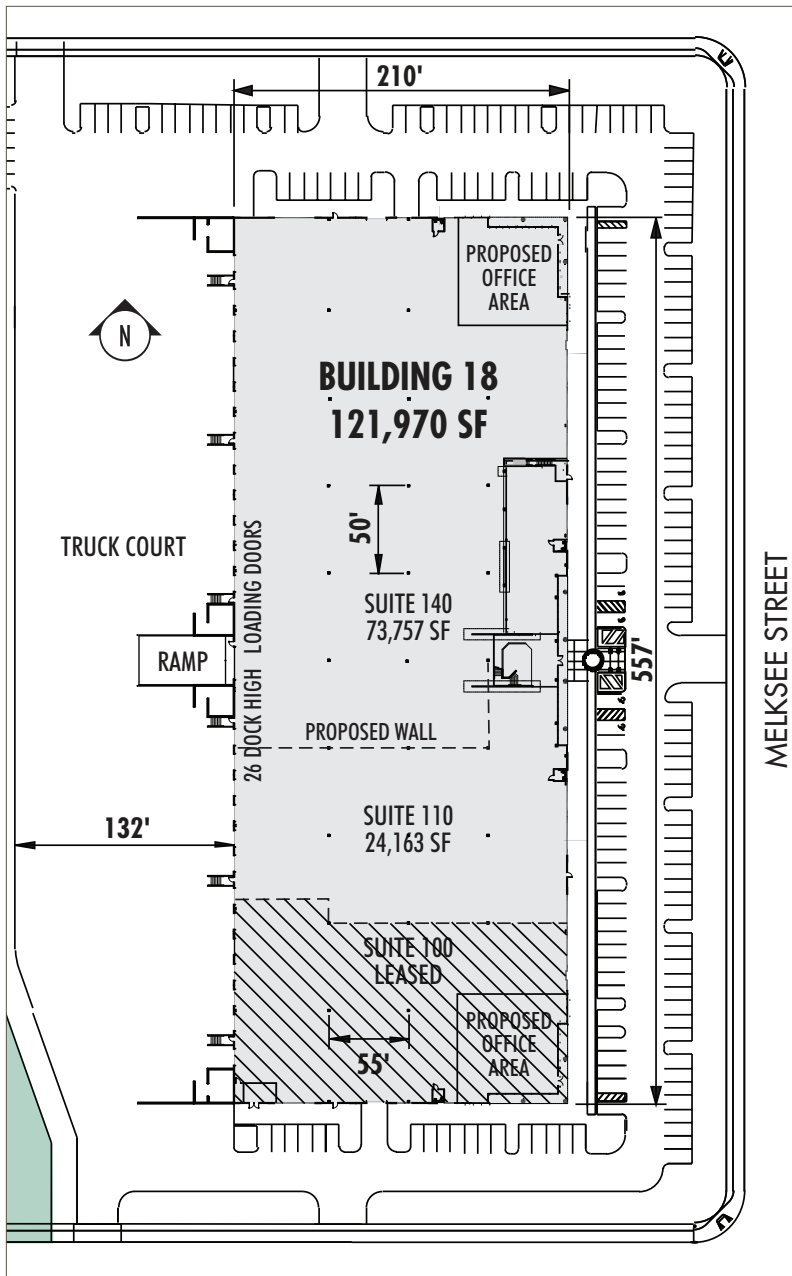
Otay Mesa Advantages

- New freeways: SR-905 and SR-125
- South Bay offers San Diego County's most plentiful labor supply
- Estate and family-oriented homes in Otay Ranch and Eastlake provide spectacular housing for executives and staff
- Time-saving reverse commutes against traditional traffic

Siempre Viva Business Park Advantages

- A 116 acre corporate industrial and technology park
- State-of-the-art industrial buildings
- Corporate landscaping and CC&R's
- U.S. Department of Commerce Foreign Trade Zone
- Otay Mesa's highest quality business park
- All street, gutter, sidewalk, and utility infrastructure in place
- Sustainable building and site design
- Walking distance to the Otay Mesa Border Crossing





FLOORPLAN AND FEATURES

BUILDING 18

2600 MELKSEE STREET

BUILDING 18 FEATURES

MEZZANINE AREA	5,000 SF
BUILDING FOOTPRINT AREA	116,970 SF
TOTAL BUILDING AREA	121,970 SF

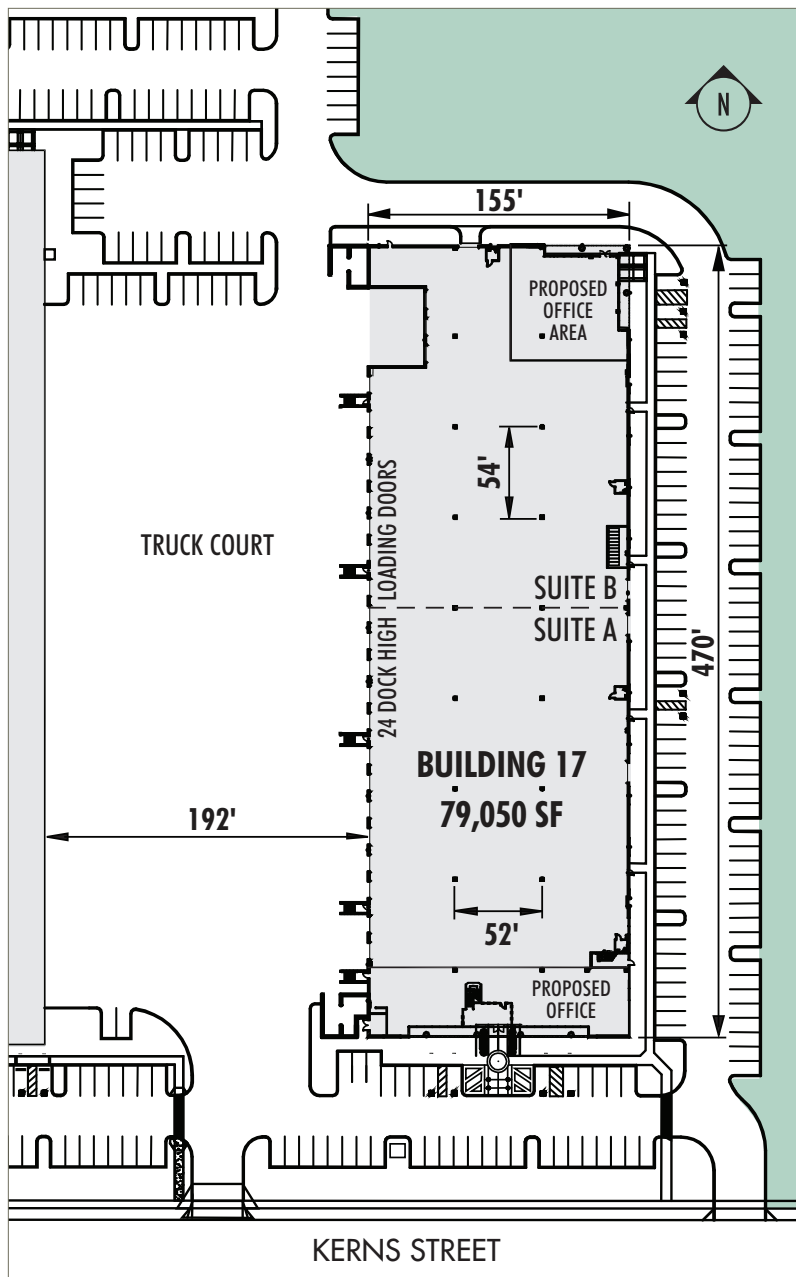
AVAILABLE AREA: 24,000 SF-97,920 SF

CLEAR HEIGHT	32' - 34'
TYPICAL COLUMN SPACING	50' X 55'
BUILDING DIMENSIONS	210' X 557'
MINIMUM TRUCK YARD DEPTH	132'
DOCK HIGH LOADING DOORS	26
GRADE LOADING DOORS	4
STANDARD PARKING	186
STANDARD PARKING RATIO	1.5 / 1,000
LAND AREA	7.745 ACRES

- CORPORATE ENTRY
- CONFERENCE ROOM BALCONY
- 3.0% VENTED SKYLIGHTS
- HIGH LEVEL NATURAL WAREHOUSE LIGHTING
- OFFICE SPACE TO SUIT
- WIDE CONCRETE TRUCK COURTS
- ESRF SPRINKLERS
- 4,000 - 8,000 AMPS OF 277/480 VOLT 3 PHASE POWER (EXPANDABLE)
- AMPLE SEWER AND WATER
- 5 EXCLUSIVE INGRESS / EGRESS POINTS TO THE SITE

RENTAL RATE: \$.725 NNN
NETS = \$.16 PSF





FLOORPLAN AND FEATURES

BUILDING 17 8500 KERNS STREET

BUILDING 17 FEATURES

MEZZANINE AREA	6,200 SF
BUILDING FOOTPRINT AREA	72,850 SF
TOTAL AVAILABLE AREA	79,050 SF

DIVISIBLE TO: 25,000 SF

MINIMUM CLEAR HEIGHT	28' - 30'
TYPICAL COLUMN SPACING	52' X 54'
BUILDING DIMENSIONS	155' X 470'
MINIMUM TRUCK YARD DEPTH	192'
DOCK HIGH LOADING DOORS	24
GRADE LOADING DOORS (EXPANDABLE)	4
STANDARD PARKING	141
STANDARD PARKING RATIO	1.8 / 1,000
LAND AREA	4.2 ACRES

- CORPORATE ENTRY
- CONFERENCE ROOM BALCONY
- 3.0% VENTED SKYLIGHTS
- HIGH LEVEL NATURAL WAREHOUSE LIGHTING
- OFFICE SPACE TO SUIT
- WIDE CONCRETE TRUCK COURTS
- ESFR SPRINKLERS
- 277 / 480 VOLT 3 PHASE POWER
- AMPLE POWER, SEWER, AND WATER
- AVAILABLE 2ND QUARTER 2017

OTAY MAJOR TENANTS AERIAL

Pacific Ocean

International Border

BAE SYSTEMS

United Technologies

Point Loma

Coronado

San Diego Intl Airport

Downtown San Diego

5

GENERAL DYNAMICS
NOSCO

SPAWAR

Solar Turbines
A Caterpillar Company

BAE SYSTEMS

plantronics

805

ZEBRA

OM
Owens & Minor

AVERY DENNISON

GENERAL DYNAMICS

Brittania Blvd

Honeywell

Brown Field BUSINESS PARK

Brown Field Airport

Johnson & Johnson

CAMELBAK

125

TJ Intl Airport

Cross Border Terminal

Siempre Viva Rd

Arroyo Rd

FedEx
Trade Networks

GENERAL DYNAMICS
NOSCO

Bldg 17
Bldg 18

Tyson

905

IRON MOUNTAIN

BOSE

EATON

UPS

BALBOA
water group

SIEMPRE VIVA BUSINESS PARK

SHARP

Panasonic

Otay Mesa Rd

905

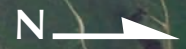
SIEMPRE VIVA BUSINESS PARK

Otay Mesa Port of Entry

FedEx

11

SAN DIEGO BUSINESS PARK



Murphy
Development Company



AERIAL

PARK SUMMARY

ORIGINAL SIEMPRE VIVA BUSINESS PARK TENANTS AND OWNER USERS

Siempre Viva Business Park Summary

	Land Area	Total SF
Central Phase	37.9	670,603
Eastern Phase	32.5	589,170
Western Phase	45.1	834,550
Total	115.5	2,094,323

Central Phase [Completed]

Tenant / User	Land Area	Total SF
San Diego Coil Center (SDCC)	4.2	82,000
Samwha USA, Inc. (1)	2.7	44,185
Triboro (2)	3.5	66,243
Pioneer / NYK (3)	3.4	56,120
Air Tiger / Art Leather (4)	3.4	56,120
UPS-SCS / BOSE (5)	6.2	118,550
Iron Mountain (6)	10.0	187,625
UPS-SCS / Eaton (7)	4.5	59,760
Total	37.9	670,603

Eastern Phase [Completed]

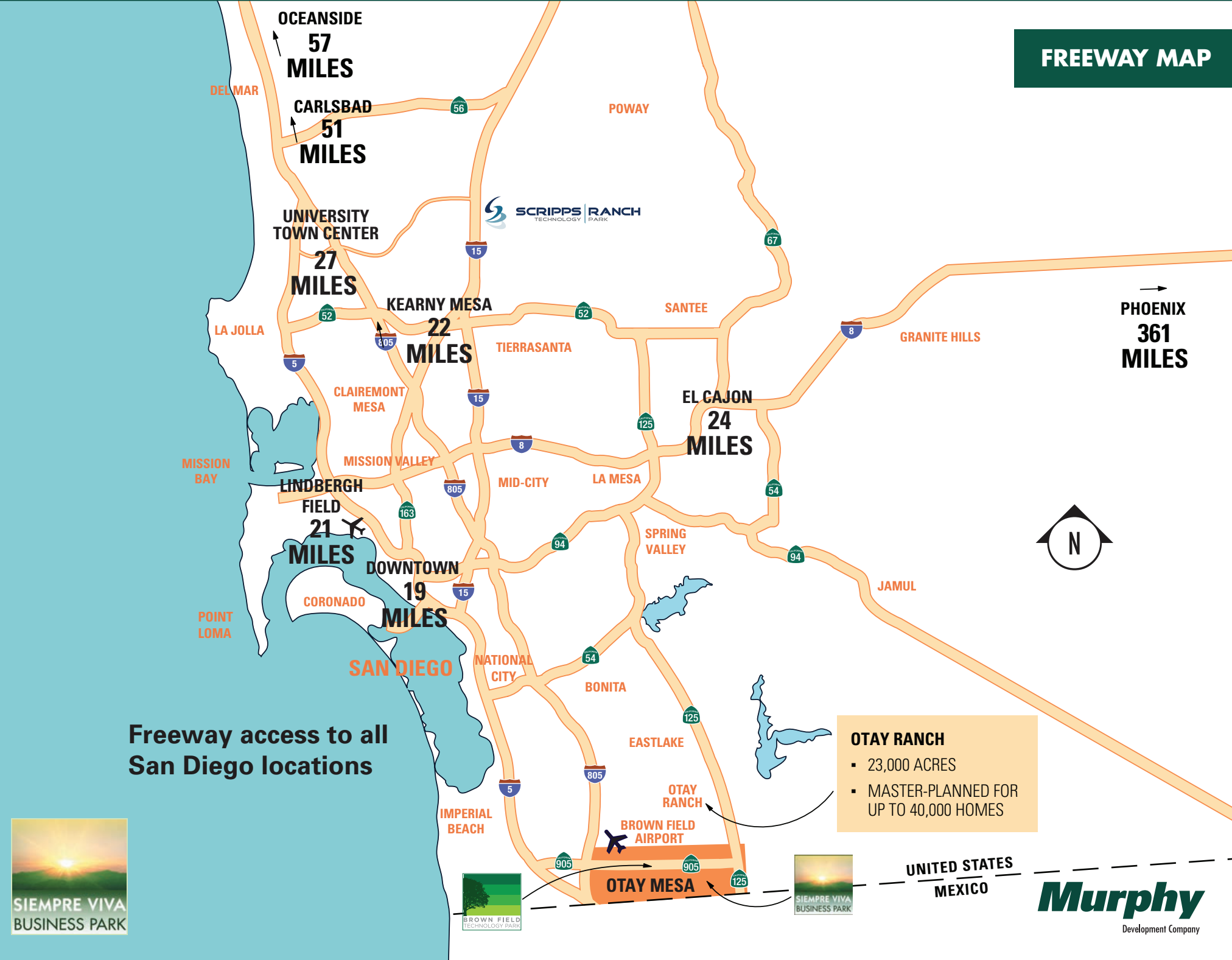
Tenant / User	Land Area	Total SF
Hitachi Transport (8)	6.3	112,000
Hitachi Transport (9)	12.2	257,972
US Joiner/Mattel (10)	7.6	115,290
Kojima America (11)	6.4	103,908
Total	32.5	589,170

Western Phase [In Process]

Tenant / User	Land Area	Total SF
FedEx / Pacific World (14)	12.4	248,136
General Dynamics (15)	11.3	225,763
Tyson / Circle Foods (16)	9.7	159,631
Building 17	4.2	79,050
Building 18	7.7	121,970
Total	45.3	834,550



FREEWAY MAP



UNITED STATES
MEXICO

Murphy
Development Company

SUBMARKET MAP








CITY OF CHULA VISTA

CITY OF SAN DIEGO

COUNTY OF SAN DIEGO



MURPHY DEVELOPMENT OTAY PROJECTS

-  Siempre Viva Business Park
- BFBP** Brown Field Business Park
- BFTP** Brown Field Technology Park
- SDBP** San Diego Business Park
-  SR-11 approved
-  Future 125 connector
-  County/City Border
-  Freeway On/Off Ramp

BROWN FIELD MUNICIPAL AIRPORT

METROPOLITAN AIRPARK

Otay Mesa Rd

BFTP

BFBP

SDBP

BFTP

BFBP

SDBP

Airway Rd

Future OTAY 2 BORDER CROSSING

FUTURE RESIDENTIAL

CROSS BORDER TERMINAL

SIEMPRE VIVA BUSINESS PARK

OTAY MESA BORDER CROSSING

OPEN SPACE

UNITED STATES

MEXICO

TIJUANA INTERNATIONAL AIRPORT



MURPHY DEVELOPMENT COMPANY OTAY MESA EXPERIENCE

Otay Mesa Corporate Parks	Net Land Acres	Master-Planned Square Feet	Status
San Diego Business Park	80 acres	1,324,745	Completed
Brown Field Business Park	155 acres	2,000,000	Completed
Siempre Viva Business Park	116 acres	2,094,323	Current
Brown Field Technology Park	50 acres	1,000,000	Current
The Campus at San Diego Business Park	37 acres	690,806	Current
Total	438 acres	7,109,874	

OTAY MESA BUILD-TO-SUIT OR LEASE TRANSACTIONS

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
Total San Diego Business Park	1,324,745

The Campus at San Diego Business Park	Square Feet
2001 Sanyo Ave	323,821
2055 Sanyo Ave	208,985
2055 Sanyo Ave Expansion	158,000
Total the Campus at SDBP	690,806

Brown Field Business Park	Square Feet
Masterplanned	2,000,000
Constructed:	
Honeywell	205,800
Graphite Design International	84,000
Total Brown Field Business Park	289,800

Brown Field Technology Park	Square Feet
Masterplanned	1,000,000
Total Brown Field Technology Park	1,000,000

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
Tyson / Circle Foods	159,631
Total SVBP Buildings Constructed	1,893,303

Buildings Available	Square Feet
Buildings 17	79,050
Buildings 18	121,970
Total SVBP Buildings	2,094,323



For More Information Please Contact

ANDY IRWIN

858.410.6376

andy.irwin@am.jll.com



MURPHY DEVELOPMENT COMPANY

2750 Womble Road, Suite 102

San Diego, California 92106

www.murphydev.com

