BROWN FIELD
TECHNOLOGY PARK
PHASE II

AVAILABLE
SEPTEMBER 2023

25,000 - 203,244 SF | FOR LEASE

ANDY IRWIN
RE Lic. #01302674
858 410 6376
andy.irwin@jll.com

JOE ANDERSON
RE Lic. #01509782
858 410 6360
joe.anderson@jll.com

GREG LEWIS
RE Lic. #01365602
858 410 1251
greg.lewis@jll.com

JLL | **Murphy** Development Company

1

Otay Mesa Location
Available **SEPTEMBER 2023**

- Part of a 50-acre corporate industrial and technology park

- Mass transit stop near site

- Located on 905 freeway at Britannia Boulevard interchange

- Corporate design guidelines, landscaping and CC&R's

- U.S. Department of Commerce Foreign Trade Zone

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

± 203,244 SF
two building development

premier location
directly on the SR-905 freeway

interchange
located at the Britannia Blvd diamond interchange with excellent ingress egress

border crossing
blocks from International Border

reverse commute
time-saving reverse commutes
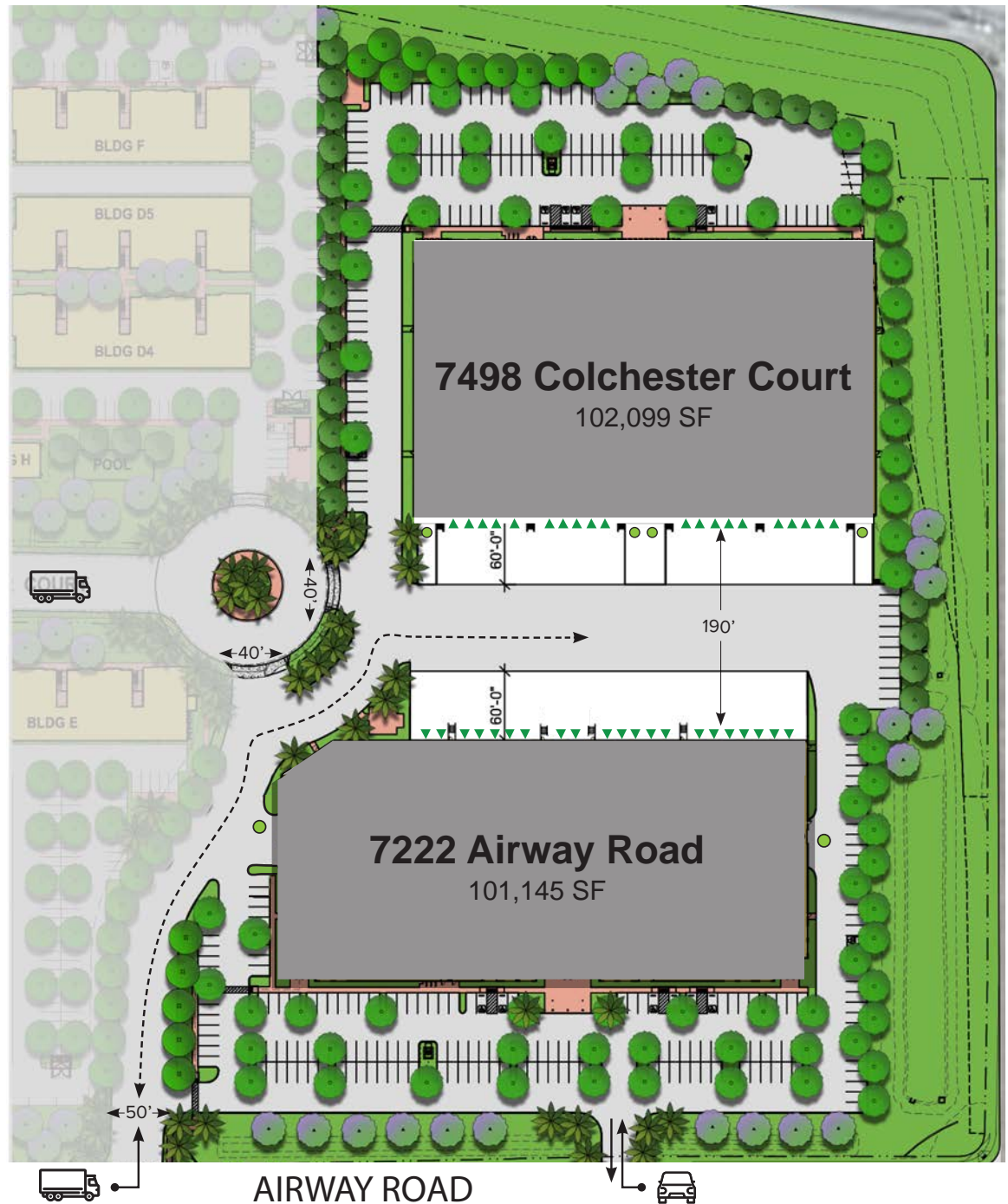
BROWN FIELD
TECHNOLOGY PARK

PHASE II

7498 Colchester Court	102,099 SF
7222 Airway Road	101,145 SF
Total	**203,244 SF**

PROJECT FEATURES

Freeway Visible Signage

Truck Yard Depth: 190'

50' wide truck/auto entry (at Airway)

Concrete Truck Courts

Ample Power, Water, and Sewer

2-Story Corporate Atrium Entries

Storm Water Compliant

▲ Dock high door

● Grade level door

🚚 Commercial vehicle ingress/egress
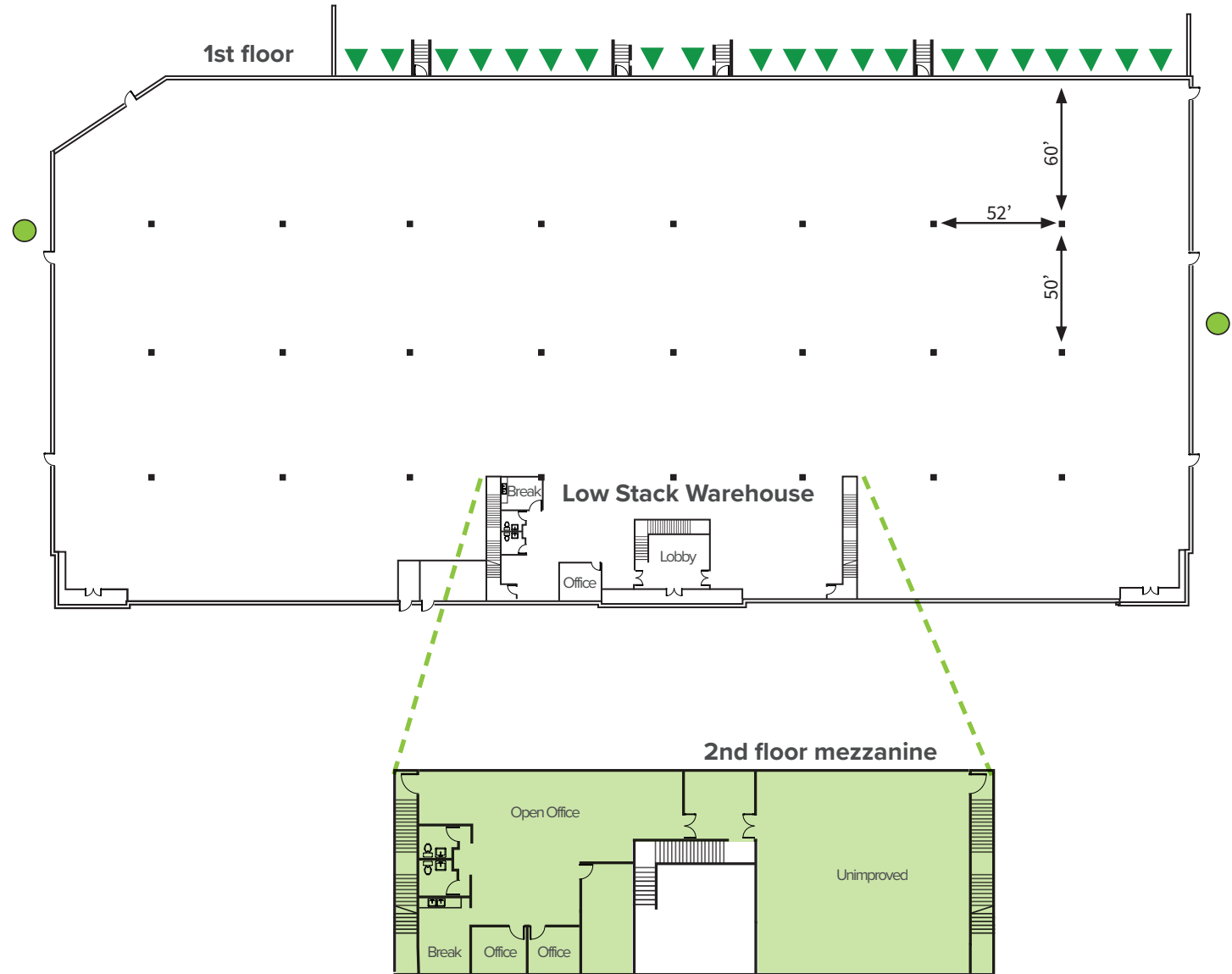
🚗 Passenger vehicle ingress/egress

CALIFORNIA 905

BLDG F

BLDG D5

BLDG D4

POOL

BLDG E

7498 Colchester Court
102,099 SF

7222 Airway Road
101,145 SF

BRITANNIA BOULEVARD

AIRWAY ROAD

40'

40'

60'-0"

60'-0"

190'

50'

7222 Airway Road

Ground Floor | 94,512 SF
Mezzanine | 6,633 SF
Total | **101,145 SF**
Divisible to | 20,000 SF

BUILDING FEATURES

Clear Height: 32'-34'
Dock Doors: 21
Grade Doors: 2 (up to 4)
Typical Column Spacing: 52'x50'
Sprinklers: ESFR
Parking Ratio: 176 spaces (1.74:1)
Building Width: 456'
Building Depth: 210'
Power: 4,000 amps

▲ Dock high door
● Grade level door

1st floor

60'
52'
50'

Break
Low Stack Warehouse
Lobby
Office

2nd floor mezzanine

Open Office
Unimproved
Break
Office
Office

7222 Airway Road I DEMISING PLAN

SUITE 100
29,054 Total SF

Office	1,485 SF
Warehouse	28,019 SF
Dock Door(s)	2
Grade Door(s)	1

SUITE 200
24,800 Total SF

Office	3,430 SF
Warehouse	21,370 SF
Dock Door(s)	6
Grade Door(s)	0

SUITE 300
25,053 Total SF

Office	3,203 SF
Warehouse	21,850 SF
Dock Door(s)	6
Grade Door(s)	0

SUITE 400
21,788 Total SF

Office	1,485 SF
Warehouse	20,303 SF
Dock Door(s)	7
Grade Door(s)	1

1st floor

SUITE 100
29,504 SF

SUITE 200
24,800 SF

SUITE 300
25,053 SF

SUITE 400
21,788 SF

Future Office
1,485 SF

Break

Low Stack Warehouse

Low Stack Warehouse

Utility

Office

Lobby

2nd Floor Mezzanine

Open Office

Future Office

Break

Office

Office

Future Office 1,485 SF

5
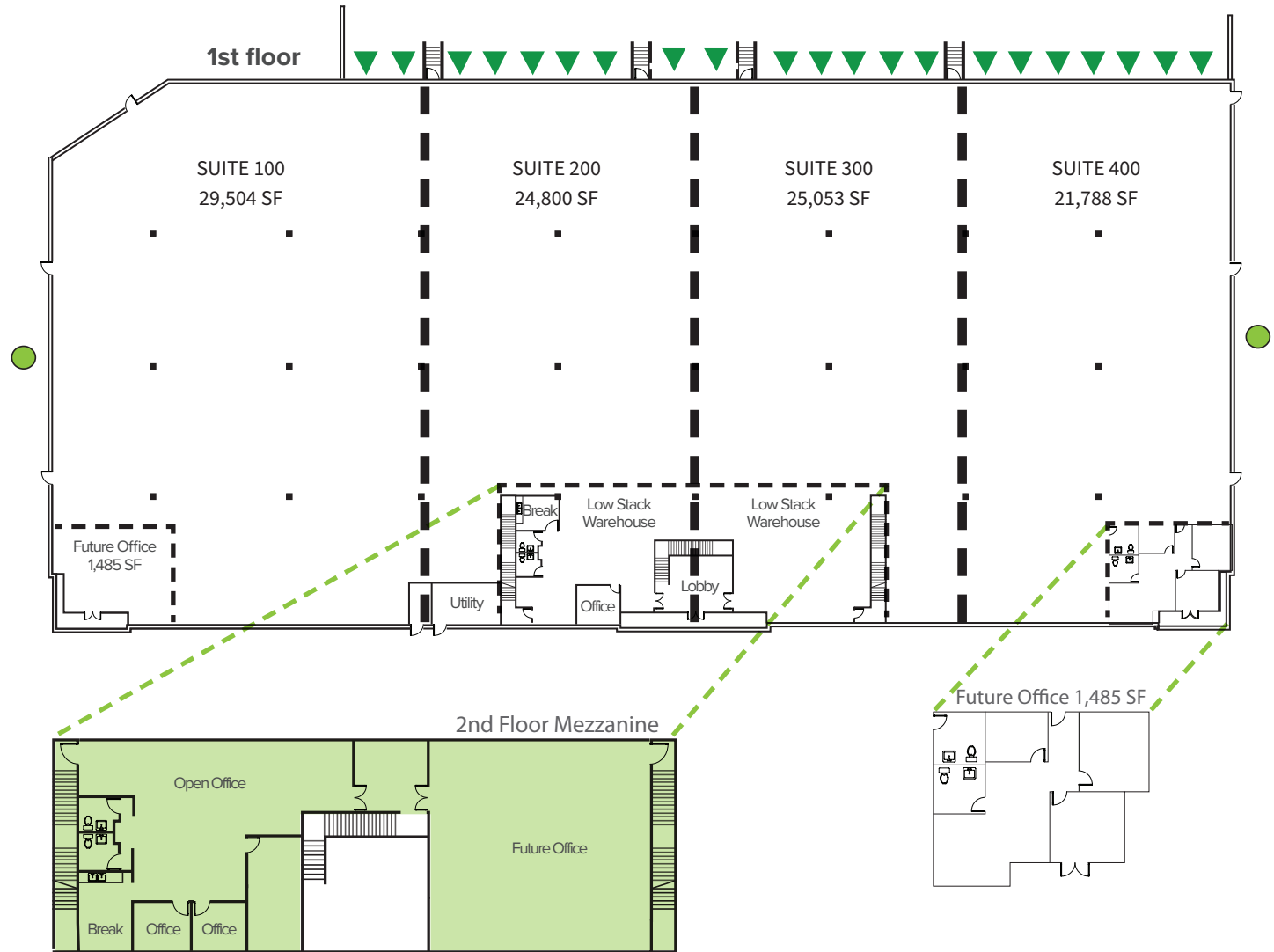
7498 Colchester Court

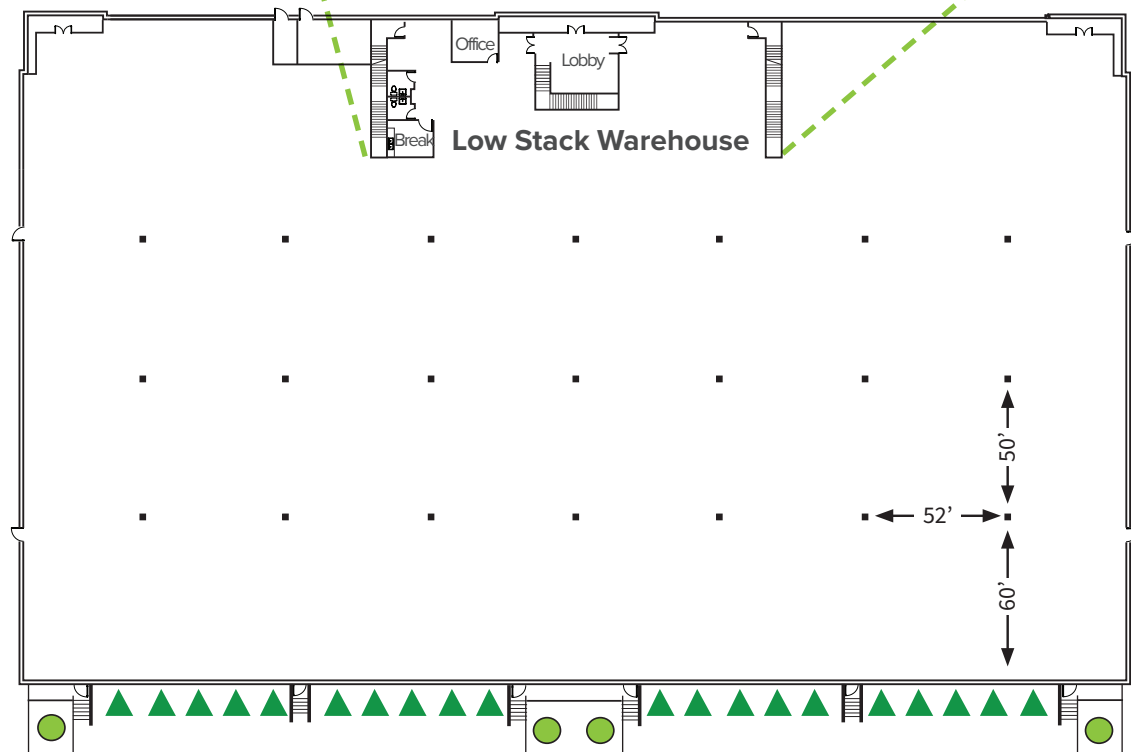|	
Ground Floor	95,466 SF
Mezzanine	6,633 SF
Total	**102,099 SF**
Divisible to	25,000 SF

BUILDING FEATURES

Clear Height: 32'-34'

Dock Doors: 20

Grade Doors: 4

Typical Column Spacing: 52'x50'

Sprinklers: ESFR

Parking Ratio: 152 spaces (1.49:1)

Building Width: 400'

Building Depth: 240'

Power: 4,000 amps

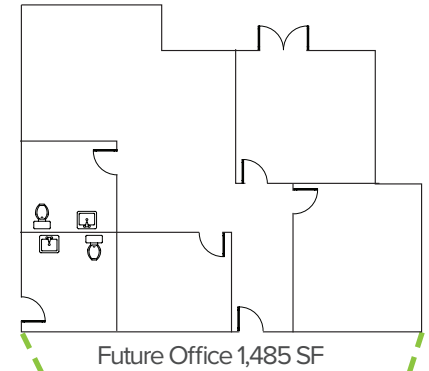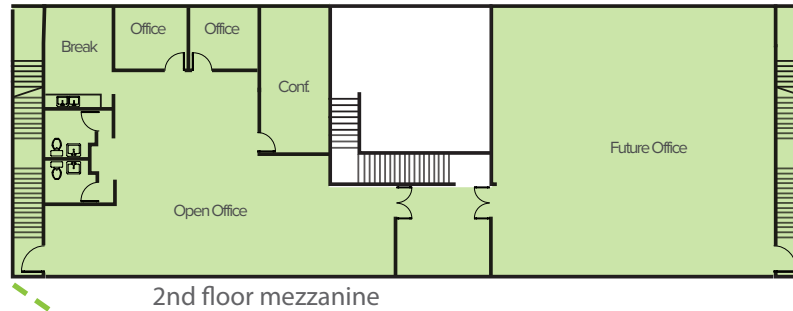▲ Dock high door

● Grade level door

2nd floor mezzanine

Break

Office   Office

Conf.

Unimproved

Open Office

1st floor

Office

Lobby

Break

Low Stack Warehouse

50'

52'

60'
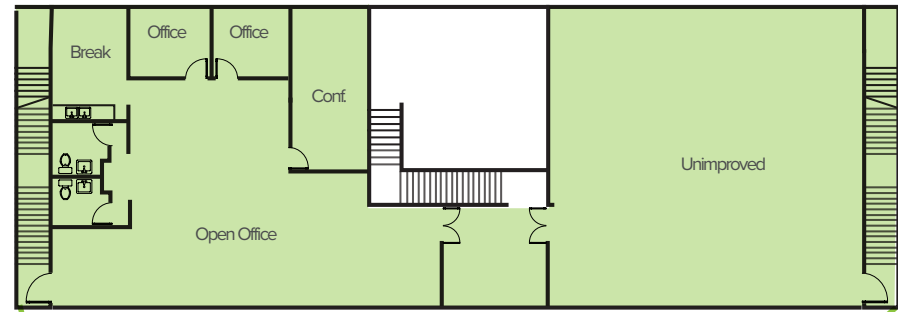
7498 Colchester Court | DEMISING PLAN

SUITE 100
22,990 Total SF

Office	1,485 SF
Warehouse	21,505 SF
Dock Door(s)	5
Grade Door(s)	1

SUITE 200
27,930 Total SF

Office	3,430 SF
Warehouse	24,500 SF
Dock Door(s)	5
Grade Door(s)	1
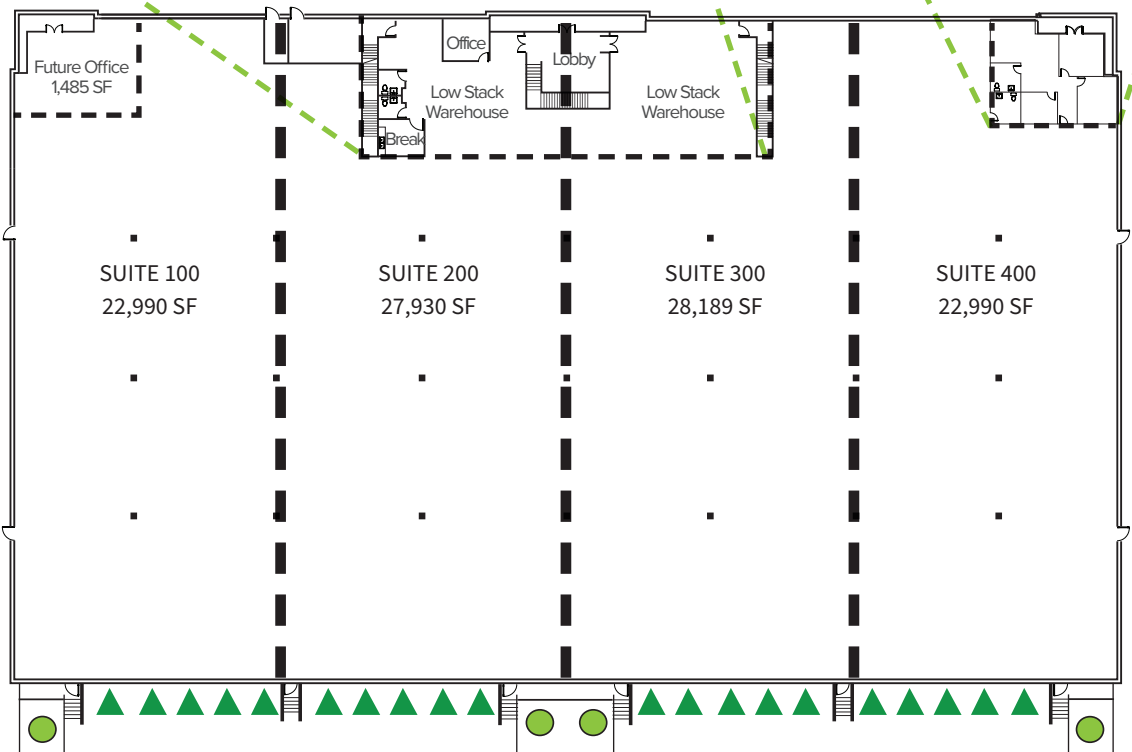
SUITE 300
28,189 Total SF

Office	3,203 SF
Warehouse	24,986 SF
Dock Door(s)	5
Grade Door(s)	1

SUITE 400
22,990 Total SF

Office	1,485 SF
Warehouse	21,505 SF
Dock Door(s)	5
Grade Door(s)	1

Break
Office
Office
Conf.
Open Office
Future Office

2nd floor mezzanine

Future Office 1,485 SF

Future Office 1,485 SF
Office
Lobby
Low Stack Warehouse
Low Stack Warehouse
Break

SUITE 100
22,990 SF

SUITE 200
27,930 SF

SUITE 300
28,189 SF

SUITE 400
22,990 SF

7

Access map

TELEGRAPH CANYON ROAD

OLYMPIC PARKWAY

BIRCH ROAD

OTAY RANCH TOWN CENTER

US OLYMPIC TRAINING CENTER

OTAY LAKE

INTERSTATE 125

OTAY RANCH

23,000 ACRES

MASTER PLANNED FOR UP TO 40,000 HOMES

MAIN STREET

INTERSTATE 805

INTERSTATE 5

BROWN FIELD TECHNOLOGY PARK PHASE I

BROWN FIELD TECHNOLOGY PARK PHASE II

BROWN FIELD AIRPORT

OTAY MESA ROAD

CALIFORNIA 905

CALIENTE

LA MEDIA

OTAY MESA ROAD

CALIFORNIA 11

THE CAMPUS AT SAN DIEGO BUSINESS PARK

ENRICO FERMI

AIRWAY ROAD

HERITAGE RD

BRITANNIA BLVD

SIEMPRE VIVA ROAD

SIEMPRE VIVA BUSINESS PARK

CBX CROSS BORDER TERMINAL

OTAY MESA PORT OF ENTRY

FUTURE OTAY MESA PORT OF ENTRY II

US | MEXICO BORDER

Legend:
- —— COMPLETED
- —— COMPLETED
- —— COMPLETED
- - - SR-11 UNDER CONSTRUCTION
- ● INTERCHANGES
- ● FUTURE INTERCHANGES

Location map

N→

BROWN FIELD
TECHNOLOGY PARK

BROWN FIELD
TECHNOLOGY PARK
COMPLETED

FedEx artissimo
Chosen FOODS
State of California
plantronics
ZEBRA Technologies INMAR
Expeditors

resideo CUBIC
Steelcase
MAN CRATES
The Product Exchange
Kraft Heinz
POWER PS SONIC
Parker

The Salvation Army

Mor
GENERAL DYNAMICS NAPA
STERIS

CALIFORNIA 125

CALIFORNIA 905

Master Touch AJINOMOTO
HELLMANN
BD UPS NAPA
Terrytown HOLOGIC
MAD ENGINE FedEx
ROYAL FLAVOR BOSE
GENERAL DYNAMICS
nassco

PENSKE
ATLAS EXPO FRESH

Chipman
WHALEN
Pilot

Ryder

Logitrans360
LA-Z-BOY

Otay Mesa
Port of Entry

U.S. Customs and
Border Protection

EMERALD TEXTILES kSARIA
PACIFIC MARITIME Rivulis

Panasonic

FedEx

Andrew & Williamson

amazon

US / MEXICO BORDER

CHP

XPO Logistics

CALIFORNIA 11

ZUCARMEX

corporate **neighbors**

Project renderings

BROWN FIELD
TECHNOLOGY PARK

phase II
available September 2023

CALIFORNIA 905

Andy Irwin
RE Lic. #01302674
858 410 6376
andy.irwin@jll.com

Joe Anderson
RE Lic. #01509782
858 410 6360
joe.anderson@jll.com

Greg Lewis
RE Lic. #01365602
858 410 1251
greg.lewis@jll.com

JLL®

Murphy
Development Company
www.murphydev.com

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.