

# 2020

PIPER RANCH ROAD

SAN DIEGO, CA 92154



**CBRE**



**AVAILABLE  
FOR LEASE**

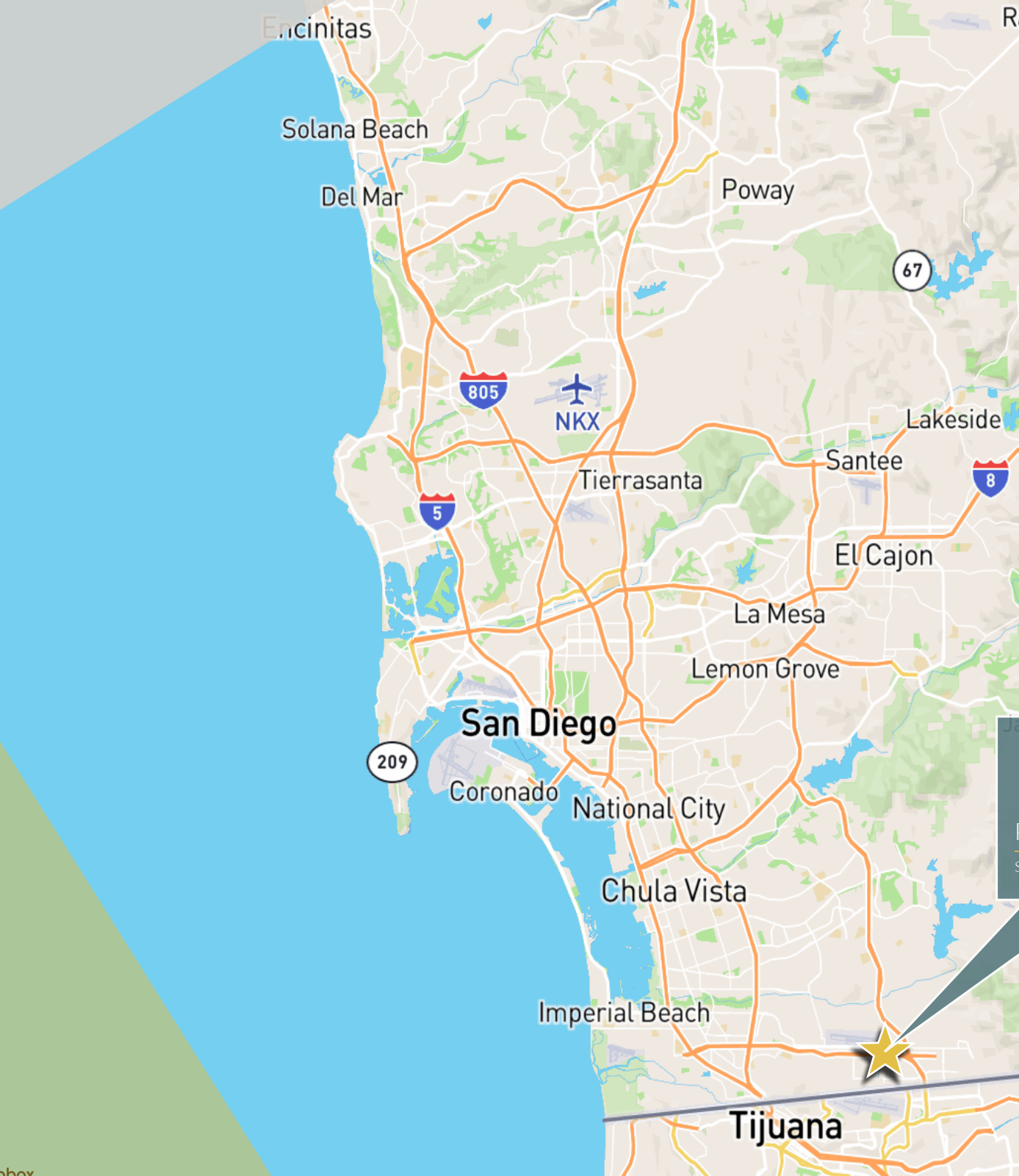


## BUILDING FEATURES

- 601,417 SF freestanding concrete tilt-up, industrial distribution/manufacturing building
- Situated on 31.32 acre site
- Cross dock configuration
- 185' and 150' deep, secured truck courts
- 50' x 52' column spacing (typical)
- 30' - 32' minimum clear height
- Knock-out concrete wall panels for 80 additional dock-high doors
- 3,000 Amps, 277/480 volt, 3 phase power (expandable)
- ESFR sprinkler system in warehouse
- 4 sets of men's and women's restrooms
- Security guardhouse, 3 gates, video cameras, and full perimeter fencing

## LOCATION HIGHLIGHTS

- Otay Mesa/Tijuana region provides abundant skilled labor pool
- San Diego-Baja Bi-National Region encompasses over \$25 Billion in annual trade and 6,000,000 residents
- Completion of State Route 905 in 2012 provides direct freeway access and visibility
- Immediate access to I-5, I-805 and SR 125 (South Bay Expressway)
- Cross Border Terminal is 1 mile away
- Zoned OMDD-I, Otay Mesa Development District-Industrial, City of San Diego
- Direct access to 905 freeway and 125 Toll Road
- Located adjacent to the World's busiest land border crossing and Tijuana's 500 maquiladora manufacturing plants



<b>Building Address</b>	2020 Piper Ranch Road
<b>Total Building Size</b>	± 601,417 SF
<b>Available Square Feet</b>	± 94,315 SF
<b>Building Dimensions</b>	Approx. 580' x 1,035'
<b>Column Spacing</b>	50' x 52' (Typical)
<b>Min. Clear Height</b>	30' - 32'
<b>Dock High</b>	52 (8'6" X 10') Expandable with knock-out panels
<b>Grade Level</b>	5 (12' X 14')
<b>Sprinklers</b>	ESFR
<b>Electrical Power</b>	3,000 Amps/277-480 Volt 3-Phase-Expandable
<b>Parking</b>	Truck Trailers 201 (10' x 53')
	Automobiles 438 (Expandable)
<b>Year Built</b>	2003

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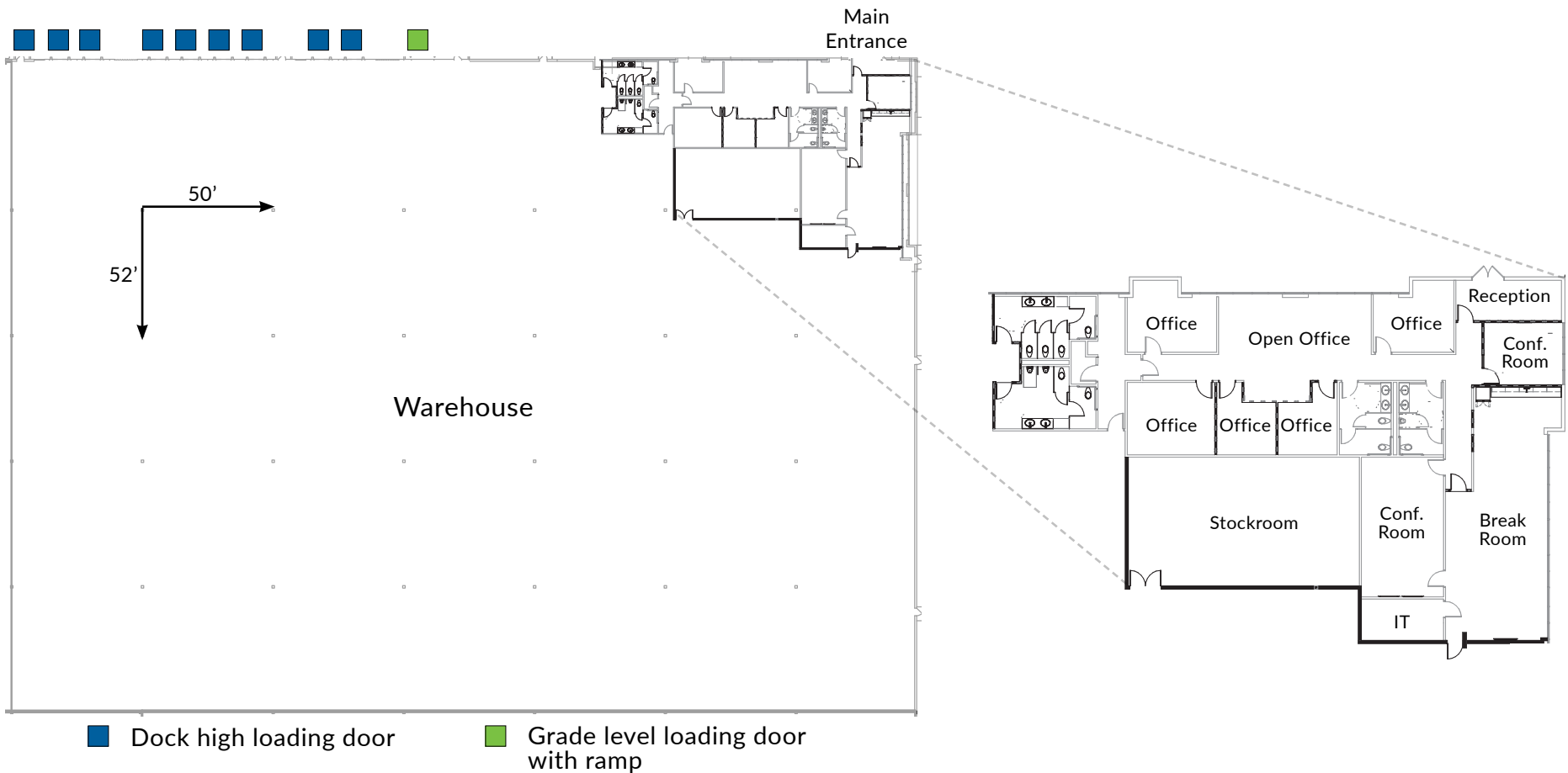
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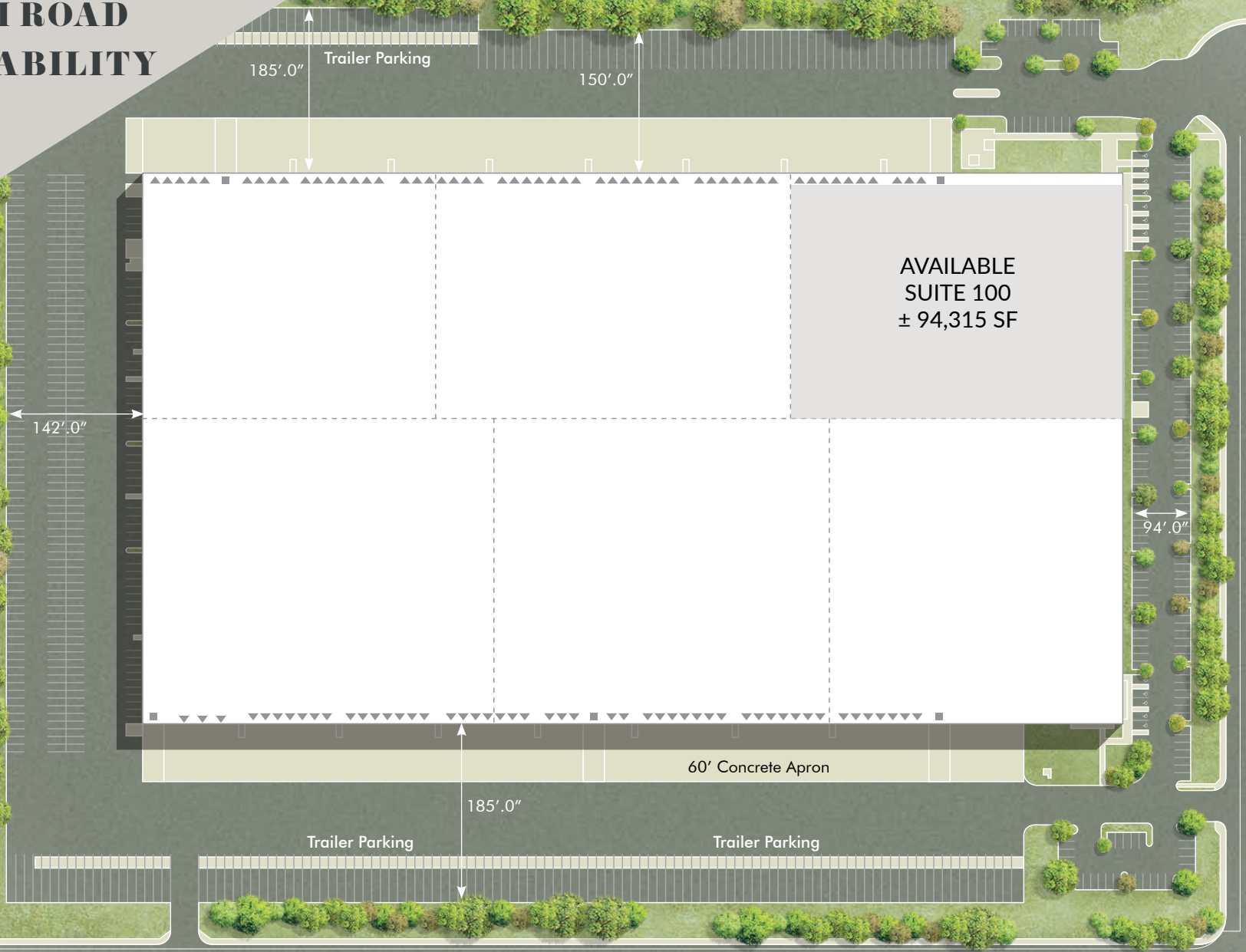
\*Not to scale

## SUITE FEATURES

### SUITE 100

- ±94,315 SF End unit (5% office / warehouse remaining balance)
- 9 Dock high loading doors
- 1 Grade level loading door with ramp
- ±30' - 32' Clear height
- Trailer Parking Available
- Available June 1, 2024
- Lease rate: \$1.20/SF/Mo. Net of Expenses
- NNN's = \$.32/SF

# 2020 PIPER RANCH ROAD AVAILABILITY

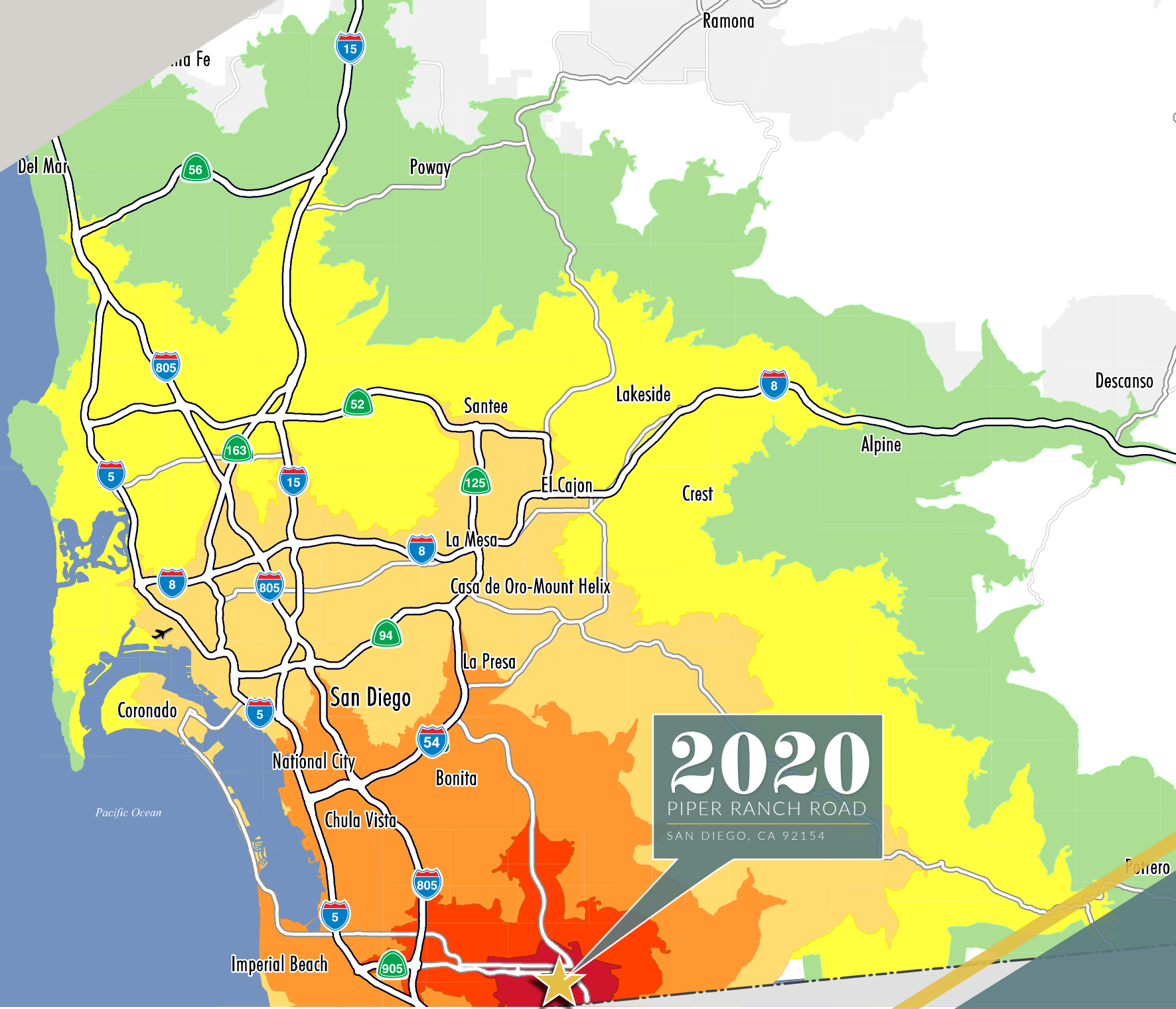


\* NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE



# DRIVE TIME ANALYSIS

- Drive Time
- 0-5 minutes
  - 10 minutes
  - 20 minutes
  - 30 minutes
  - 40 minutes
  - 50 minutes





# OTAY MESA MAJOR TENANTS



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**CUSHMAN &  
WAKEFIELD**

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