

# THE CAMPUS

AT SAN DIEGO BUSINESS PARK



**45,000 - 125,000 SF | Available For Lease**

2055 Sanyo Avenue | San Diego, CA 92154



Andy Irwin  
RE Lic. #01302674  
858 410 6376  
[andy.irwin@am.jll.com](mailto:andy.irwin@am.jll.com)

Joe Anderson  
RE Lic. #01509782  
858 410 6360  
[joe.anderson@am.jll.com](mailto:joe.anderson@am.jll.com)

Greg Lewis  
RE Lic. #01365602  
858 410 1251  
[greg.lewis@am.jll.com](mailto:greg.lewis@am.jll.com)







# PROJECT VIDEO





# PROJECT FEATURES

## THE CAMPUS

AT SAN DIEGO BUSINESS PARK



**±665,229 SF**  
3-building industrial campus



**ON-SITE CAFE**  
Eat in or grab-and-go



**FREEWAY ACCESS**  
Via three adjacent interchanges



**FREEWAY VISIBLE**  
From SR-905 and SR-11 freeways



**SECURE SITE**  
Fully fenced and gated with on-site security



**PROXIMITY TO BORDER**  
Located 1/4 mile from Otay Mesa Port of Entry



**FOREIGN TRADE ZONE**  
Located within a magnate site



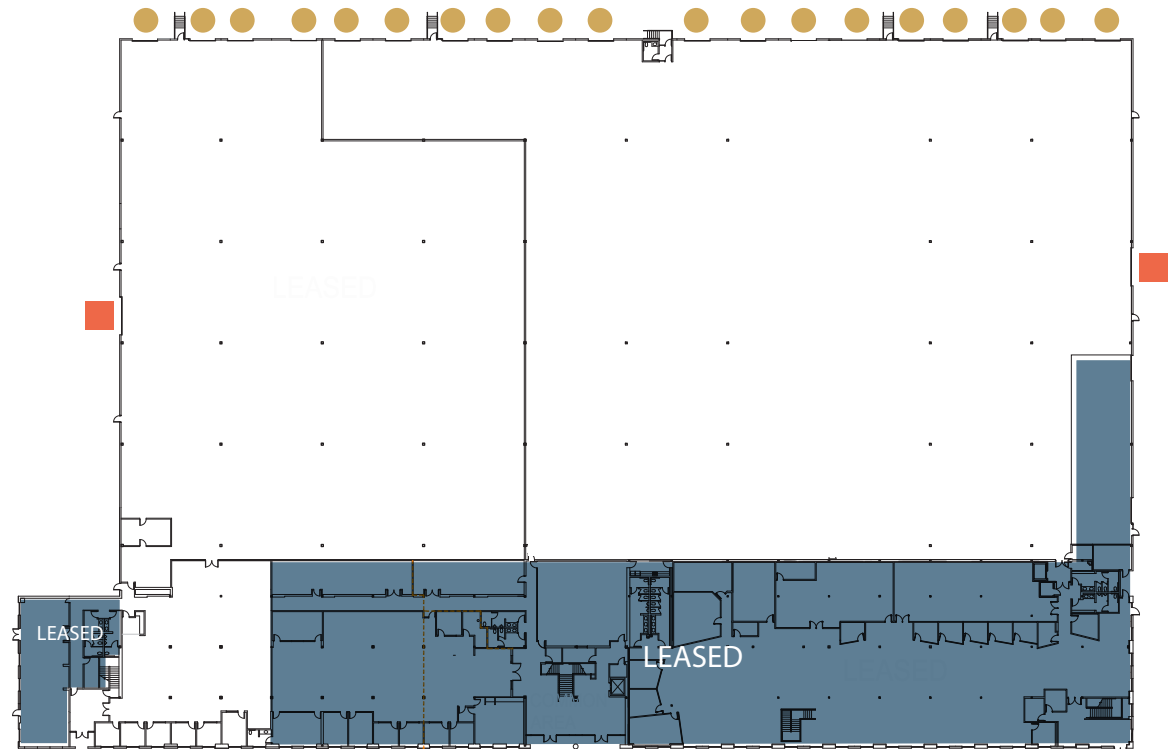
**REVERSE COMMUTE**  
Reverse commute during rush hour and key traffic times

# FLOOR PLAN

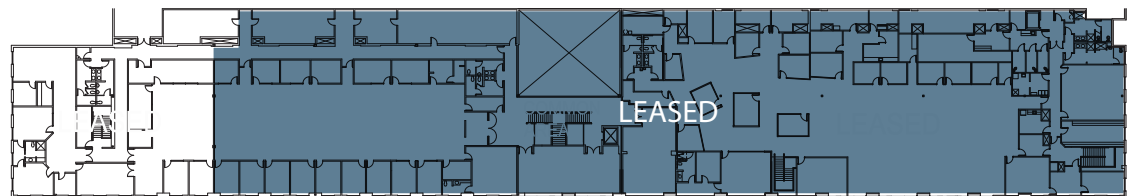
## AVAILABLE

Total Size:	125,000 SF
Divisibility:	45,000 SF
Dock Doors:	19
Grade Doors:	2
Clear Height:	24' - 27'
Power:	2500 amps
Gas:	Yes
Sprinklers:	0.33/3,000
Column Spacing:	48' x 48'
Parking:	1.5/1,000
Truck Court:	190' concrete court
Rental Rate:	Negotiable
Availability:	May 1, 2022

- DOCK DOORS
- GRADE DOORS



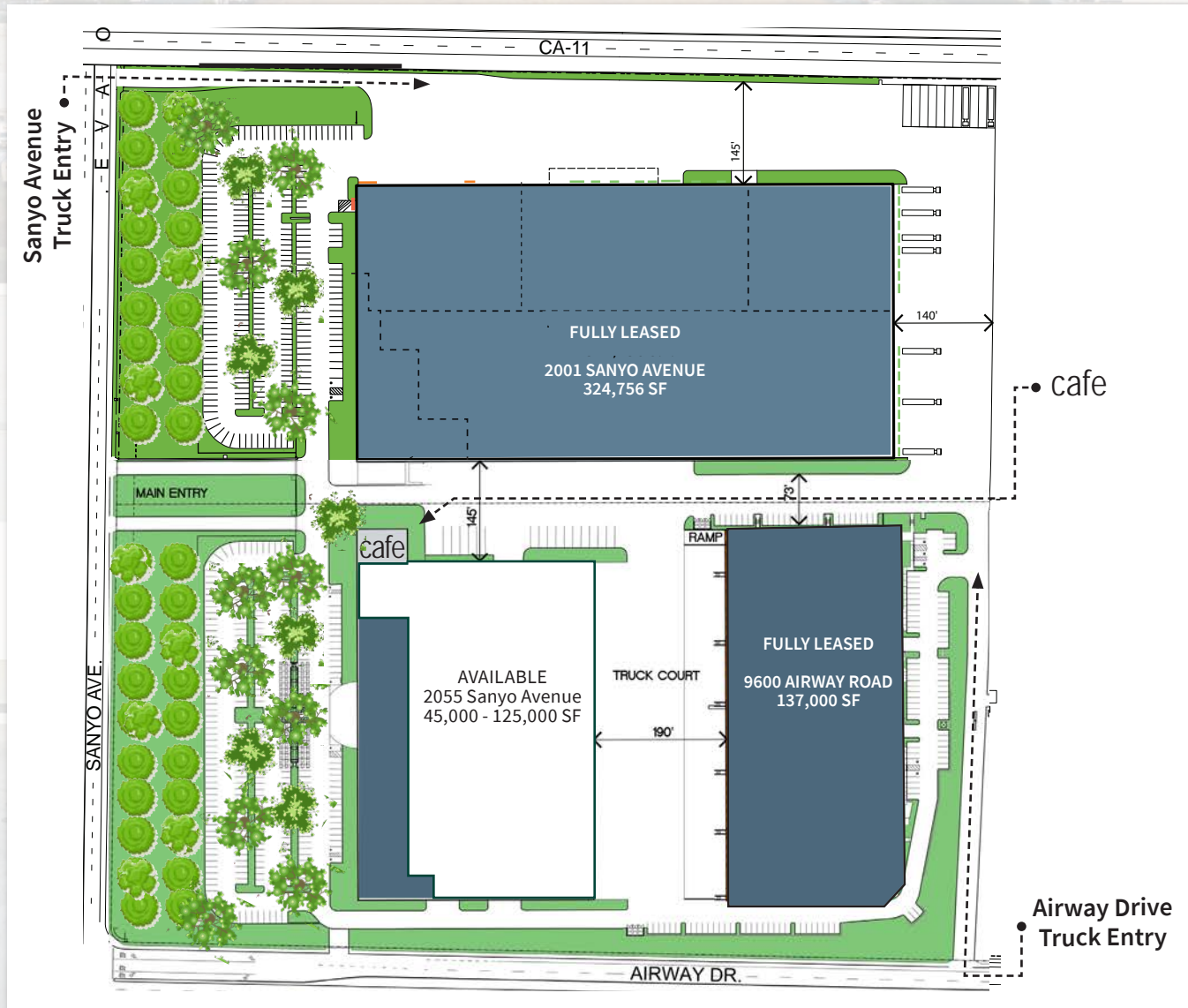
First Floor



Second Floor



# SITE PLAN





# CORPORATE NEIGHBORS

805

FedEx artissimo  
DESIGNS  
Chosen  
FOODS  
plantronics  
ZEBRA  
TECHNOLOGIES  
Expeditors  
INMAR

CUBIC  
resideo  
Steelcase  
MAIN  
GRADES  
THE PRODUCE EXCHANGE  
KraftHeinz  
POWERPOWERSONIC  
Parker

Mor  
GENERAL DYNAMICS  
STERIS  
NAPA

Master Touch  
LANKERSCH  
BD  
NAPA  
ups  
BOSE  
HOLOGIC  
MAD  
ENGINE  
ROYAL  
FLAVOR  
FedEx  
GENERAL DYNAMICS

PENSKE  
ATLAS  
EXPO FRESH

Ryder

Chipman  
WHALEN  
Pilot

THE CAMPUS  
AT SAN DIEGO BUSINESS PARK

Panasonic

FedEx

amazon

Logitrans360  
LABOY

U.S. Customs and Border Protection

Andrew Williamson

11

XPO  
Logistics

ZUCARMEX

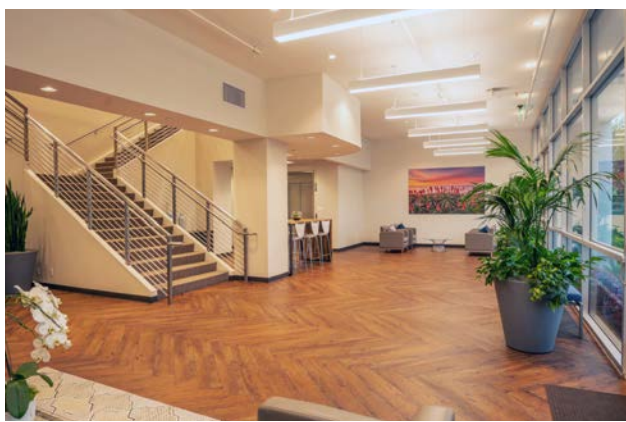
CHD

US | MEXICO BORDER

125

905









**THE CAMPUS**  
AT SAN DIEGO BUSINESS PARK

**Andy Irwin**  
RE Lic. #01302674  
858 410 6376  
[andy.irwin@am.jll.com](mailto:andy.irwin@am.jll.com)

**Joe Anderson**  
RE Lic. #01509782  
858 410 6360  
[joe.anderson@am.jll.com](mailto:joe.anderson@am.jll.com)

**Greg Lewis**  
RE Lic. #01365602  
858 410 1251  
[greg.lewis@am.jll.com](mailto:greg.lewis@am.jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

