



BROWN FIELD
TECHNOLOGY PARK

CONSTRUCTION COMPLETE

Available for Immediate Occupancy



50,000 - 229,680 SF | For Lease

Building A - 7255 Otay Mesa Road | Building C - 1695 Continental Street



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BROWN FIELD TECHNOLOGY PARK ADVANTAGES

- 50-acre corporate industrial and technology park
- Mass transit stop at the site
- Located on 905 freeway at Britannia Boulevard interchange
- All sitework completed
- Ability to fence and secure yard area for CT-PAT certification
- Corporate design guidelines, landscaping and CC&R's
- LEED/State-of-the-art building designs
- U.S. Department of Commerce Foreign Trade Zone
- Flexible design allows for industrial, R&D, manufacturing and corporate engineering buildings



THE NEW OTAY MESA



BROWN FIELD
TECHNOLOGY PARK

NORTHERN UNIT

Building A	105,457 SF
Building C	124,223 SF
Total	229,680 SF

BUILDING FEATURES

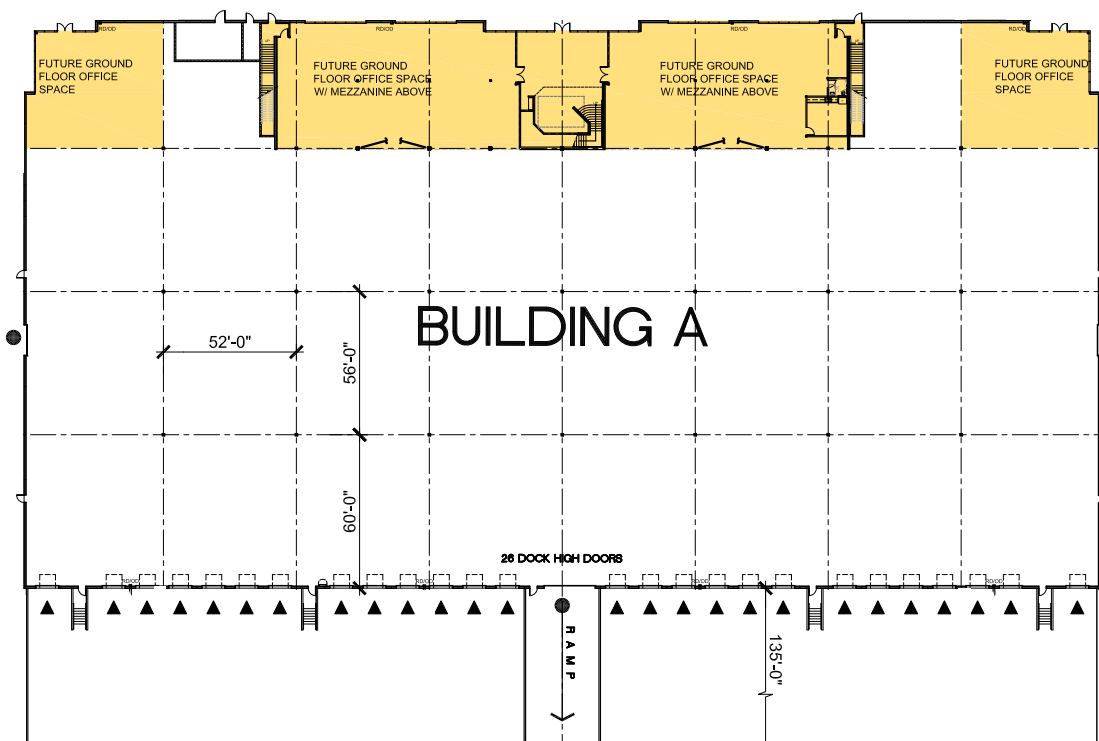
- Clear Height: 32'-34'
- Typical Column Spacing: 52' x 56'
- Sprinklers: ESFR
- Min Truck Yard Depth: 135'
- Concrete Truck Yards
- Ample Power, Water, and Sewer
- 2-Story Corporate Atrium Entries
- Storm Water Compliant





BROWN FIELD
TECHNOLOGY PARK

BUILDING A FLOOR PLAN



BUILDING A

6.29 Acres

Total Building Size 105,457 SF

Ground Floor 94,311 SF

Mezzanine 11,146 SF

Divisible to 50,000 SF

BUILDING FEATURES

Clear Height: 32' - 34'

Dock Doors: 26

Grade Doors: 3

Sprinklers: ESFR

Power: 7,000 amps 277 / 480v

Building Depth: 222'

Building Width: 421'

Typical Column Spacing: 52' x 56'

Speed Bay: 60'

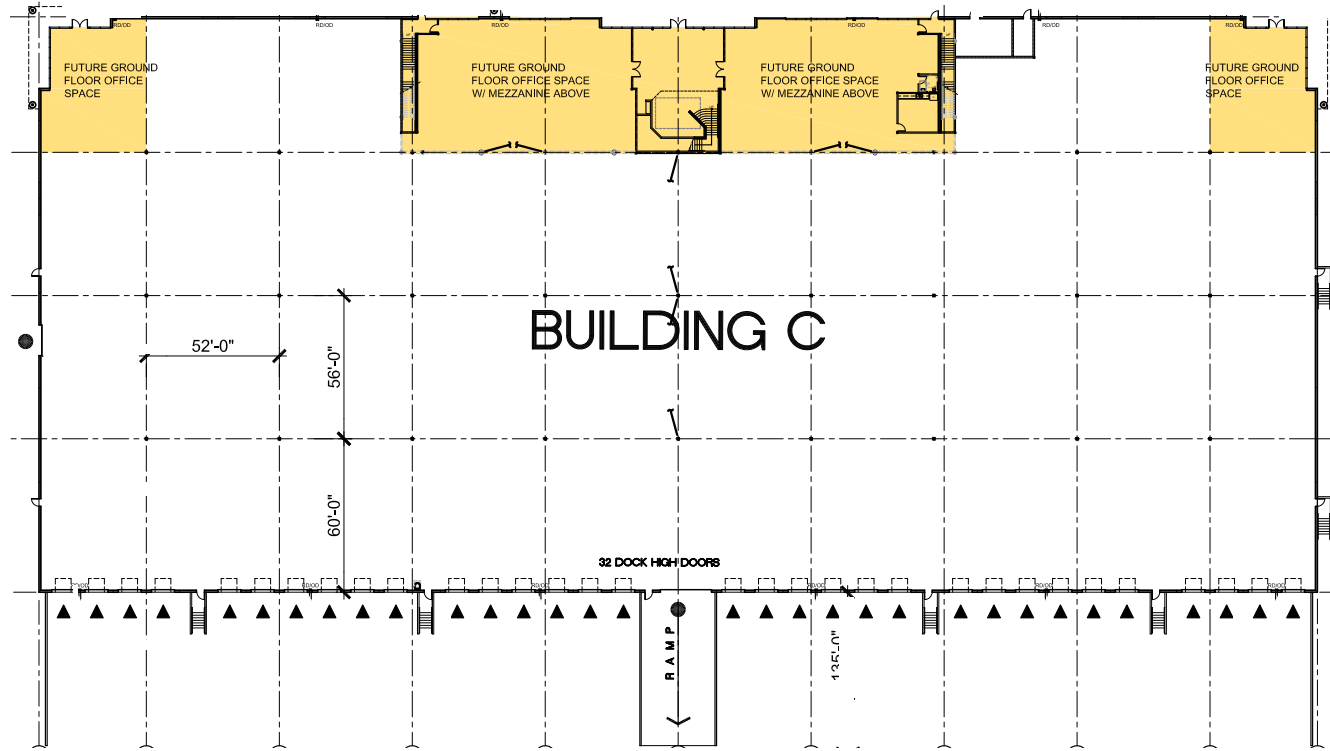
Min Truck Yard Depth: 135'

Parking: 182 spaces (1.73/1,000)



BROWN FIELD
TECHNOLOGY PARK

BUILDING C FLOOR PLAN



- ▲ Dock high door
- Grade level door

BUILDING C

7.72 Acres

Total Building Size 124,223 SF

Ground Floor 113,352 SF

Mezzanine 10,871 SF

Divisible to 60,000 SF

BUILDING FEATURES

Clear Height: 32' - 34'

Dock Doors: 32

Grade Doors: 2

Sprinklers: ESFR

Power: 8,000 amps 277 / 480v

Parking: 178 spaces (1.43/1,000)

Building Depth: 225'

Building Width: 500'

Typical Column Spacing: 52' x 56'

Speed Bay: 60'

Min Truck Yard Depth: 135'

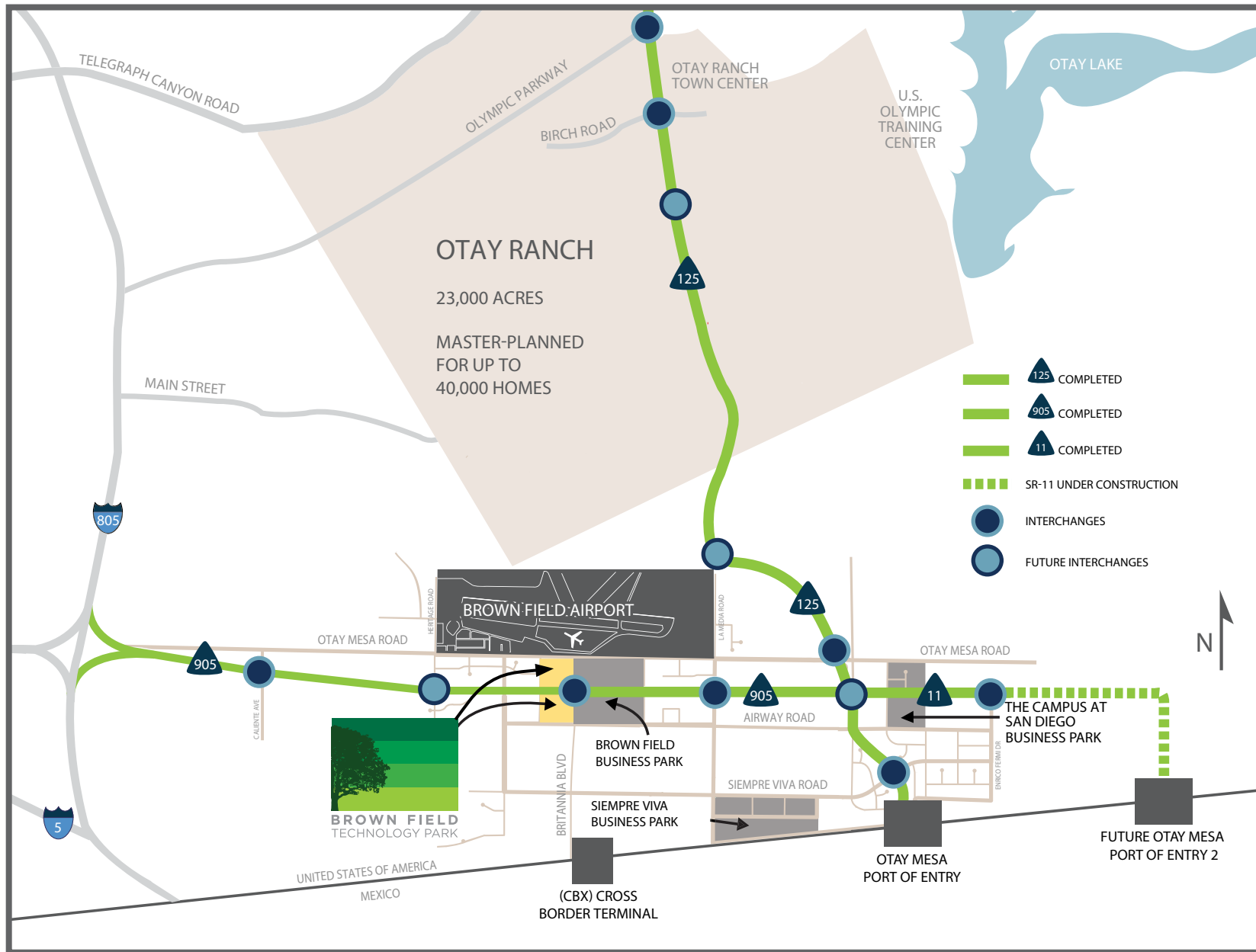




OTAY MESA ADVANTAGES

- Superior Otay location at SR 905 | Britannia Diamond Interchange
- South County offers San Diego County's largest labor supply
- Brown Field Airport is slated for a 330-acre redevelopment
- Recent Community Plan Update promotes new retail and business friendly land uses
- Blocks from the Cross Border Terminal (CBX) accessing Tijuana's International Airport
- Time-saving reverse commutes
- Estate and family-oriented homes in Otay Ranch and Eastlake provide new housing for executives and staff
- Otay I Port of Entry handles more than \$50 billion annually
- \$700 million Otay II Port of Entry scheduled to open in 2023

OTAY MESA ACCESS MAP



CORPORATE NEIGHBORS

BROWN FIELD TECHNOLOGY PARK

CUBIC
Steelcase
MEAN
KraftHeinz
POWERGEN
Parker

BROWN FIELD TECHNOLOGY PARK COMPLETED
Mor NAPA
GENERAL DYNAMICS
STERIS

FedEx. artissimo
Chosen
plantronics
ZEBRA
Expeditors
JL INMAR

UPS
BD NAPA
BOSE
HOLOGIC
MAD
ROYAL FLAVOR
FedEx

PENSKE
EXPORISH
RTLS

Ryder

Chipman
WHALEN
Pilot.

Logitrans360
LABOY

Otay Mesa Port of Entry

U.S. Customs and Border Protection

Panasonic

OSCAR
ASAP
Rivulis

FedEx

amazon

CLD

XPO Logistics

ZUCARMEX

US | MEXICO BORDER



DISTANCES FROM OTAY MESA



MURPHY OTAY MESA EXPERIENCE

Otay Mesa Master Plan, Build-to-Suit or Lease Transactions

PARK	NET ACRES	MASTER PLANNED SF	STATUS
San Diego Business Park	80 acres	1,324,745 SF	Completed
Brown Field Business Park	155 acres	2,000,000 SF	Completed
Siempre Viva Business Park	116 acres	2,094,323 SF	Completed
The Campus at San Diego Park	37 acres	690,806 SF	Current
Brown Field Technology Park	50 acres	2,094,323 SF	Current
TOTAL	438 ACRES	7,109,874 SF	

BROWN FIELD TECHNOLOGY PARK

SQUARE FEET

Master planned	1,000,000
TOTAL BROWN FIELD TECHNOLOGY PARK	1,000,000

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

BROWN FIELD BUSINESS PARK

SQUARE FEET

Master planned	2,000,000
Honeywell	205,800
Graphite Design International	84,000
TOTAL BROWN FIELD BUSINESS PARK	289,800

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
Ajinomoto	159,631
BD	121,970
Manfreight	79,050
TOTAL SVBP BUILDINGS CONSTRUCTED	2,094,323

THE CAMPUS AT SD BUSINESS PARK

SQUARE FEET

2001 Sanyo Avenue	323,821
2055 Sanyo Avenue	208,985
2065 Sanyo Avenue	137,000
TOTAL CAMPUS AT SDBP	669,806





**BROWN FIELD
TECHNOLOGY PARK**

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.

Murphy
Development Company

www.murphydev.com

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