

BRITANNIA TECH PARK

AVAILABLE FOR LEASE

7498 COLCHESTER COURT & 7222 AIRWAY ROAD
SAN DIEGO, CALIFORNIA | 92154 | OTAY MESA



±25,000 - 203,244 SF / CLASS A DISTRIBUTION/R&D/MANUFACTURING

Hines



TOTAL SQUARE FEET

203,244 SF
(Bldg 1: 102,099 SF / Bldg 2: 101,145 SF)

BUILD OUT

Spec Office % Varies by Suite

BUILDING DESCRIPTION

Class A Distribution/R&D/Manufacturing

YEAR BUILT

2023

STORIES

Single Story with Mezzanine

VEHICLE PARKING

328 stalls (1.6 per 1,000 SF)

TRUCK DEPTH

190'

CONSTRUCTION

Reinforced Concrete Tilt-Up

CLEAR HEIGHT

32' -34'

DOCK HIGH DOORS

39

GRADE LEVEL DOORS

8

FIRE PROTECTION

ESFR

EV CHARGING <

FENCED/SECURED SITE OPPORTUNITIES <

HEAVY POWER <

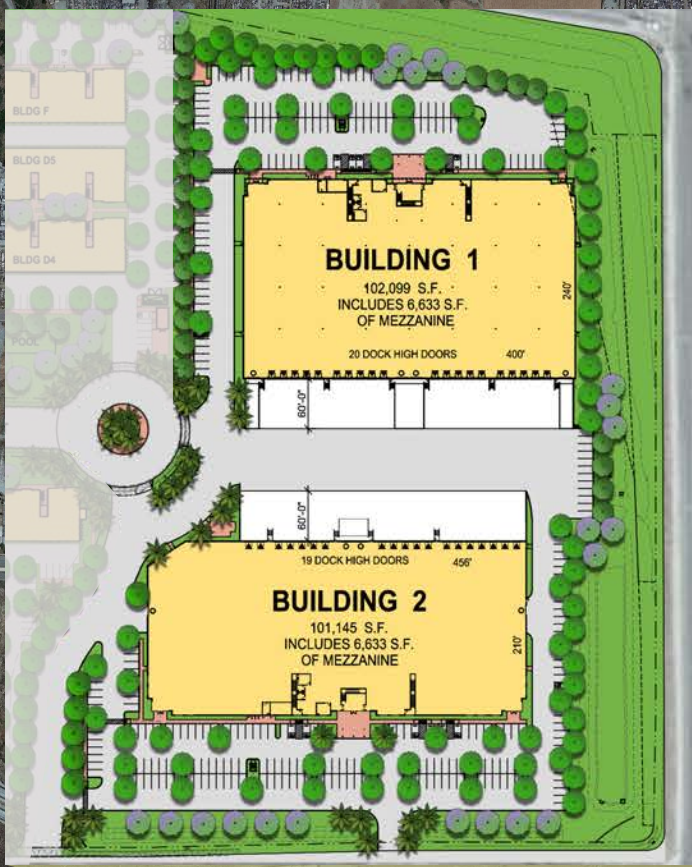
OUTDOOR PATIO AREAS <

ROOFTOP SOLAR CAPABLE <

ADDITIONAL SKYLIGHTS <

ASSET PROFILE

SITE PLAN



BUILDING 1
102,099 SF

BUILDING 2
101,145 SF

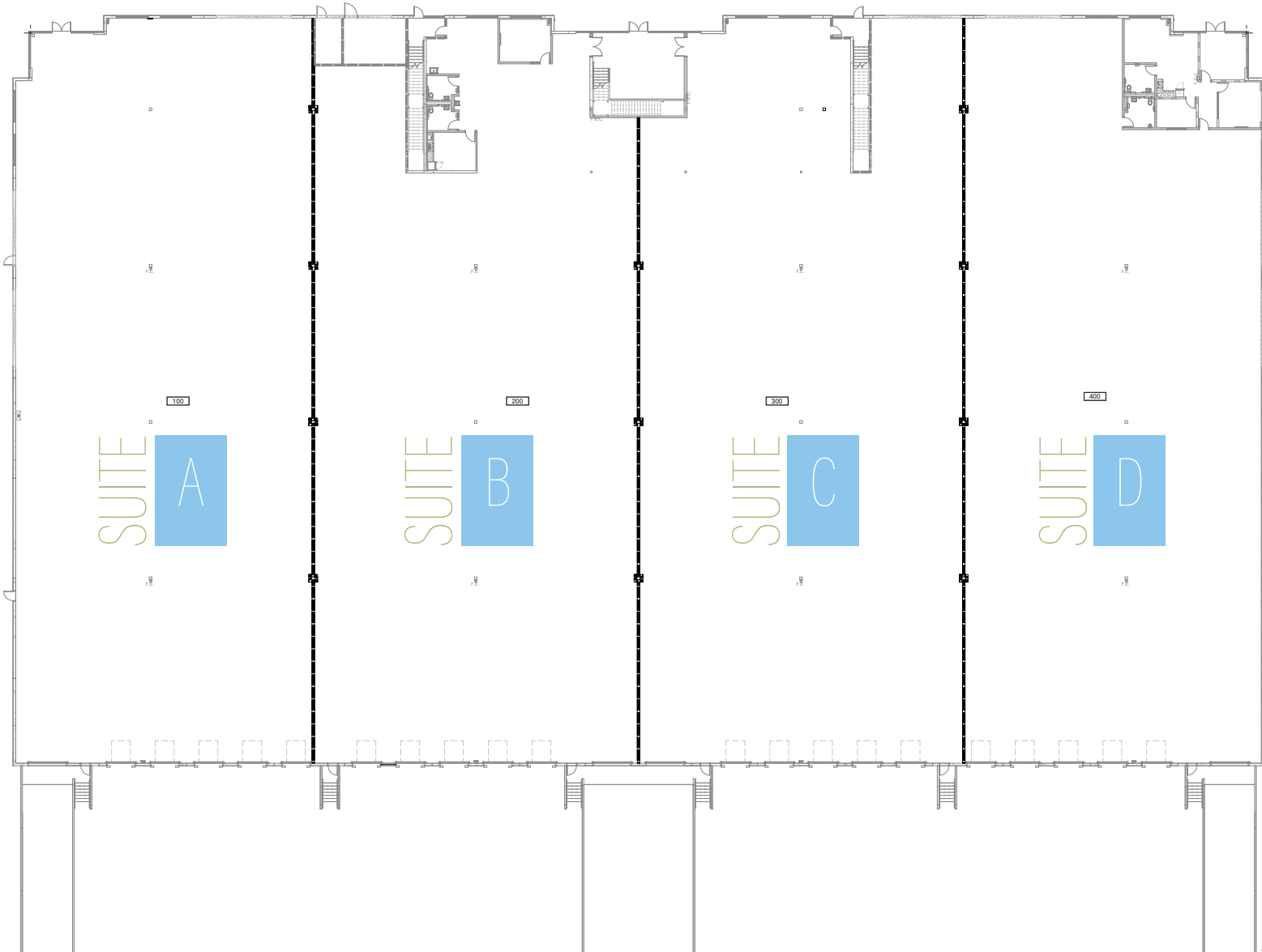


BUILDING ONE

7498 COLCHESTER COURT

SITE PLAN

UNIT A	25,000 SF	5 DH, 1 GL via RAMP
UNIT B	25,000 SF	5 DH, 1 GL via RAMP
UNIT C	25,000 SF	5 DH, 1 GL via RAMP
UNIT D	27,099 SF	5 DH, 1 GL via RAMP
BLDG	102,099 SF	20 DH, 4 GL via RAMP



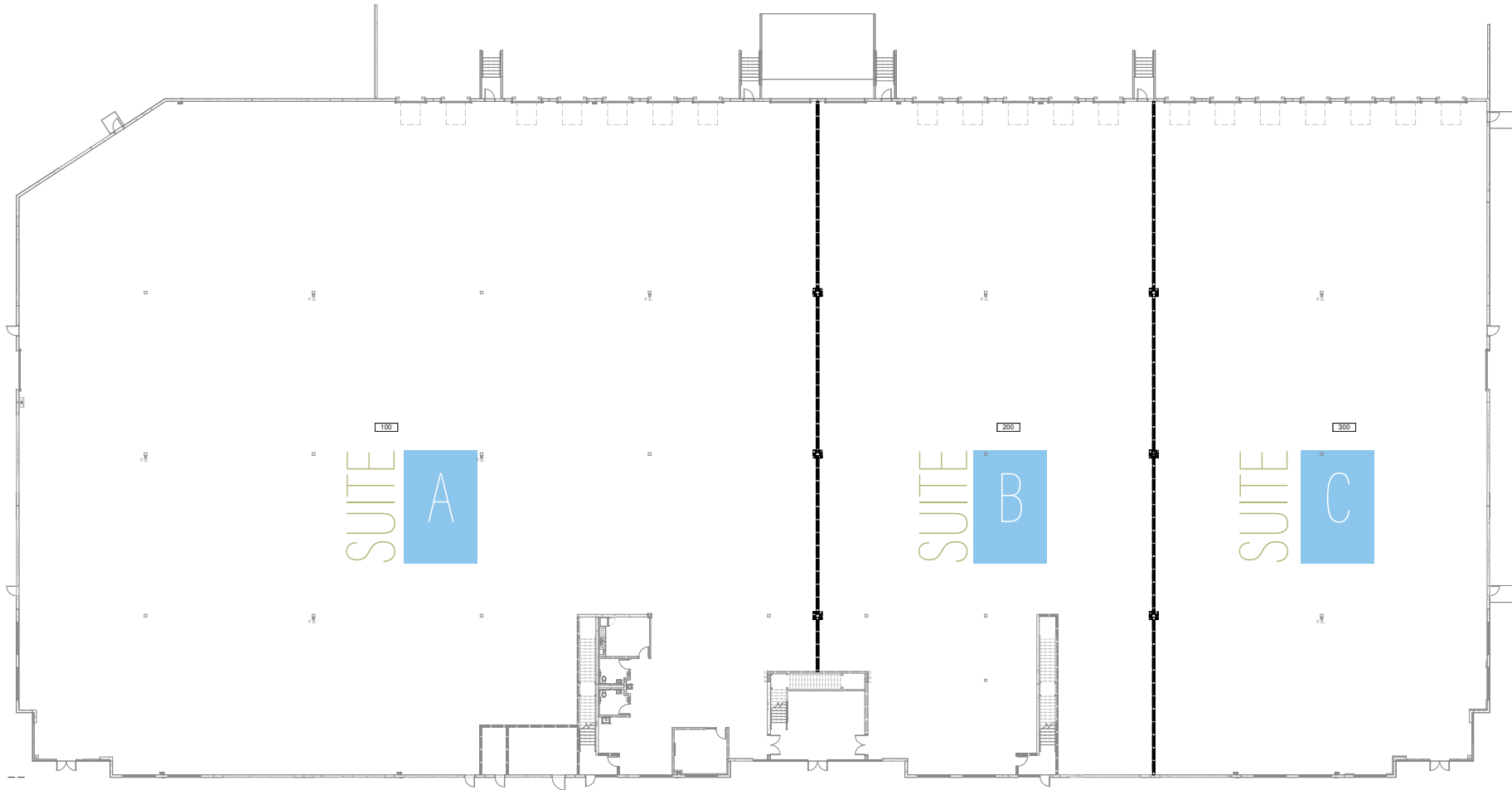
BUILDING ONE

BUILDING TWO

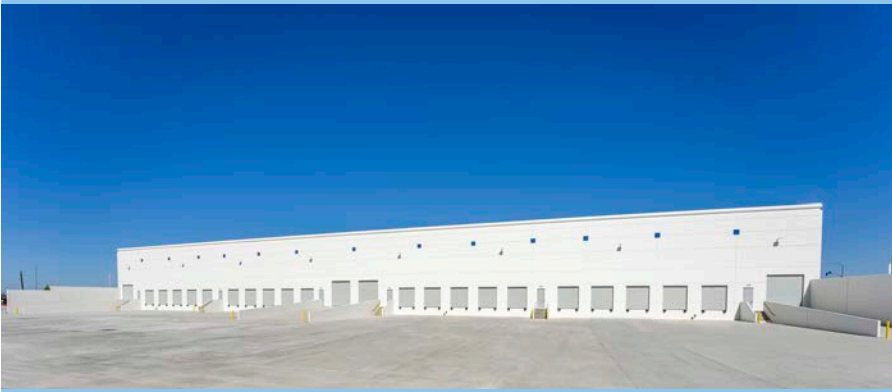
7222 AIRWAY ROAD

SITE PLAN

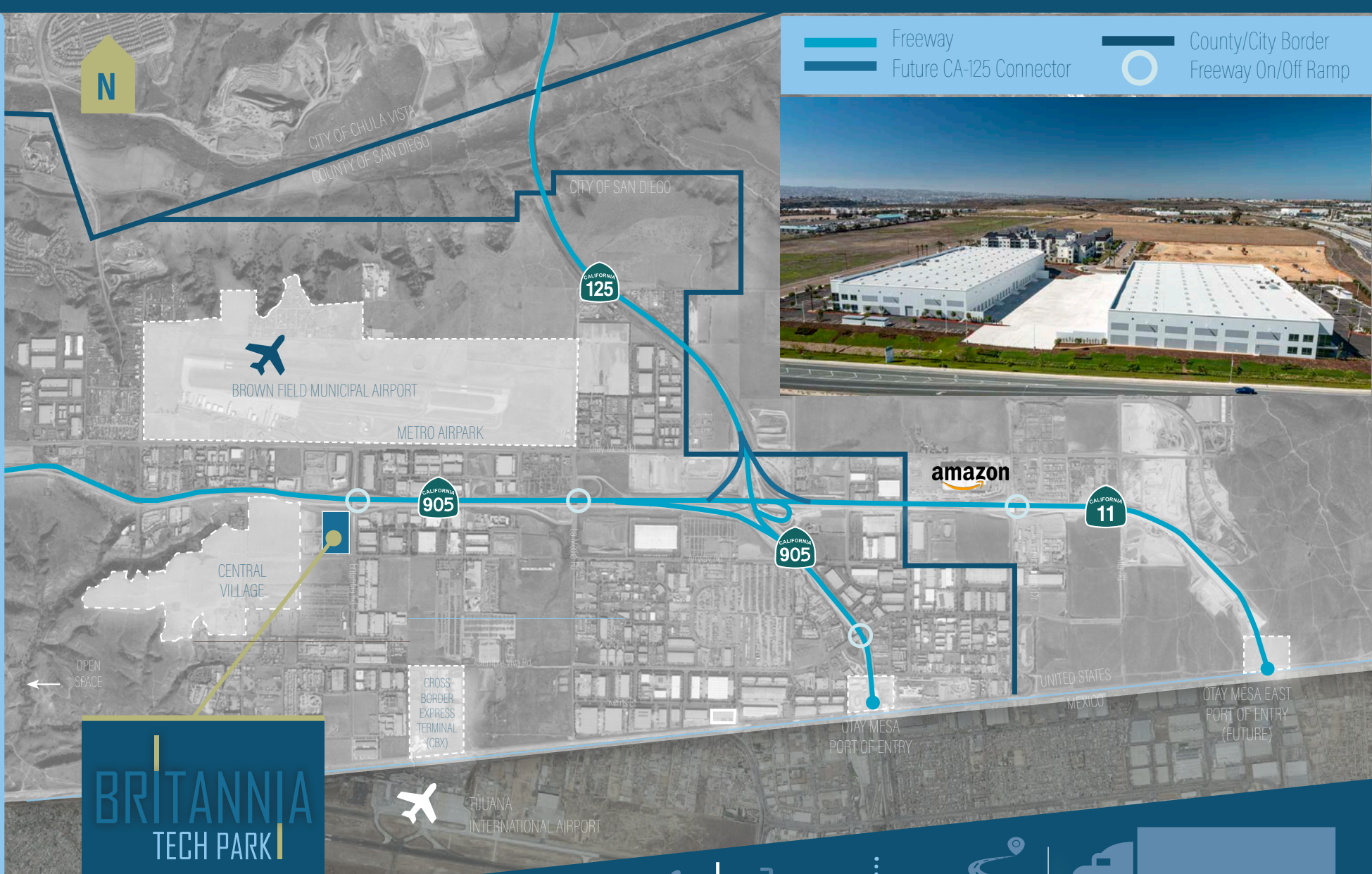
UNIT A	50,573 SF	7 DH, 2 GL (1 via RAMP)
UNIT B	25,286 SF	5 DH, 1 GL via RAMP
UNIT C	25,286 SF	7 DH, 1 GL
BLDG	101,145 SF	19 DH, 4 GL (2 via RAMP)



BUILDING TWO



ASSET LOCATION



**BRITANNIA
TECH PARK**

GREAT ACCESS

	905 Fwy	125 Toll	SR 11	South county Ring Road
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**METRO AIRPARK
330 ACRES**

AVIATION | RETAIL | HOSPITALITY | COMMERCIAL | INDUSTRIAL

18 MILES FROM SAN DIEGO'S CBD

EXISTING OTAY MESA POE

1 MILLION TRUCKS & \$52 BILLION IN GOODS ANNUALLY

CBX
CROSS BORDER EXPRESS TERMINAL

NOW OPEN

OVER TWO MILLION PASSENGERS ANNUALLY

OTAY MESA CENTRAL VILLAGE

Residential | Commercial | Retail | Recreation

DRIVE TIME

2.5 HRS/112 MILES | INLAND EMPIRE

3.5 HRS/135 MILES | LOS ANGELES

5.5 HRS/364 MILES | PHOENIX

45 MIN/53 MILES | OCEANSIDE

25 MIN/22 MILES | KEARNY MESA

DOWNTOWN SAN DIEGO | 15 MIN/14 MILES

OTAY MESA



BRITANNIA TECH PARK

CORPORATE NEIGHBORS

BRITANNIA TECH PARK



BRITANNIA TECH PARK

AVAILABLE FOR LEASE



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