

DELIVERING
Q3 2023



interchange

A 404,832 SF CLASS A INDUSTRIAL PARK
6 INDUSTRIAL BUILDINGS FOR LEASE & SALE | 22,700 – 183,695 SF
WAREHOUSE / DISTRIBUTION / MANUFACTURING | SAN DIEGO



Buildings available from
22,700 – 183,695 SF

ACCESS AT YOUR DOORSTEP

Unique owner user development opportunity in San Diego's most accessible, functional, and attractive new industrial project

Rare Opportunity

Dwindling supply of buildings available for sale throughout San Diego. Ideal site with immediate access to customers, highly skilled labor and commercial border crossing.

Flexibility

Own or lease, newly constructed Class A industrial buildings from 22,700 to 183,695 SF

Functionality

Class A project featuring 32' clear heights, ESFR fire suppression systems, 135'+ private and 200' shared truck court depths, functional dock-active buildings

One of One

Only owner/user project currently under construction in San Diego County





interchange



Separate & Secure

Highly secure with no shared environment, ability to fence and secure

Attract & Retain Talent

Affordable living options and “reverse commute” traffic patterns for employees, access to highly skilled and blue-collar labor

THE LOCATION



POPULATION

2,225,769
within 30 miles

1,640,002
within 20 miles

489,263
within 10 miles

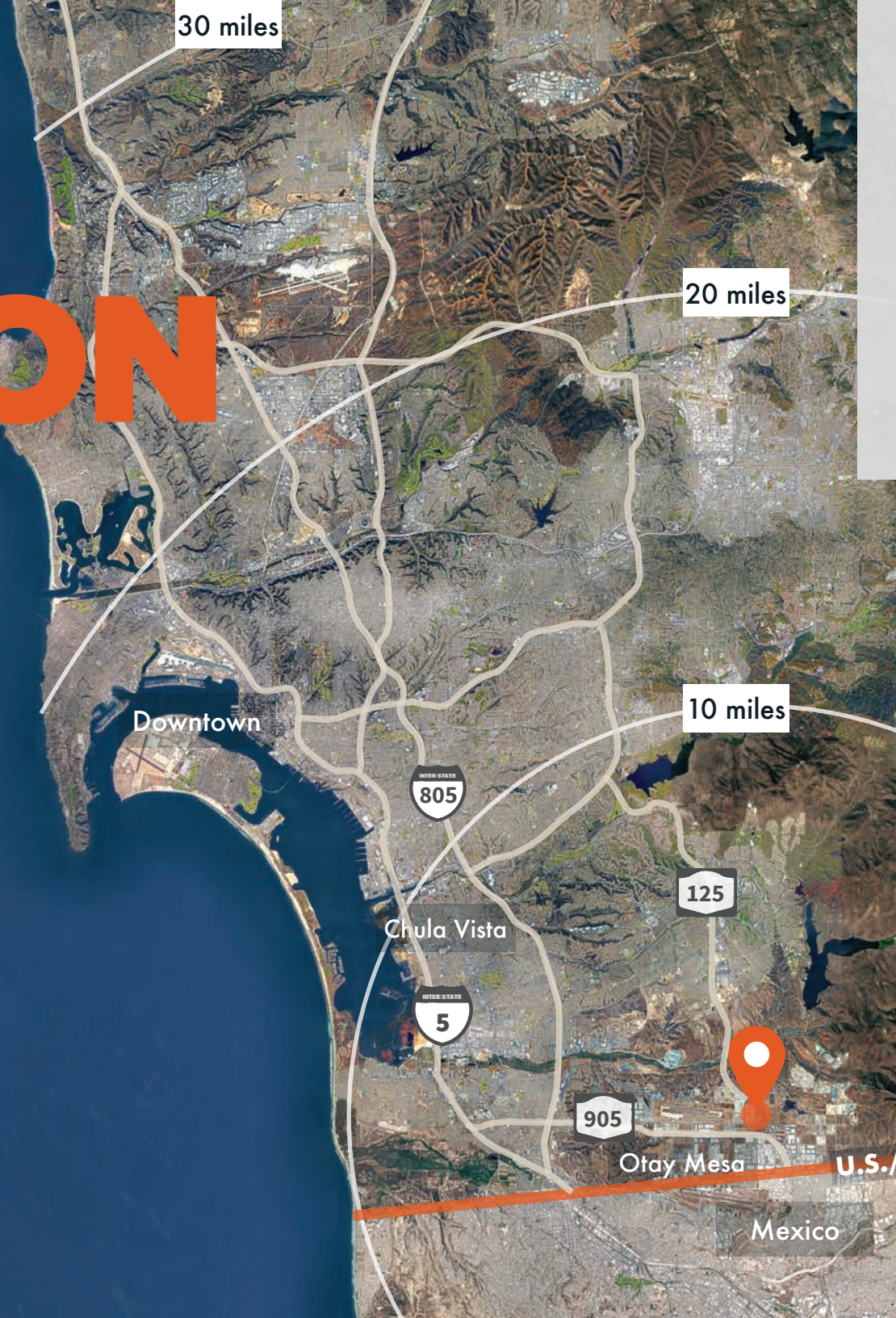


2020 HOUSING UNITS

830,704
within 30 miles

594,998
within 20 miles

147,537
within 10 miles



Border quick stats:

#1

THE WORLD'S BUSIEST LAND BORDER CROSSING (SAN YSIDRO & OTAY MESA PORTS OF ENTRY)

±\$45B

IN TRADE CROSSES ANNUALLY THROUGH OTAY MESA PORTS OF ENTRY



Immediate access to:

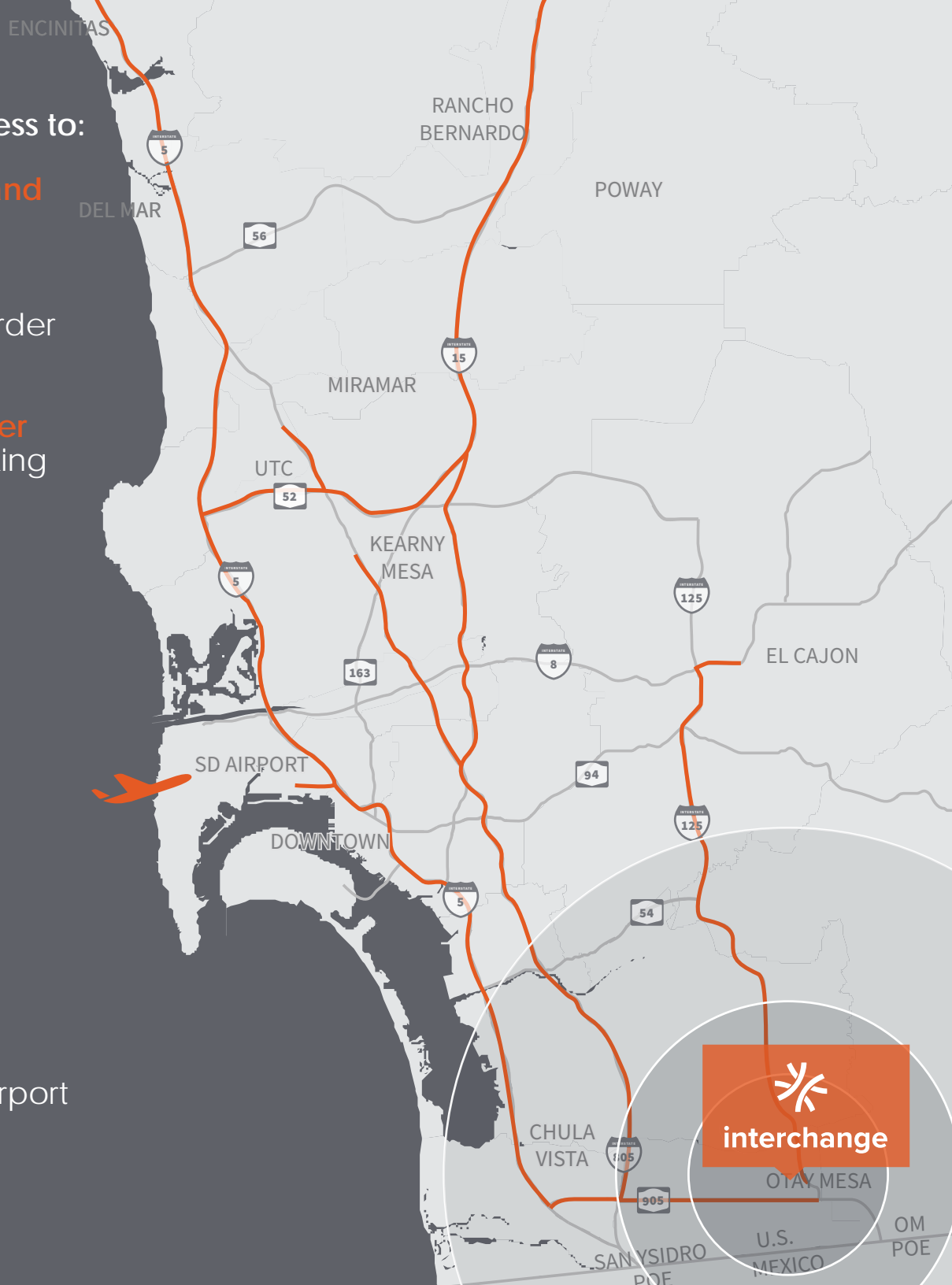
SR 905, SR 125, and SR 11 Freeways

Otay Mesa
Commercial border crossing

Pilot Travel Center
Full service trucking operation

Drive times to:

- 45 min
Escondido
- 27 min
Miramar/UTC
- 24 min
El Cajon
- 22 min
Kearny Mesa
- 19 min
Downtown/Airport
- Interchange
Otay Mesa



THE SITE

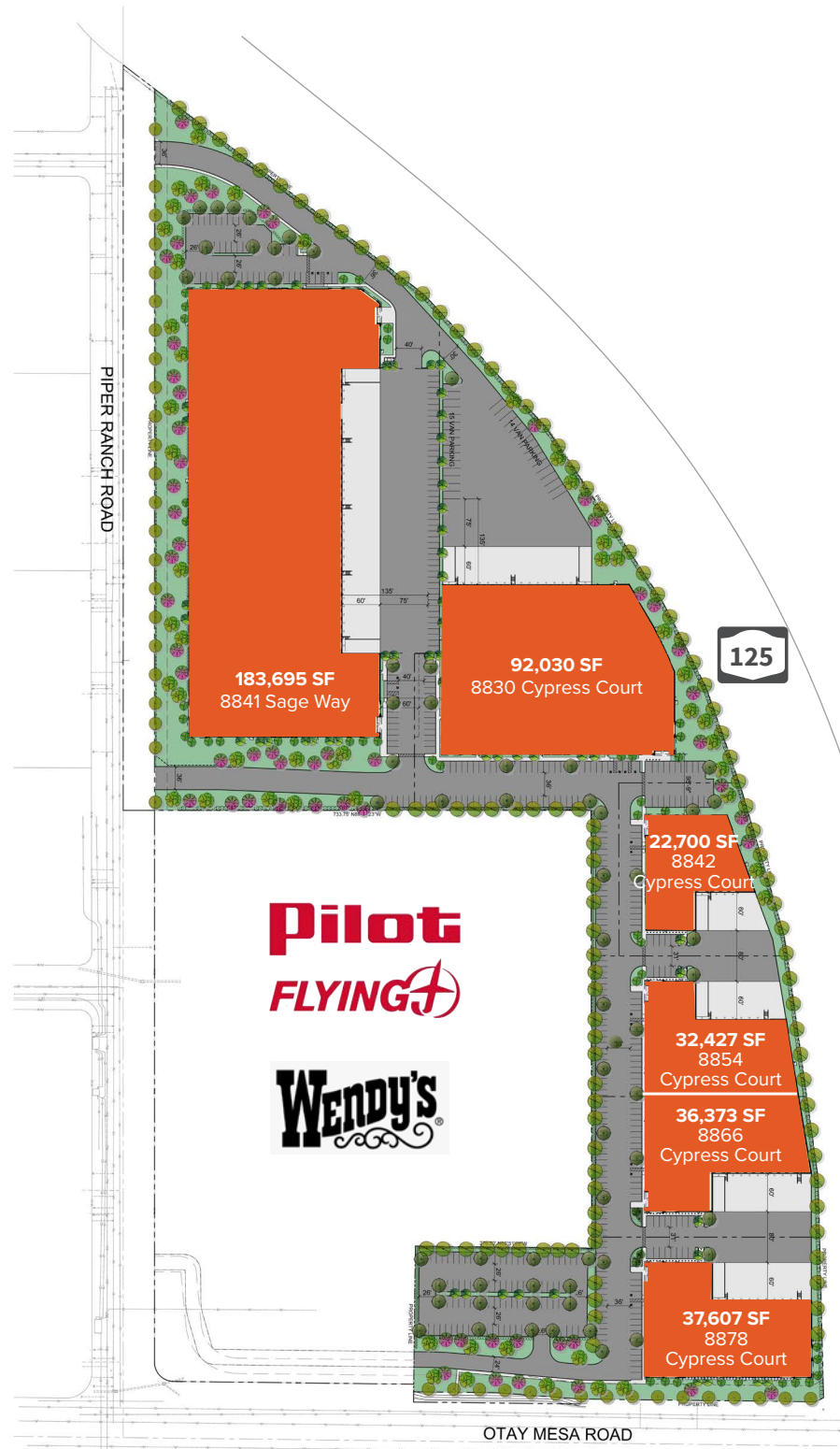
NW corner of Otay Mesa Road and SR 125



ESFR
Sprinklers



Freeway Visibility
From SR 125 and SR 905



26'– 32'
Clear height



Q3 2023
Buildings delivered



**135' (private) +
200' (shared)**
Truck court depths



Ownership
Opportunity



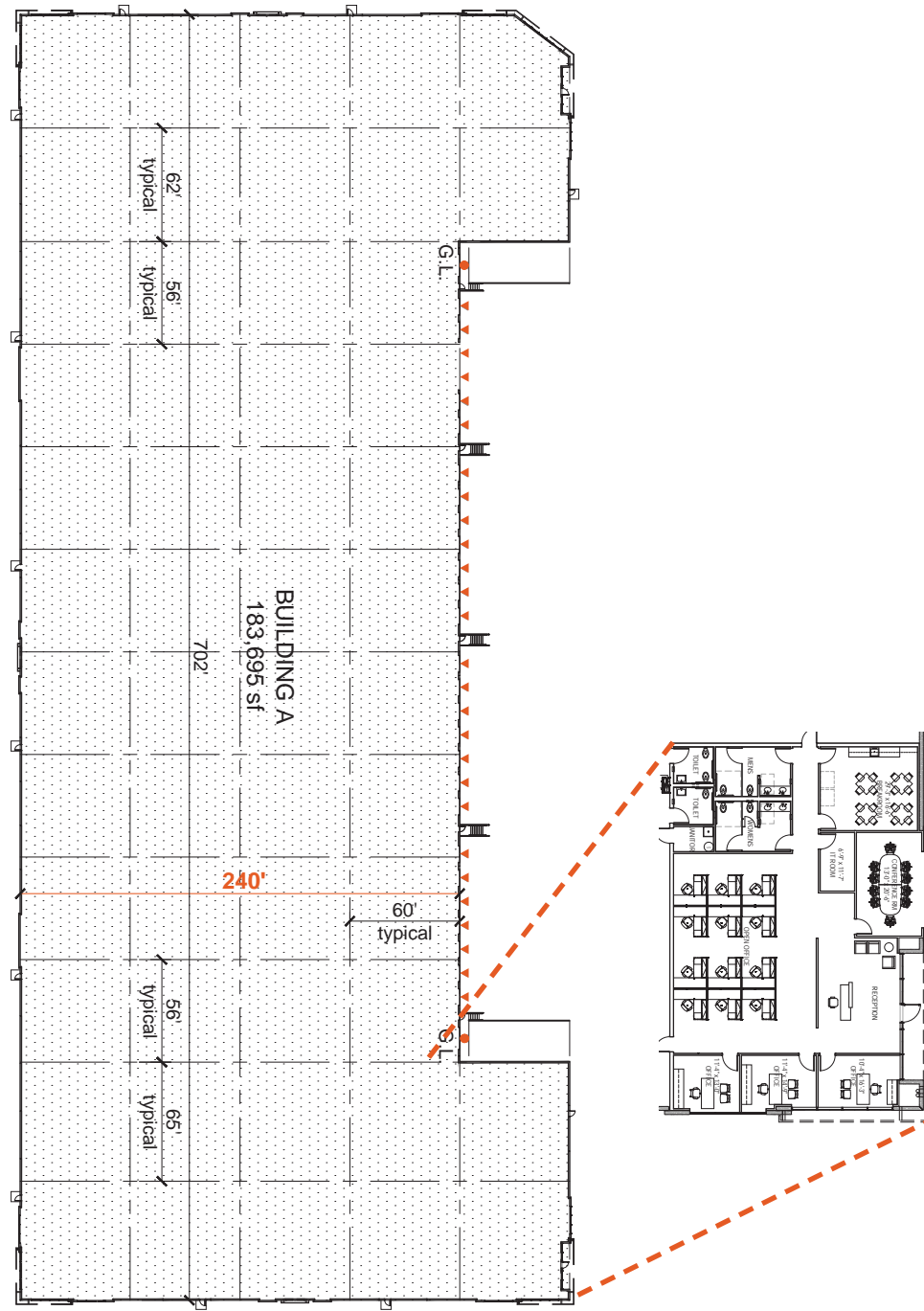
125

THE PLANS

8841 SAGE WAY



interchange



▲ 27 DOCK DOORS ● 2 GRADE LEVEL DOORS





TOTAL SPACE AVAILABLE (SF)

183,695



27 DOCK

DOORS



DIVISIBILITY (SF)

90,000



2 GRADE

DOORS



OFFICE (SF)

3,498



COLUMN SPACING

56'-60'



SPEED BAY

60'



ESFR

SPRINKLERS



VEHICLE PARKING

199

STALLS



CLEAR HEIGHT

32'

MINIMUM



4,000 AMPS

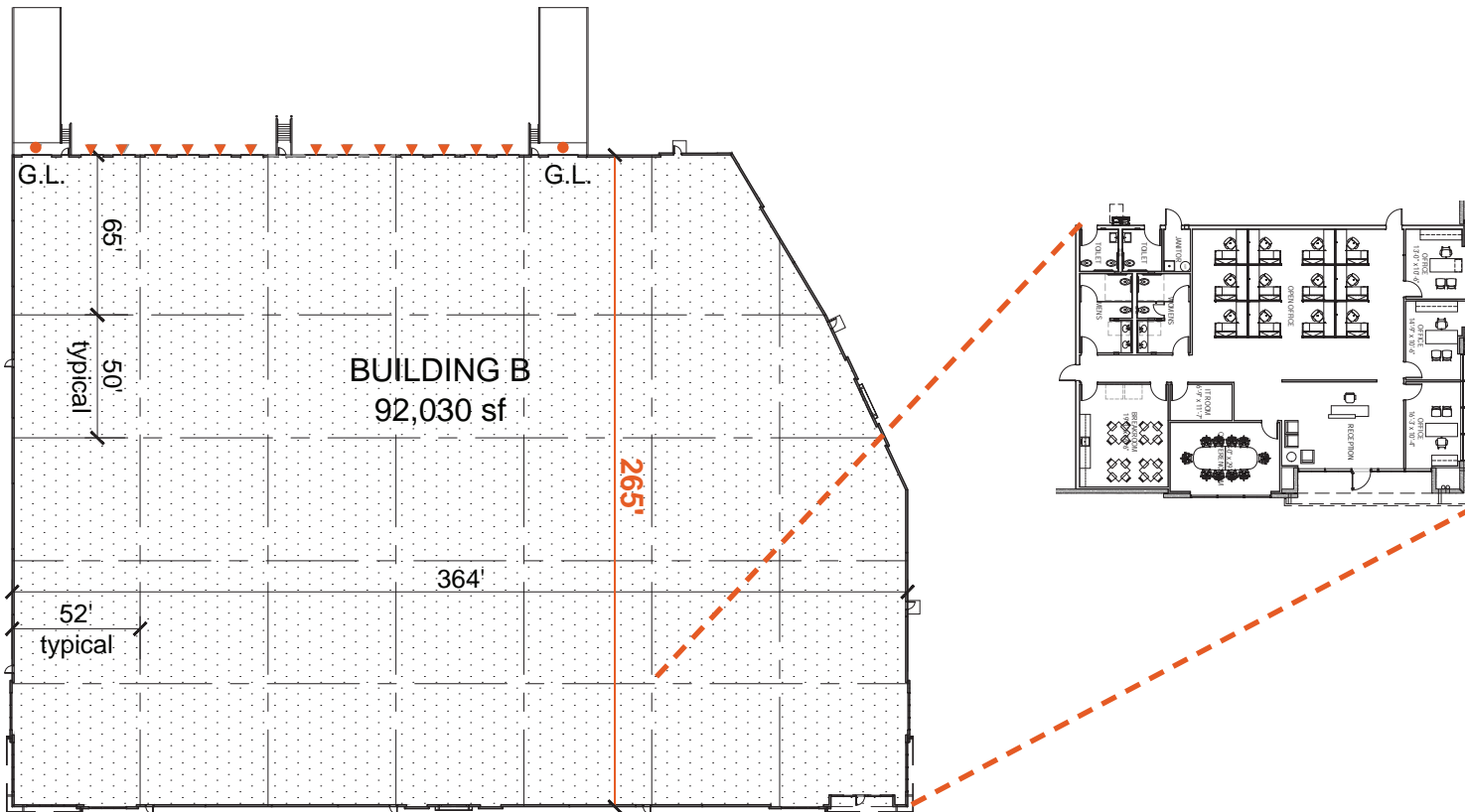
POWER

THE PLANS

8830 CYPRESS COURT



interchange



▲ 13 DOCK DOORS ● 2 GRADE LEVEL DOORS



TOTAL SPACE AVAILABLE (SF)

92,030



13 DOCK

DOORS



DIVISIBILITY (SF)

45,000



2 GRADE

DOORS



OFFICE (SF)

3,498



COLUMN SPACING

50'-52'



SPEED BAY

65'



ESFR

SPRINKLERS



VEHICLE PARKING

100

STALLS



CLEAR HEIGHT

32'

MINIMUM



3,000 AMPS

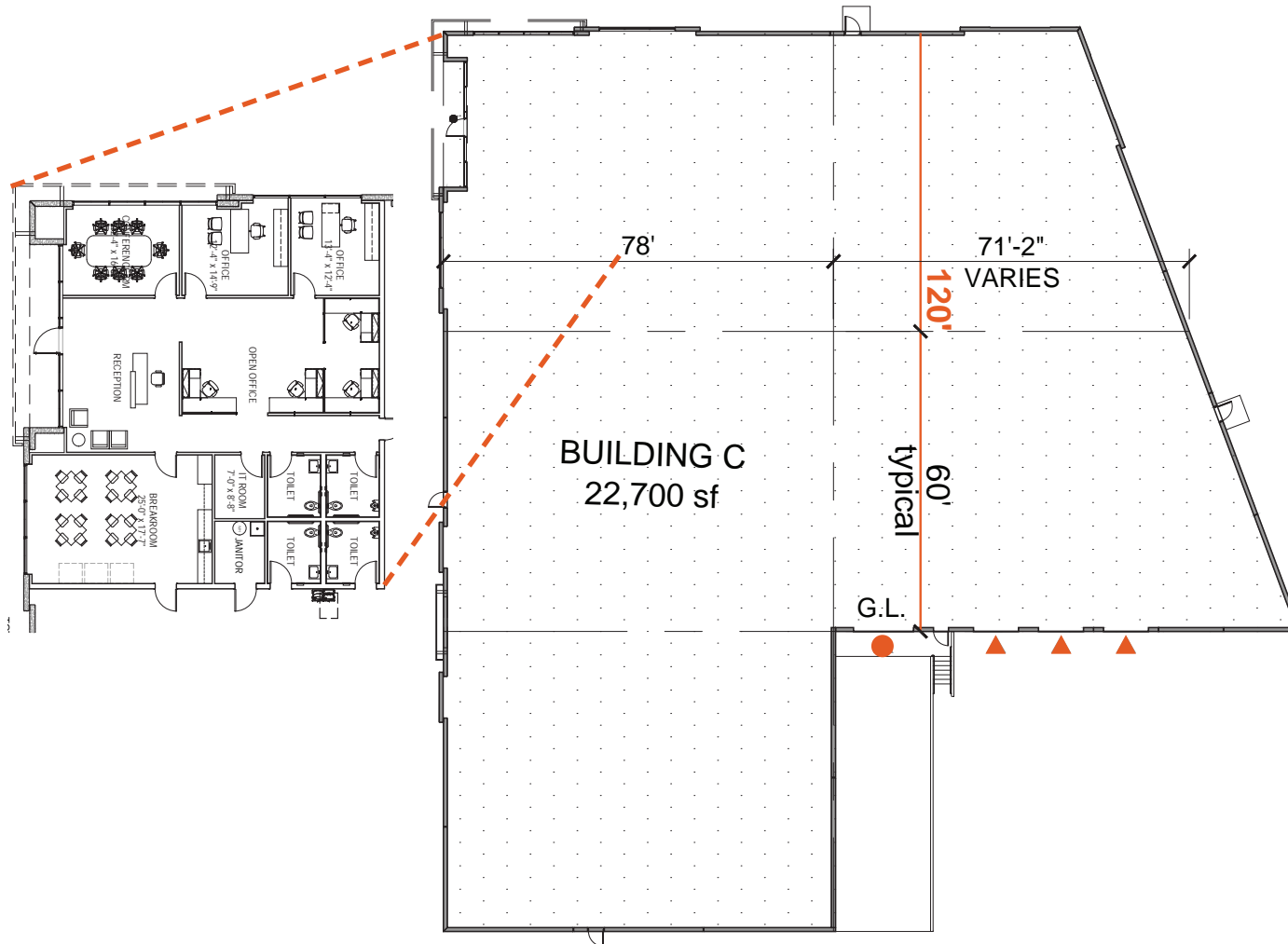
POWER

THE PLANS

8842 CYPRESS COURT



interchange



▲ 3 DOCK DOORS ● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

22,700



3 DOCK

DOORS



OFFICE (SF)

2,490



1 GRADE

DOOR



SPEED BAY

60'



COLUMN SPACING

60'-78'



VEHICLE PARKING

31

STALLS



ESFR

SPRINKLERS



CLEAR HEIGHT

26'

MINIMUM



2,000 AMPS

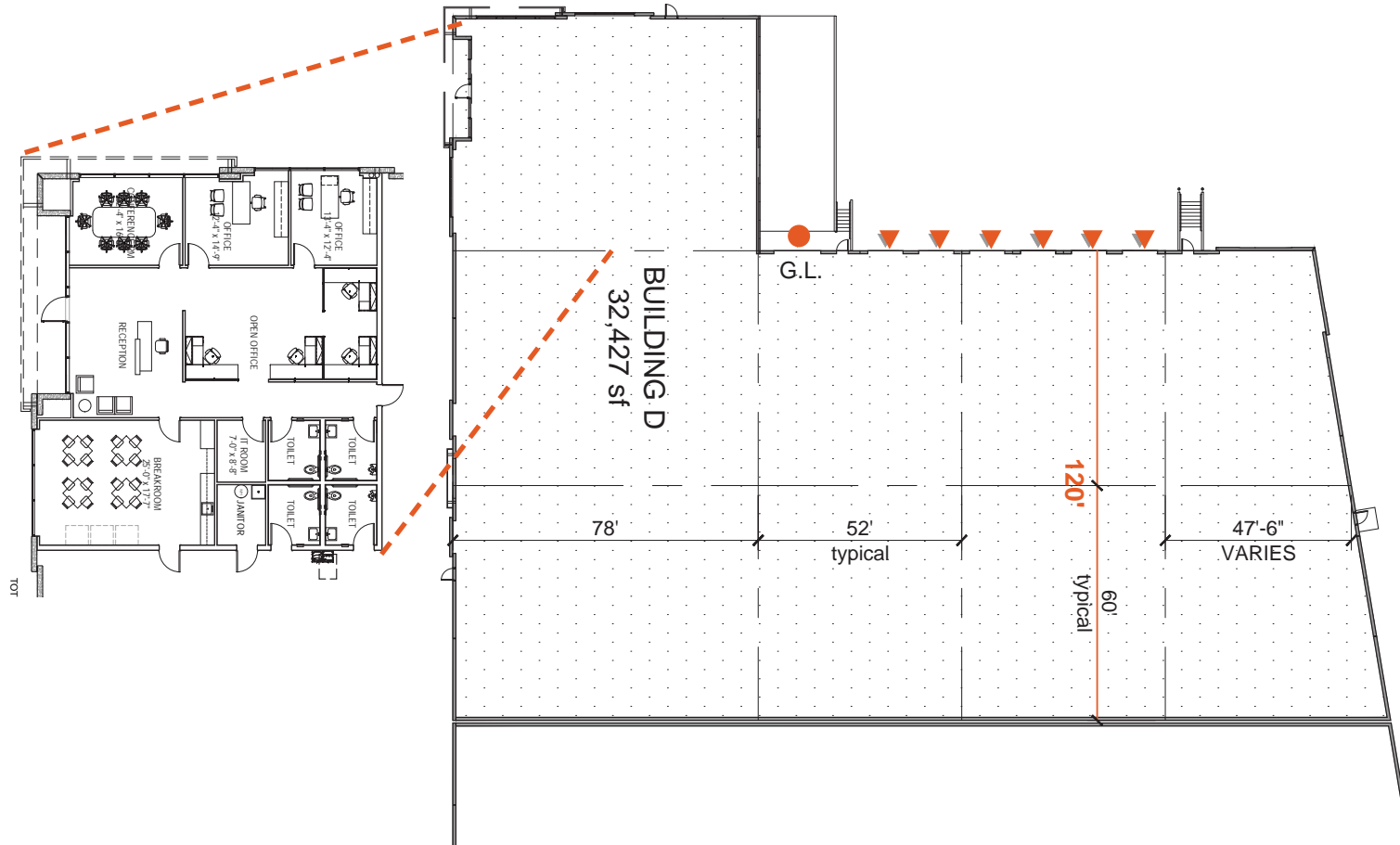
POWER

THE PLANS

8854 CYPRESS COURT



interchange



▲ 6 DOCK DOORS

● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

32,427



6 DOCK

DOORS



OFFICE (SF)

2,490



1 GRADE

DOOR



SPEED BAY

60'



COLUMN SPACING

52'-60'



VEHICLE PARKING

40

STALLS



ESFR

SPRINKLERS



CLEAR HEIGHT

26'

MINIMUM



2,000 AMPS

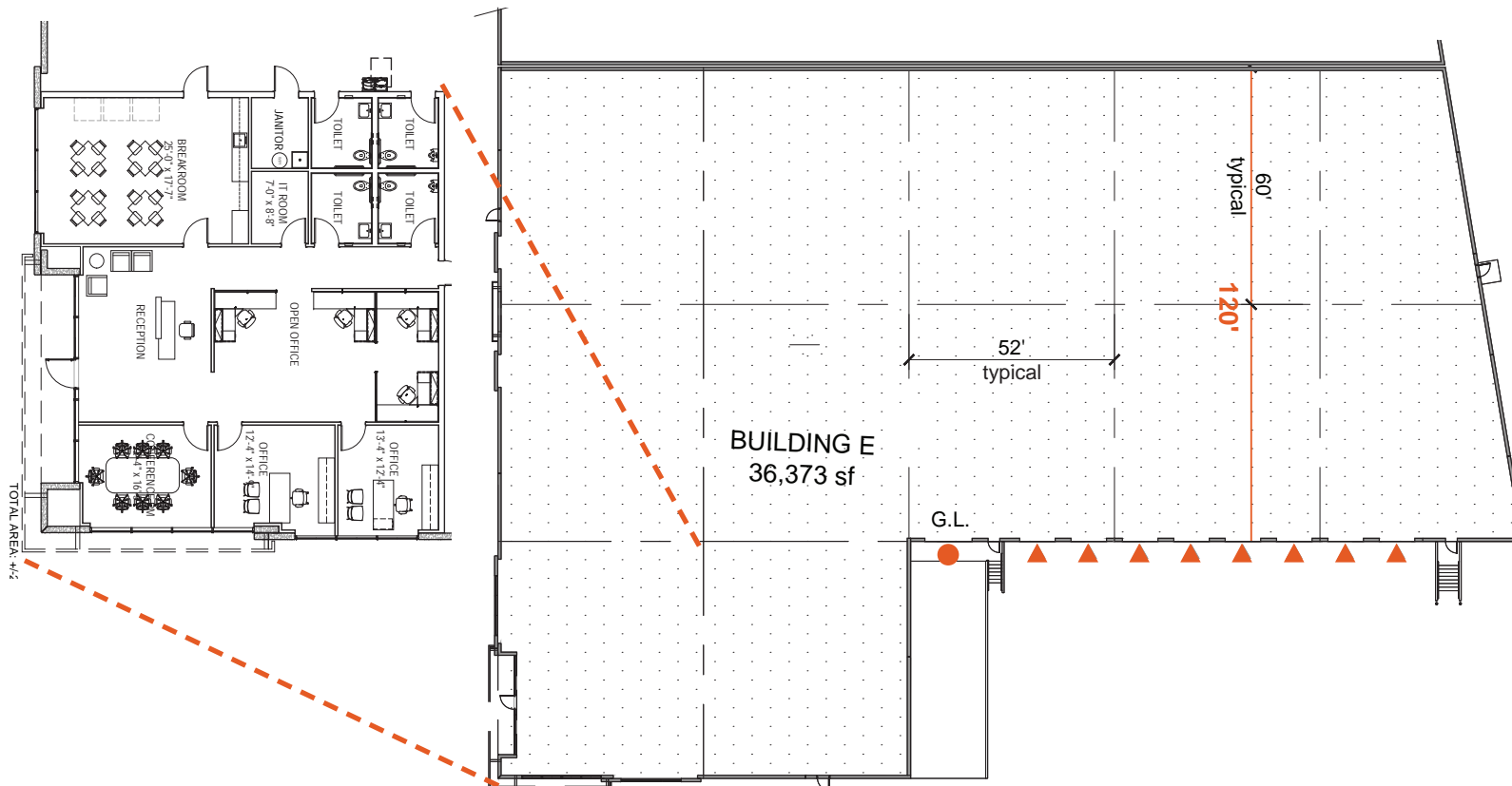
POWER

THE PLANS

8866 CYPRESS COURT



interchange



▲ 8 DOCK DOORS ● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

36,373



8 DOCK

DOORS



OFFICE (SF)

2,490



1 GRADE

DOOR



SPEED BAY

60'



COLUMN SPACING

52'-60'



VEHICLE PARKING

44

STALLS



ESFR

SPRINKLERS



CLEAR HEIGHT

26'

MINIMUM



2,000 AMPS

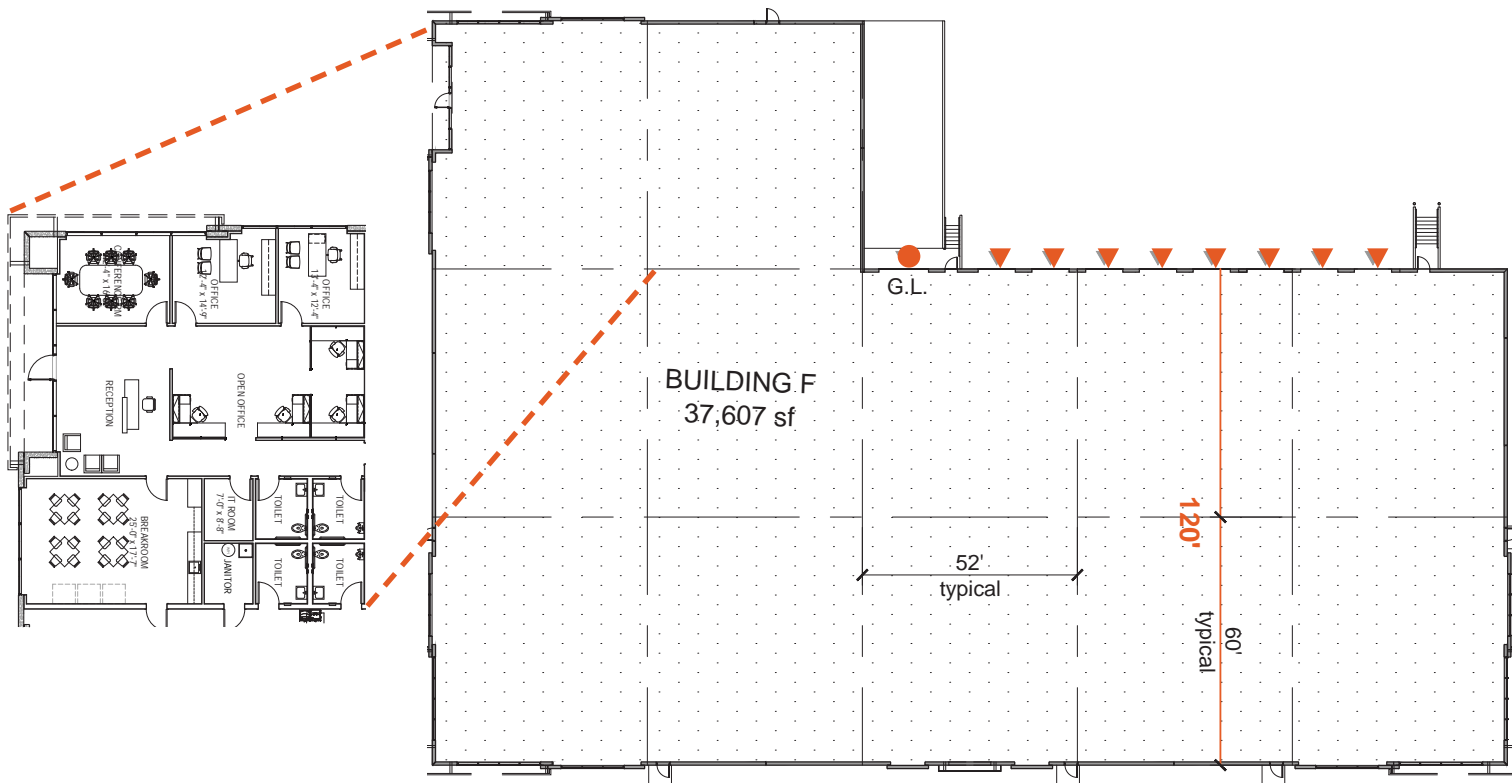
POWER

THE PLANS

8878 CYPRESS COURT



interchange



▲ 8 DOCK DOORS

● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

37,607



8 DOCK

DOORS



OFFICE (SF)

2,490



1 GRADE

DOOR



SPEED BAY

60'



COLUMN SPACING

52'-60'



VEHICLE PARKING

46

STALLS



ESFR

SPRINKLERS



CLEAR HEIGHT

26'

MINIMUM



2,000 AMPS

POWER



INTERNATIONAL BORDER

TJ INTL AIRPORT

CROSS BORDER XPRESS

BROWN FIELD AIRPORT

GENERAL DYNAMICS

IRON MOUNTAIN

MAD ENGINE

TRIDENT Maritime Systems

LABOY

OTAY MESA PORT OF ENTRY

CHP

BIKEBANDIT

CHOSEN FOODS

CUBIC
Enabling a Safer World

Honeywell

Kraft Heinz

MAINFREIGHT

BOSE

ups

Imperial
Sweet in Film

TOYOTA

SHARP

905

BD

AIRWAY ROAD

Panasonic

FedEx

COSTCO
WHOLESALE

THE PRODUCE EXCHANGE

Steakcase
visual park
POWER PUSONIC

9
goodwill

905

Mor

Parker

AMMEX SERVICES

BALBOA
water group

11

Rivulis
Irrigation

amazon.com

OTAY MESA RD

Raytheon

plantronics

B&S LOGISTICS AMERICA

Expeditors

ZEBRA

OW Owens & Minor

GENERAL DYNAMICS

STERIS
Isomedix Services

W WHALEN

Chipman
Petroleum & Logistics

Pilot



interchange

125

5

805

UTC Aerospace Systems

Solar Turbines
A Caterpillar Company



Otay Mesa

CORPORATE NEIGHBORS

Surrounded by strong demographics and great accessibility



8

International Railroad crossings for freight shipments



40%

of population resides in communities along the U.S.-Mexico border



3

public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



#1

The world's busiest land border crossing (San Ysidro & Otay Mesa ports of entry)



4

Mexican ports of entry: El Chaparral, San Ysidro, Otay Mesa and Tecate



+106M

individual crossings per year



+48M

cars and trucks cross the border per year



±45B

in trade crosses annually through Otay Mesa ports of entry



CONTACT

**Andy
Irwin**

+1 858 232 1709
andy.irwin@jll.com
RE lic. #01302674

**Joe
Anderson**

+1 619 573 7206
joe.anderson@jll.com
RE lic. #01509782

**Greg
Lewis**

+1 858 410 1251
greg.lewis@jll.com
RE lic. #01365602



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