

DELIVERING  
Q2 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

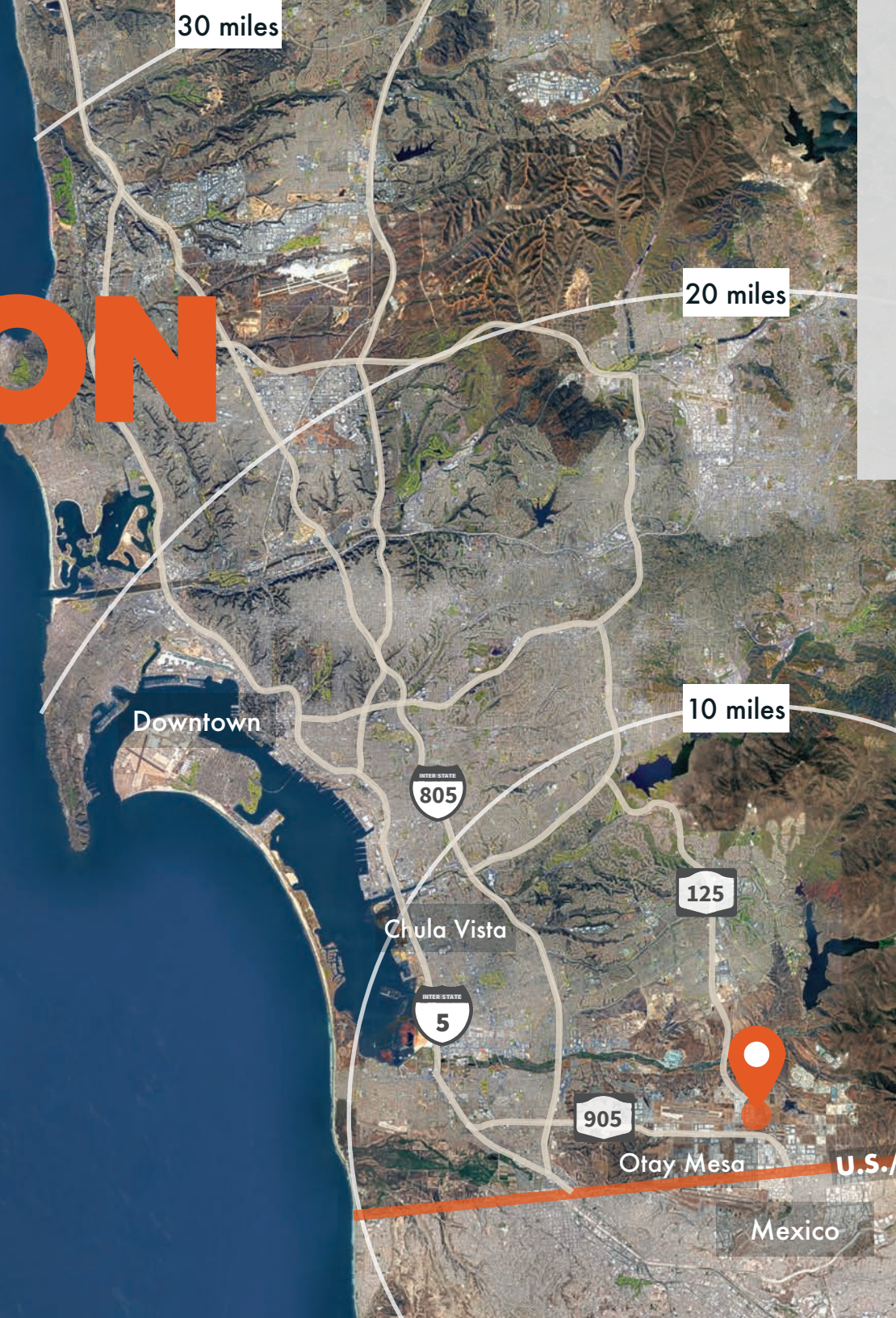


## 2020 HOUSING UNITS

**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

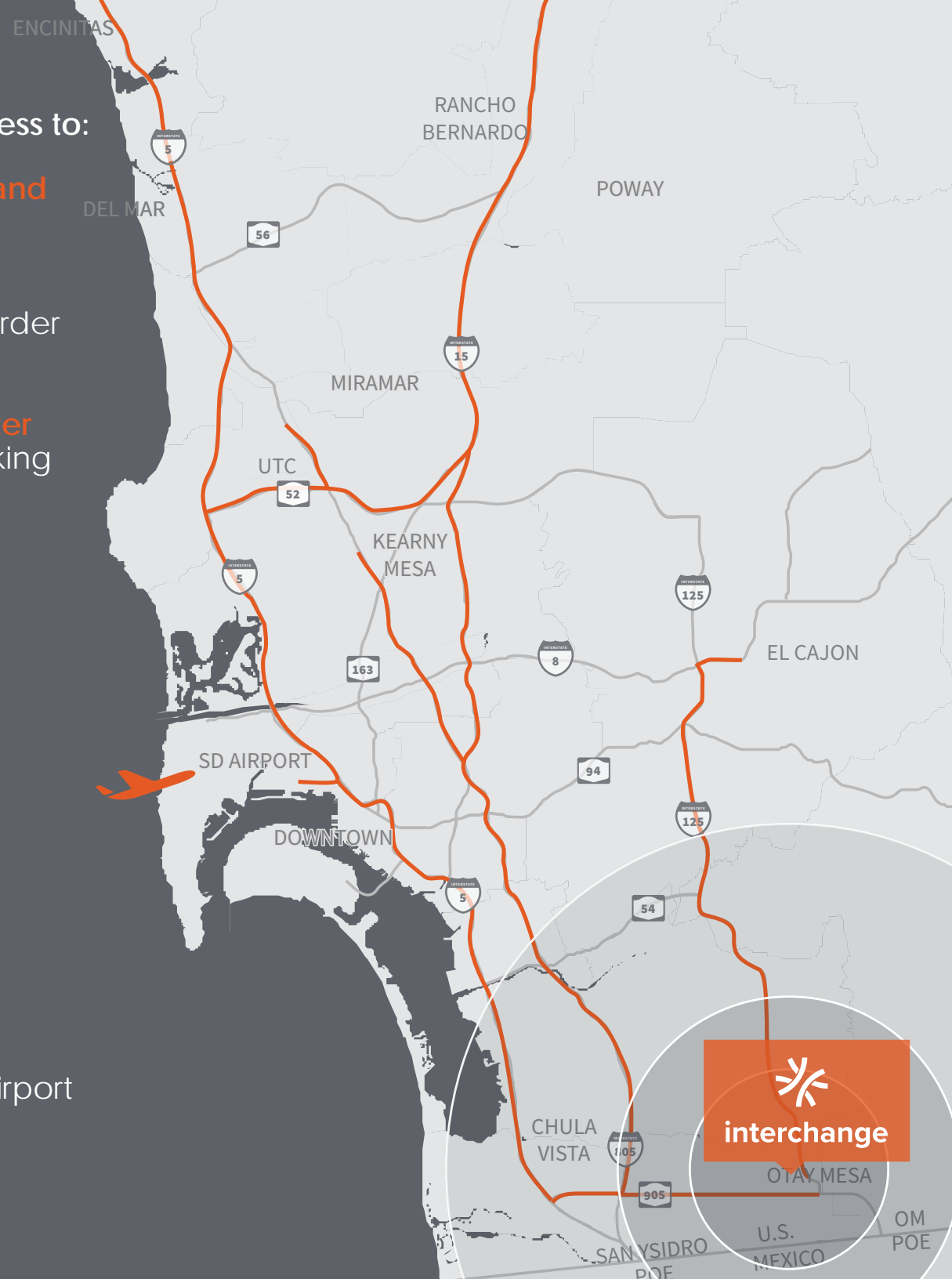
Commercial border crossing

### 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

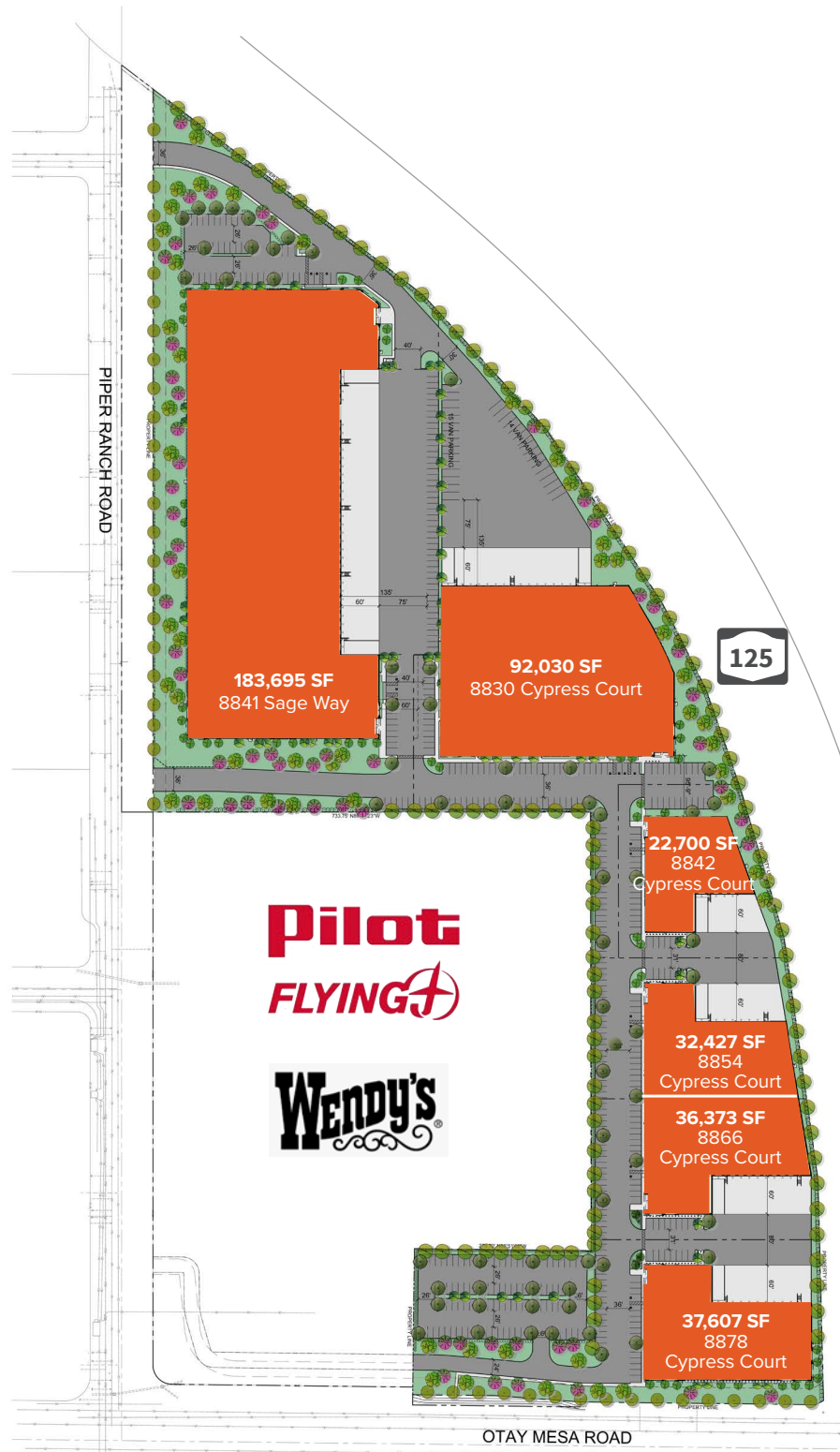
NW corner of Otay Mesa Road and SR 125



**ESFR**  
Sprinklers



**Freeway Visibility**  
From SR 125 and SR 905



**26'– 32'**  
Clear height



**Q2 2023**  
Buildings delivered



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



**Ownership**  
Opportunity



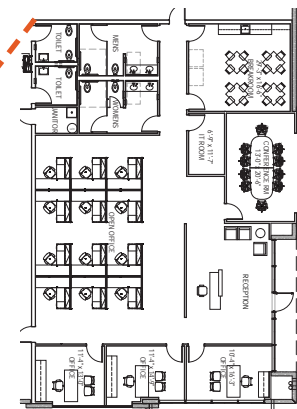
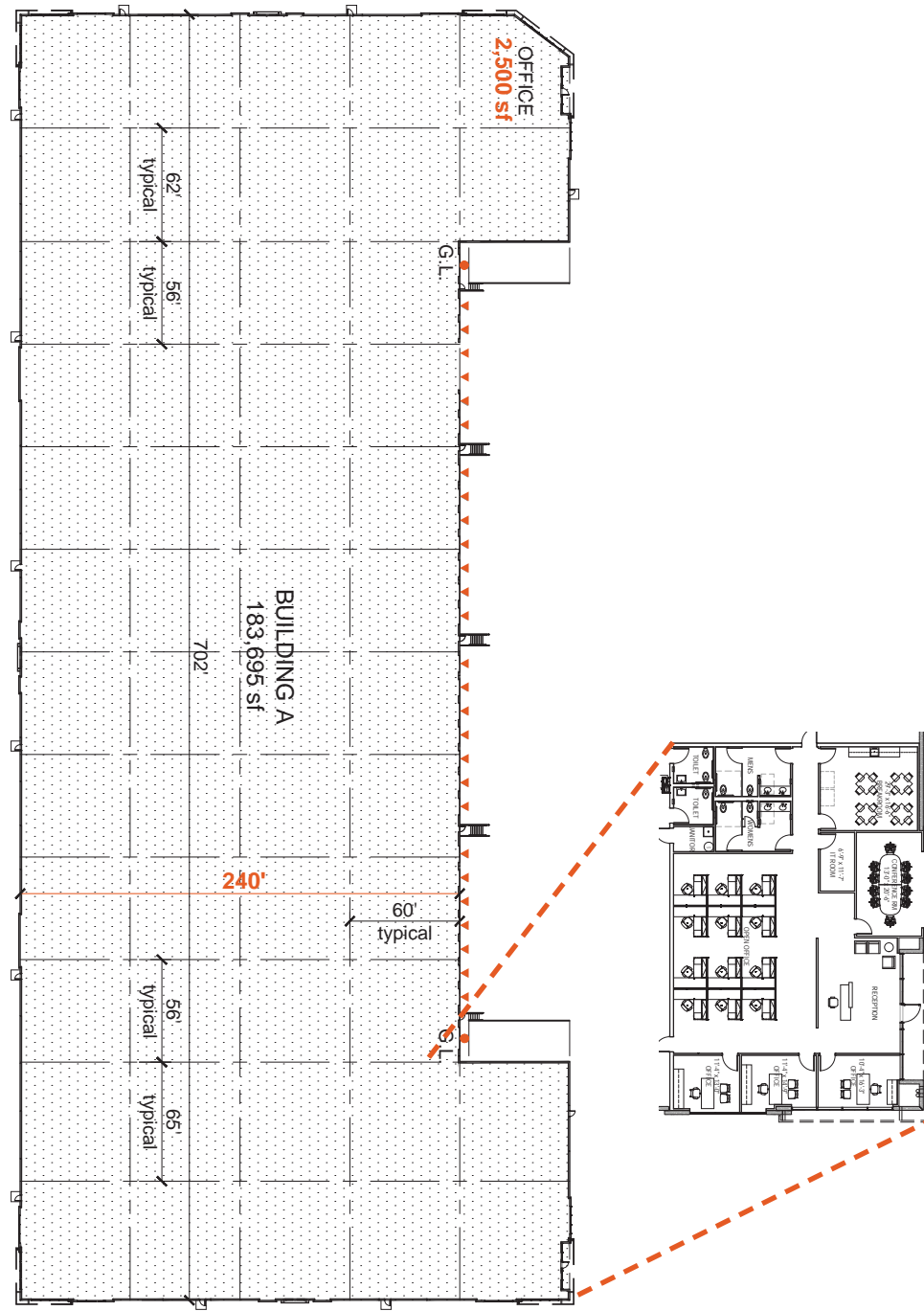
125

# 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**

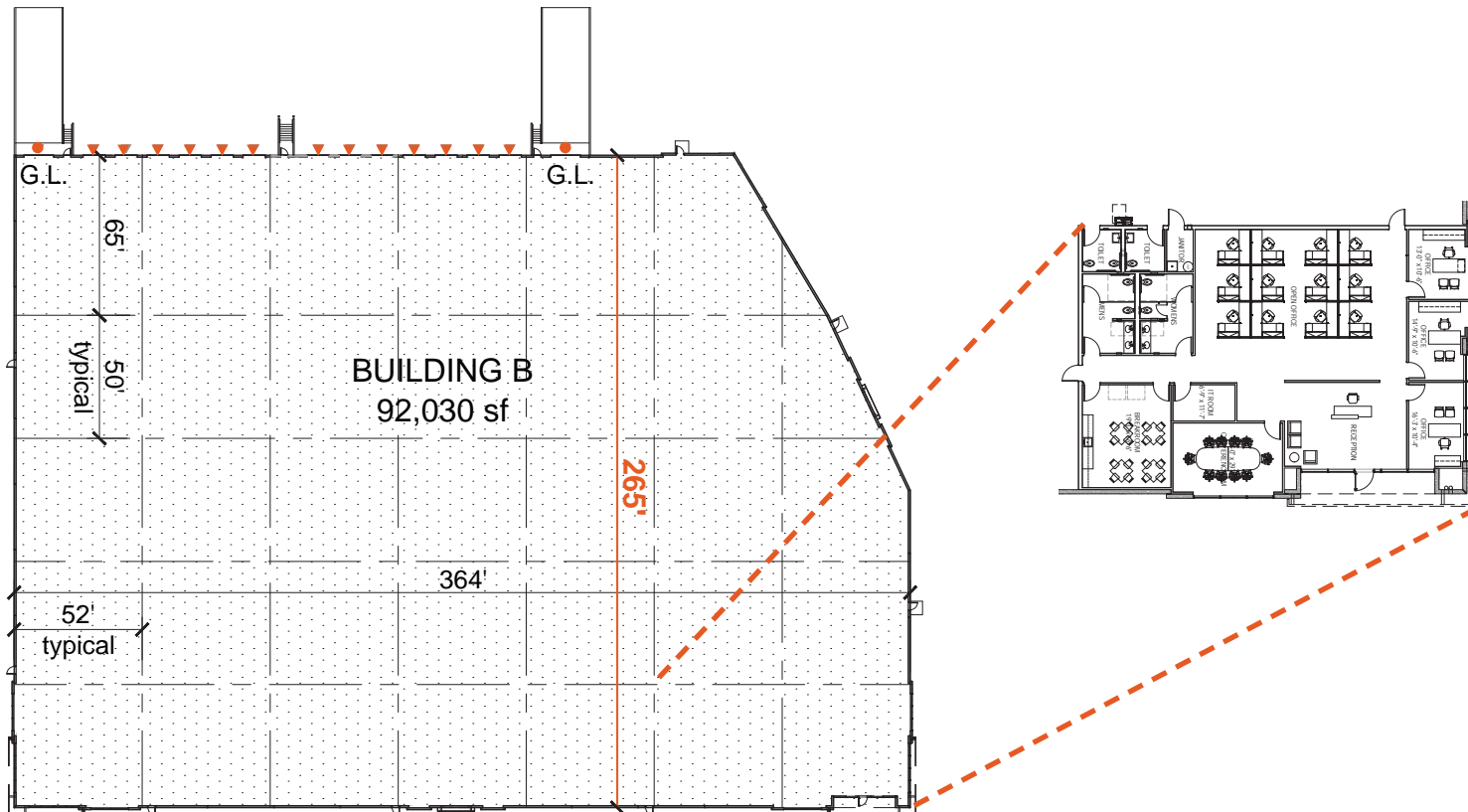
POWER

# 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**

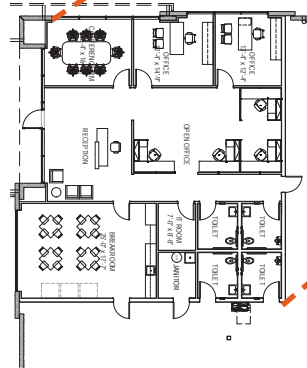
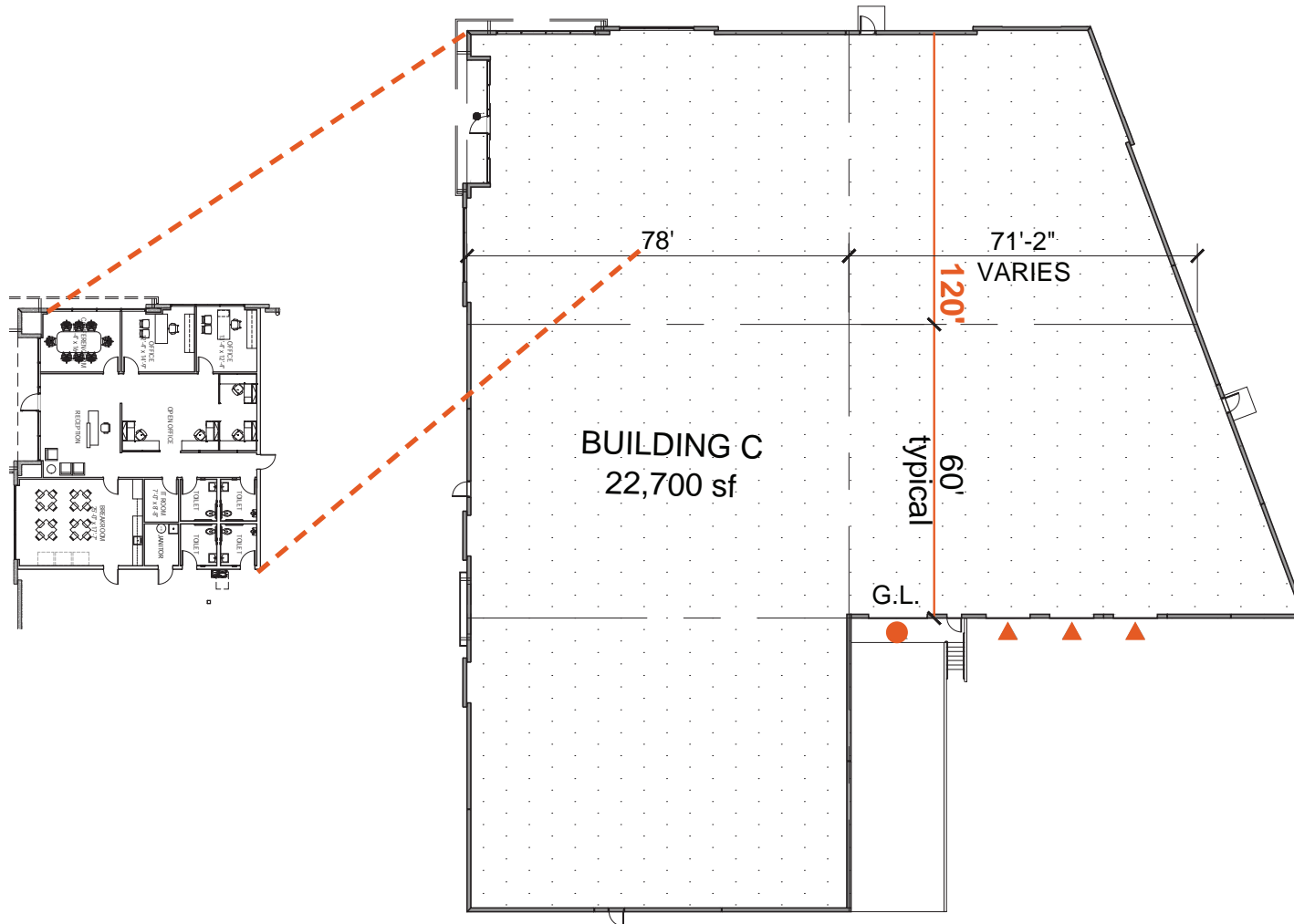
POWER

# 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**

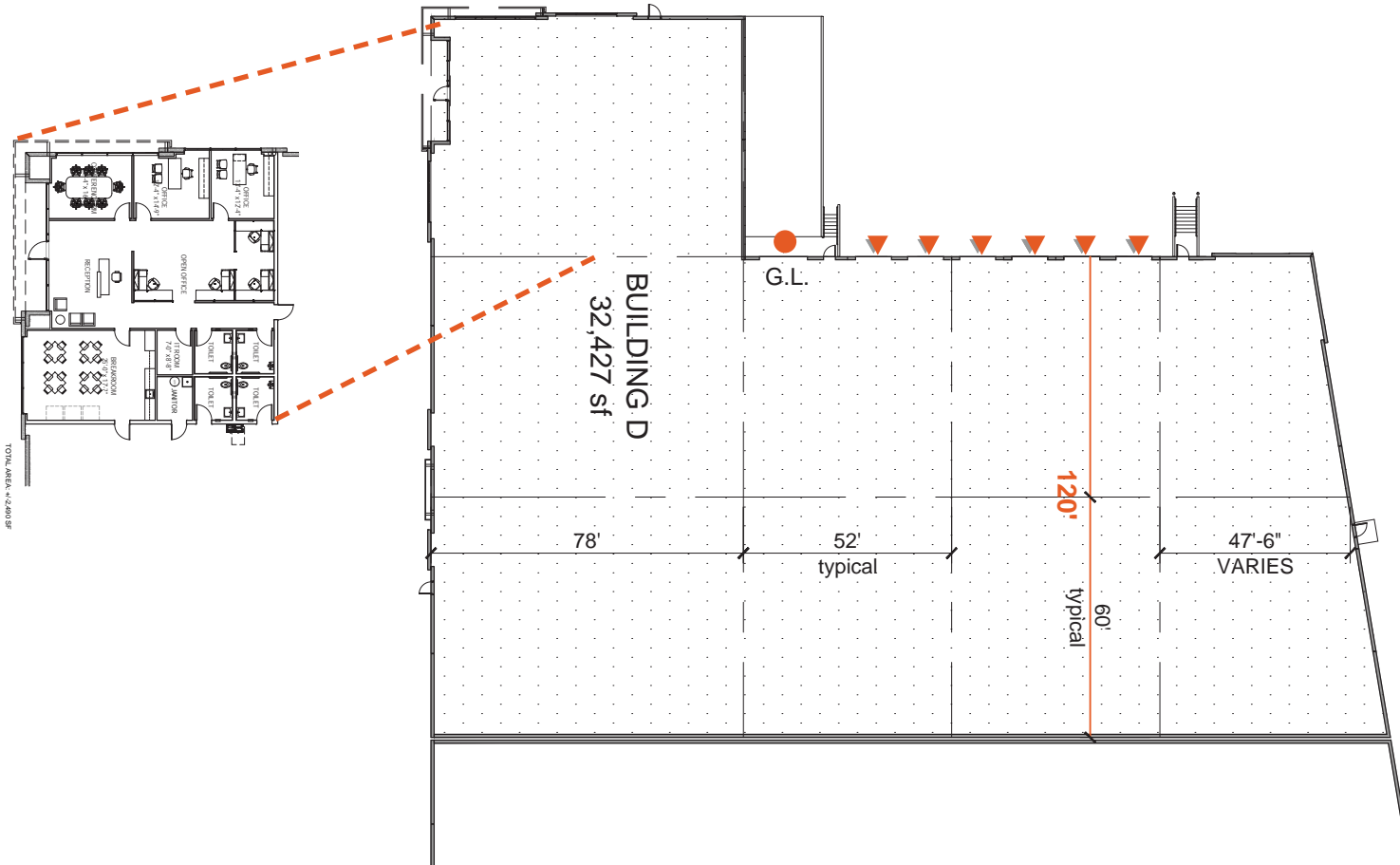
POWER

# 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**

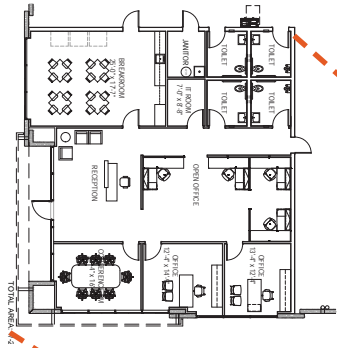
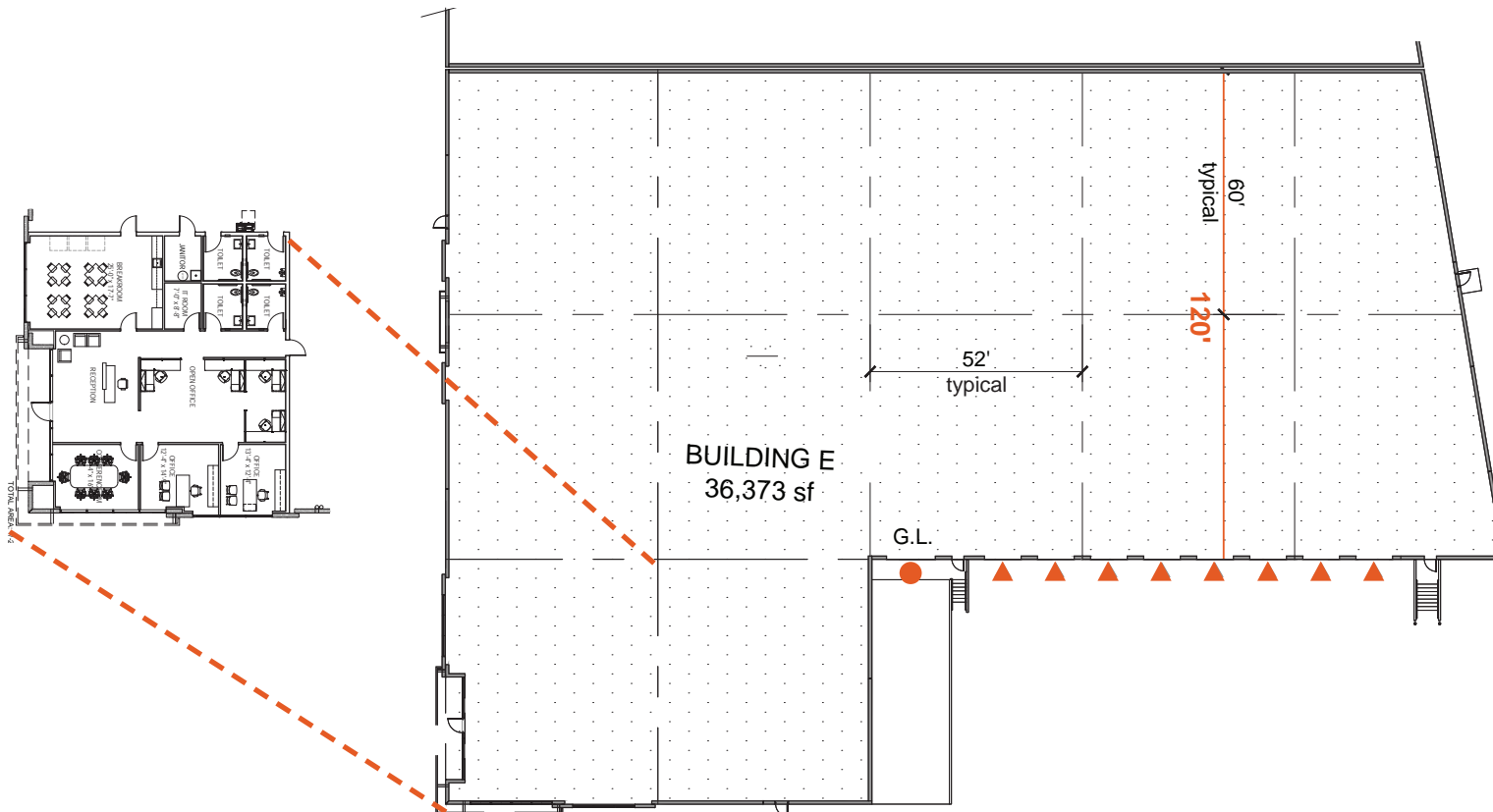
POWER

# 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**

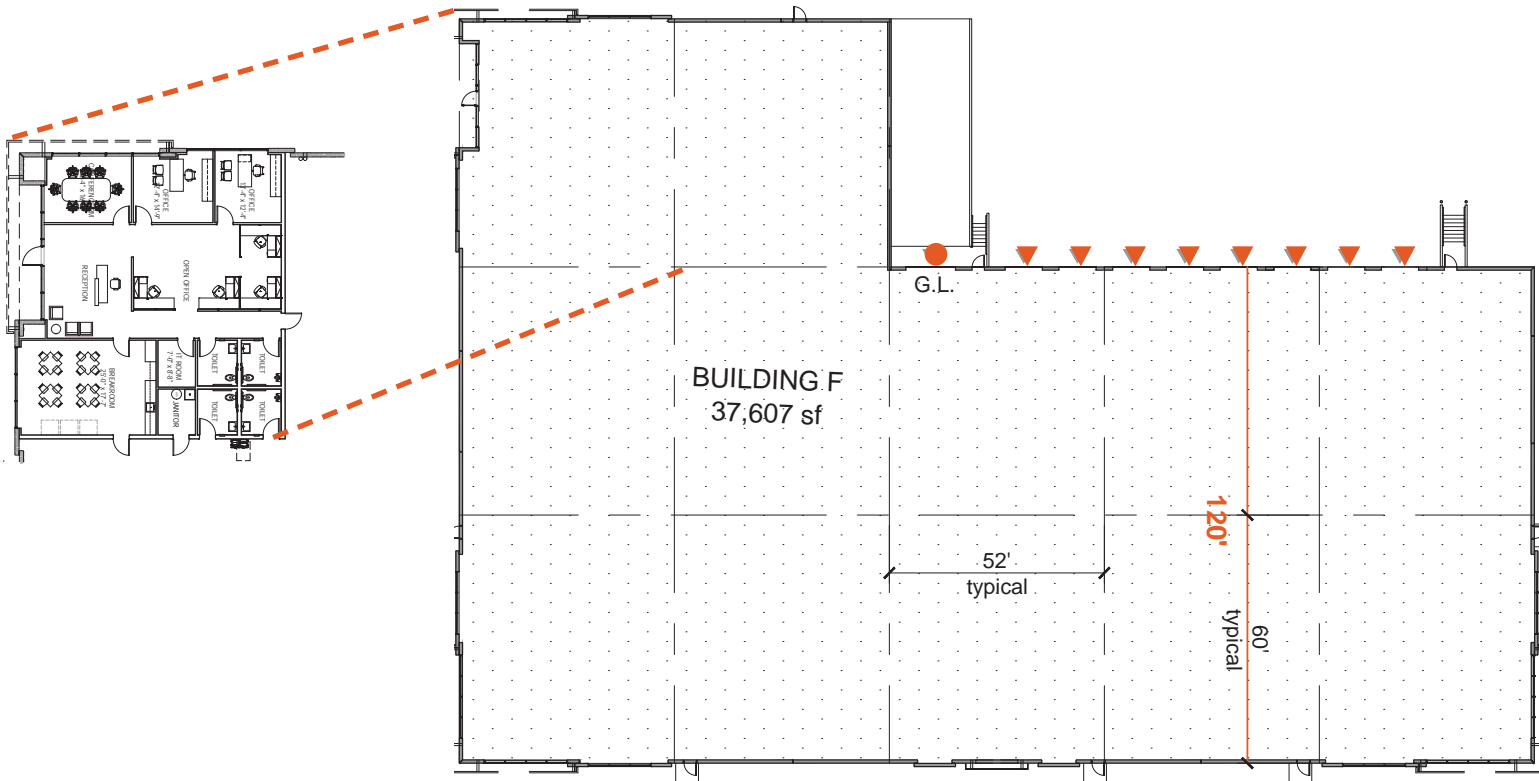
POWER

# 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

GENERAL DYNAMICS

IRON MOUNTAIN

MAD ENGINE

TRIDENT Maritime Systems

LABOY

OTAY MESA PORT OF ENTRY

CHP

PACIFIC WORLD COSMETICS

Aj AJINOMOTO

MAINFREIGHT

BOSE

ups

Imperial

SHARP

CHOSEN FOODS

CUBIC Enabling a Safer World

Honeywell

KraftHeinz

MAINFREIGHT

BOSE

ups

Imperial

SHARP

905

BD

COSTCO WHOLESALE

AIRWAY ROAD

Panasonic

FedEx

COSTCO WHOLESALE

THE PRODUCE EXCHANGE

Steakcase

visual park

POWER PUSONIC

BIKEBANDIT

CHOSEN FOODS

CUBIC Enabling a Safer World

Honeywell

KraftHeinz

Parker

AMMEX SERVICES

TOYOTA

BALBOA water group

905

BD

COSTCO WHOLESALE

11

FedEx

COSTCO WHOLESALE

905

goodwill

ZEBRA

GENERAL DYNAMICS

STERIS Isomedix Services

Mor

WHALEN

Pilot

Rivulis Irrigation

amazon.com

OTAY MESA RD

Raytheon

plantronics

B&S LOGISTICS AMERICA

Expeditors

OW Owens & Minor

BROWN FIELD AIRPORT

Chipman Petroleum & Logistics



interchange

125

5

805

UTC Aerospace Systems

Solar Turbines A Caterpillar Company



Otay Mesa

# CORPORATE NEIGHBORS

Surrounded by strong demographics and great accessibility



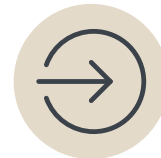
**8**

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



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