



**BROWN FIELD
TECHNOLOGY PARK
PHASE II**

AVAILABLE

Q3 2023



30,000 - 203,244 SF | FOR LEASE

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Otay Mesa Location

Available **Q3 2023**

- Part of a 50-acre corporate industrial and technology park
- Mass transit stop near site
- Located on 905 freeway at Britannia Boulevard interchange
- All sitework completed
- Corporate design guidelines, landscaping and CC&R's
- U.S. Department of Commerce Foreign Trade Zone
- Flexible design allows for industrial, R&D, manufacturing and corporate engineering buildings



± 203,244 SF
two building
development



premier location
directly on the SR-905
freeway



interchange
located at the Britannia Blvd
diamond interchange with
excellent ingress egress



border crossing
blocks from
International Border



reverse commute
time-saving reverse
commutes



BROWN FIELD
TECHNOLOGY PARK



PHASE II

7498 Colchester Court	102,099 SF
7222 Airway Road	101,145 SF
Total	203,244 SF

PROJECT FEATURES

- Freeway Visible Signage
- Truck Yard Depth: 190'
- Concrete Truck Courts
- Ample Power, Water, and Sewer
- 2-Story Corporate Atrium Entries
- Storm Water Compliant

- ▲ Dock high door
- Grade level door



AIRWAY ROAD

BRITANNIA BOULEVARD

7498 Colchester Court

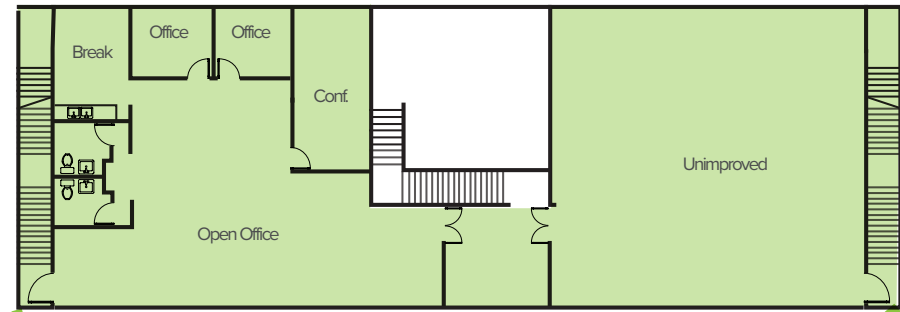
Ground Floor	95,466 SF
Mezzanine	6,633 SF
Total	102,099 SF
Divisible to	30,000 SF

BUILDING FEATURES

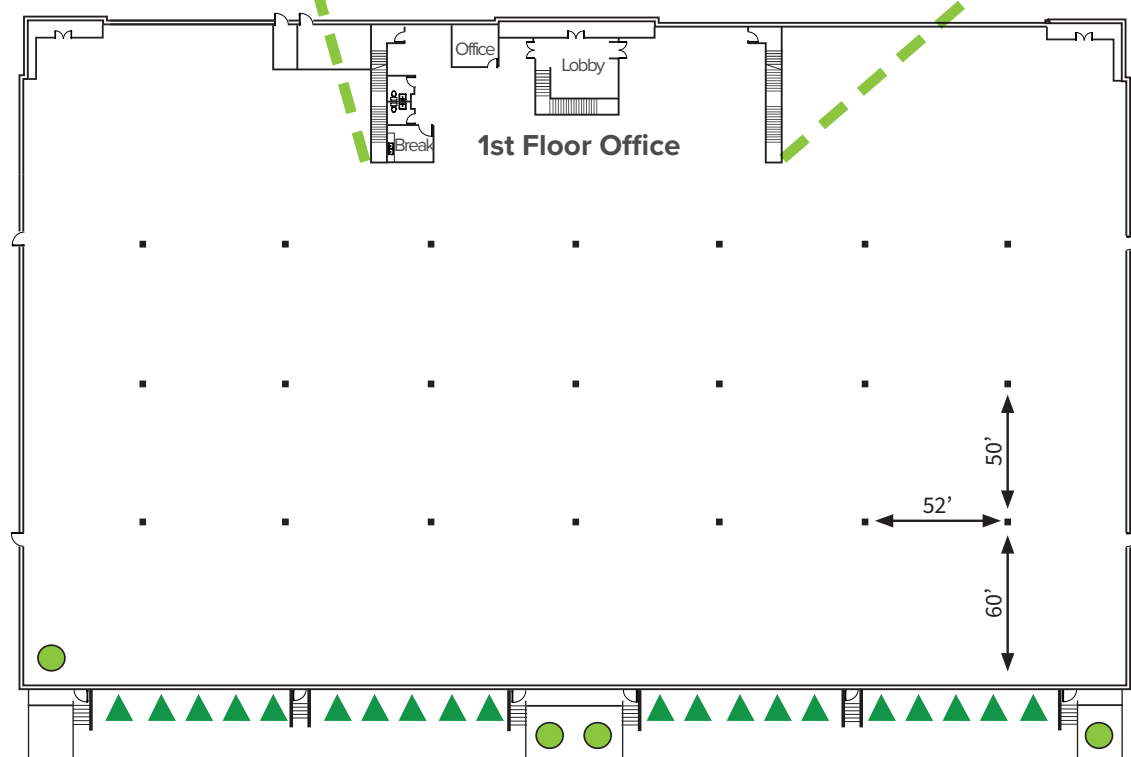
- Clear Height: 32'-34'
- Dock Doors: 20
- Grade Doors: 4
- Typical Column Spacing: 52'x56'
- Sprinklers: ESFR
- Parking Ratio: 152 spaces (1.49:1)
- Building Width: 400'
- Building Depth: 240'

- ▲ Dock high door
- Grade level door

2nd floor mezzanine



1st floor



7222 Airway Road

Ground Floor	94,512 SF
Mezzanine	6,633 SF
Total	101,145 SF
Divisible to	50,000 SF

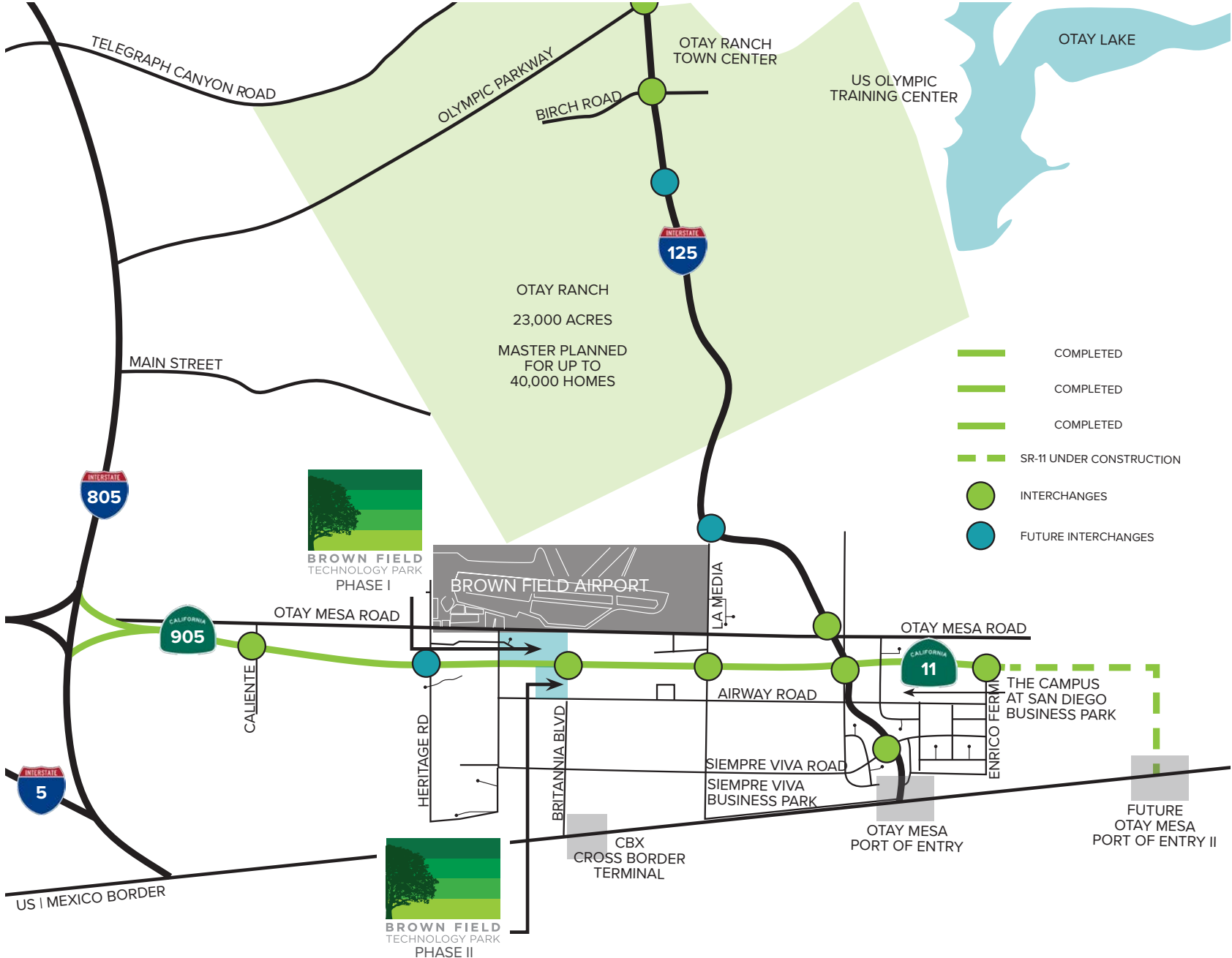
BUILDING FEATURES

- Clear Height: 32'-34'
- Dock Doors: 21
- Grade Doors: 2 (up to 4)
- Typical Column Spacing: 52'x56'
- Sprinklers: ESRF
- Parking Ratio: 176 spaces (1.74:1)
- Building Width: 456'
- Building Depth: 210'



- ▲ Dock high door
- Grade level door

Access map



Location map





BROWN FIELD TECHNOLOGY PARK



FedEx artissimo
Chosen FOODS
 plantronics
ZEBRA TECHNOLOGIES
INMAR
 Expeditors

CUBIC
 resideo
Steelcase
MLA INT DELA PENA
 THE PRODUCE EXCHANGE
KraftHeinz
 POWER & SONIC
Parker

BROWN FIELD TECHNOLOGY PARK COMPLETED

Mor **NAPA**
 GENERAL DYNAMICS
STERIS

MASTERCARD
BD **NAPA**
ups
BOSE
HOLOGIC
MAD ENGINE
ROYAL FAVOR
FedEx
 GENERAL DYNAMICS

PENSKE
EXPO FRESH
ATLAS

Ryder

Chipman
WHALEN
Pilot

Logitrans360
LABOY

Otay Mesa Port of Entry

U.S. Customs and Border Protection

Panasonic

EMERALD TEXTILES **KSARIA**
Rivulis

FedEx

amazon

CHD

XPO Logistics

ZUCARMEX



US | MEXICO BORDER

corporate neighbors

Project renderings





**BROWN FIELD
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phase I
complete

phase II
available Q3 2023



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Murphy
Development Company
www.murphydev.com

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