

OTAY RIVER  
BUSINESS PARK

NEWEST  
INDUSTRIAL DEVELOPMENT  
IN CHULA VISTA



**INDUSTRIAL BUILDINGS  
AVAILABLE AS OF 4Q 2023 / 1Q 2024**

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REAL ESTATE SERVICES

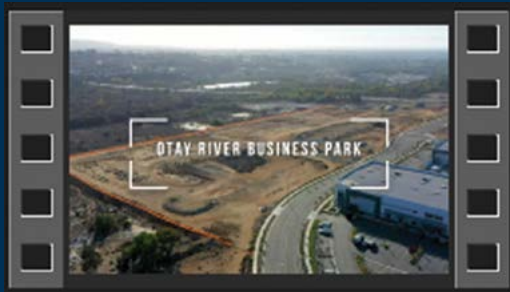
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# OTAY RIVER

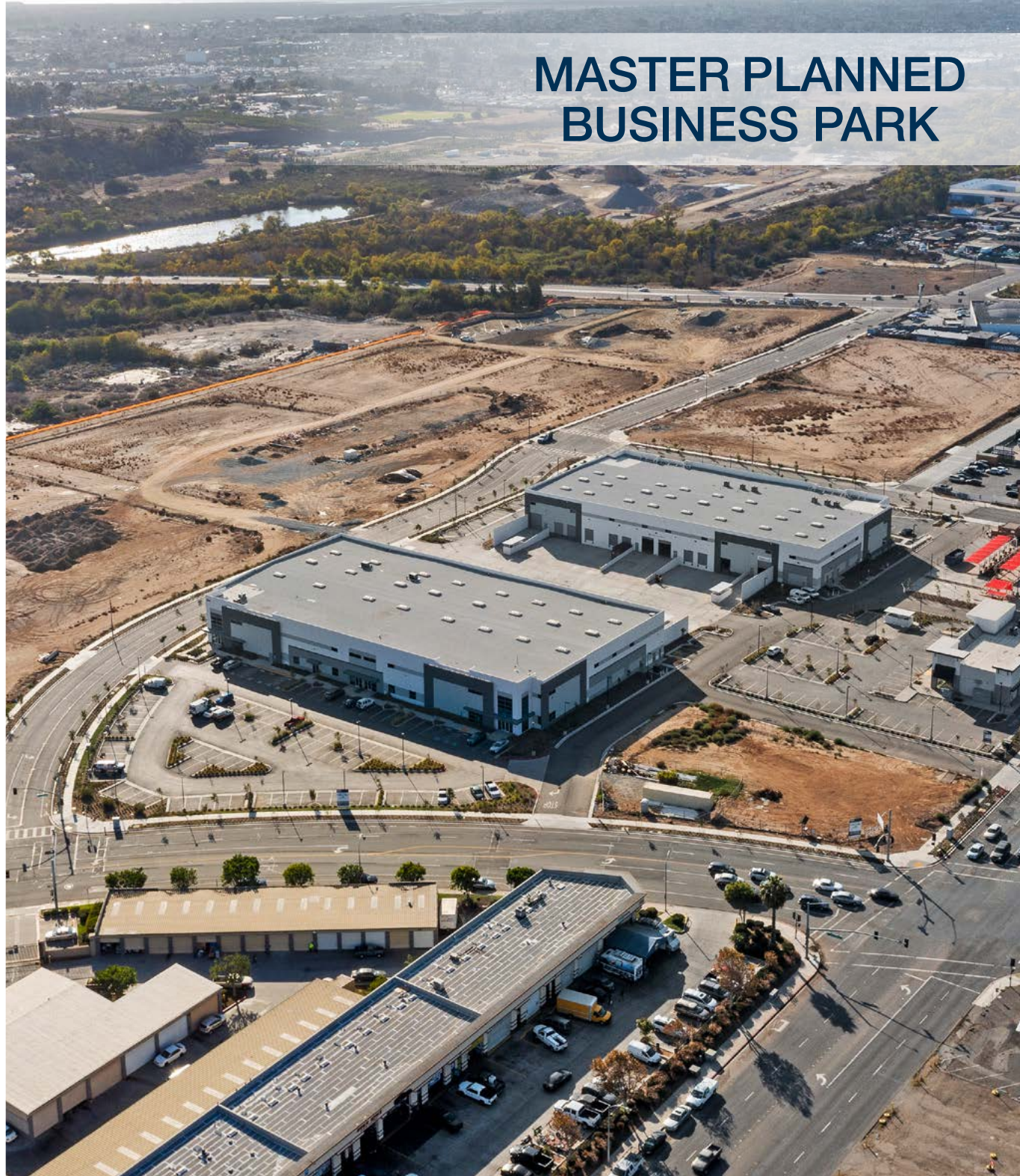
## BUSINESS PARK

- » Multi-Tenant Warehouse/Distribution & Manufacturing Space For Lease
- » Lots 1 & 2 (Faire Street): 68,758 SF Available 3Q 2024
- » Lot 8 (Faire Street): 41,900 SF Available 3Q 2024
- » Lots 10 & 11 (Faire Street): 108,200 SF Available 1Q 2024
- » Part of a 33.5 Acre Master Planned Industrial Project
- » State of the Art Industrial Buildings
- » Central Chula Vista Location
- » Easy Access to I-5 & I-805 via Main St
- » Project is located in an Opportunity Zone (potential tax advantage)



CLICK IMAGE TO TAKE A VIRTUAL TOUR

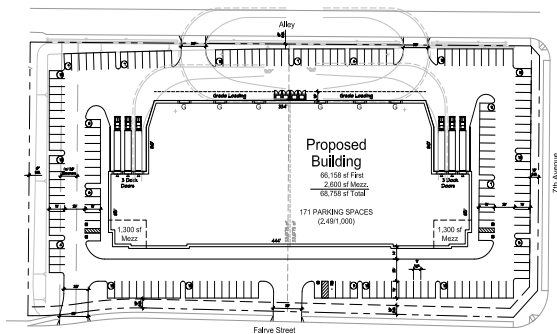
# MASTER PLANNED BUSINESS PARK





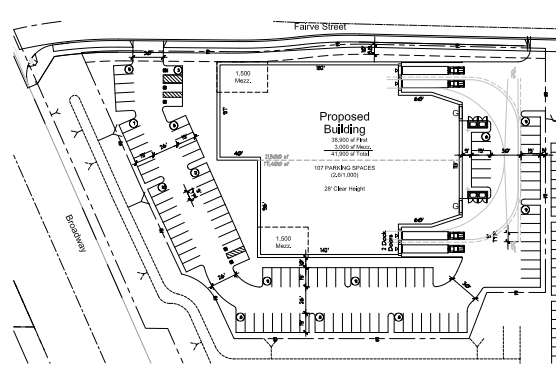
**LOTS 1 & 2: FAIVRE STREET**

- » 68,758 SF Freestanding Building
- » 4.35 Acre Parcel
- » Divisible to 34,379 SF units
- » 4,000+ Amps of 277/480 Volt Power
- » 2.49/1,000 Parking Ratio
- » 28' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Six (6) 9'x10' Dock Doors and six (6) 12'x14' Grade Level Loading Doors
- » **Available 3Q 2024**
- » Asking Lease Rate: Contact Broker



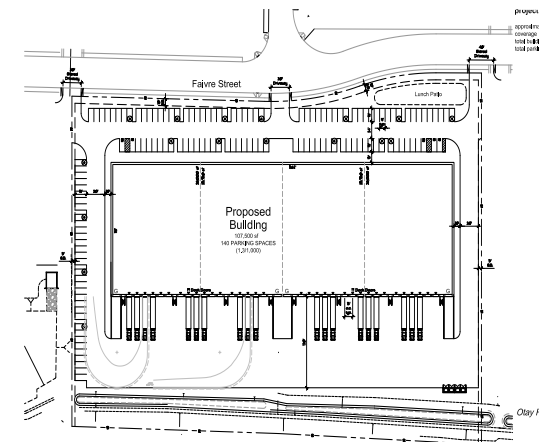
**LOT 8: FAIVRE STREET**

- » 41,900 SF Freestanding Building
- » 2.5 Acre Parcel
- » Divisible to 18,924 SF and 23,006 SF
- » 4,000+ Amps 277/480 Volt Power
- » Parking Ratio: 2.60/1,000 SF
- » 28' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Four (4) Dock Doors and Two (2) Grade Level Doors
- » Includes a Secured Yard/Parking
- » **Available 3Q 2024**
- » Asking Lease Rate: Contact Broker



**LOTS 10 & 11: FAIVRE STREET**

- » 108,200 SF Freestanding Building
- » 7.58 Acre Parcel
- » Divisible to 54,100 SF Units
- » 4,000+ Amps of 277/480 Volt Power
- » 1.3/1,000 Parking Ratio
- » 32' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Thirty-three (33) Dock Doors and Four (4) Ramp Doors
- » **Available 1Q 2024**
- » Asking Lease Rate: Contact Broker







**LOT 12  
(NOT A PART)**

**LOT 11**

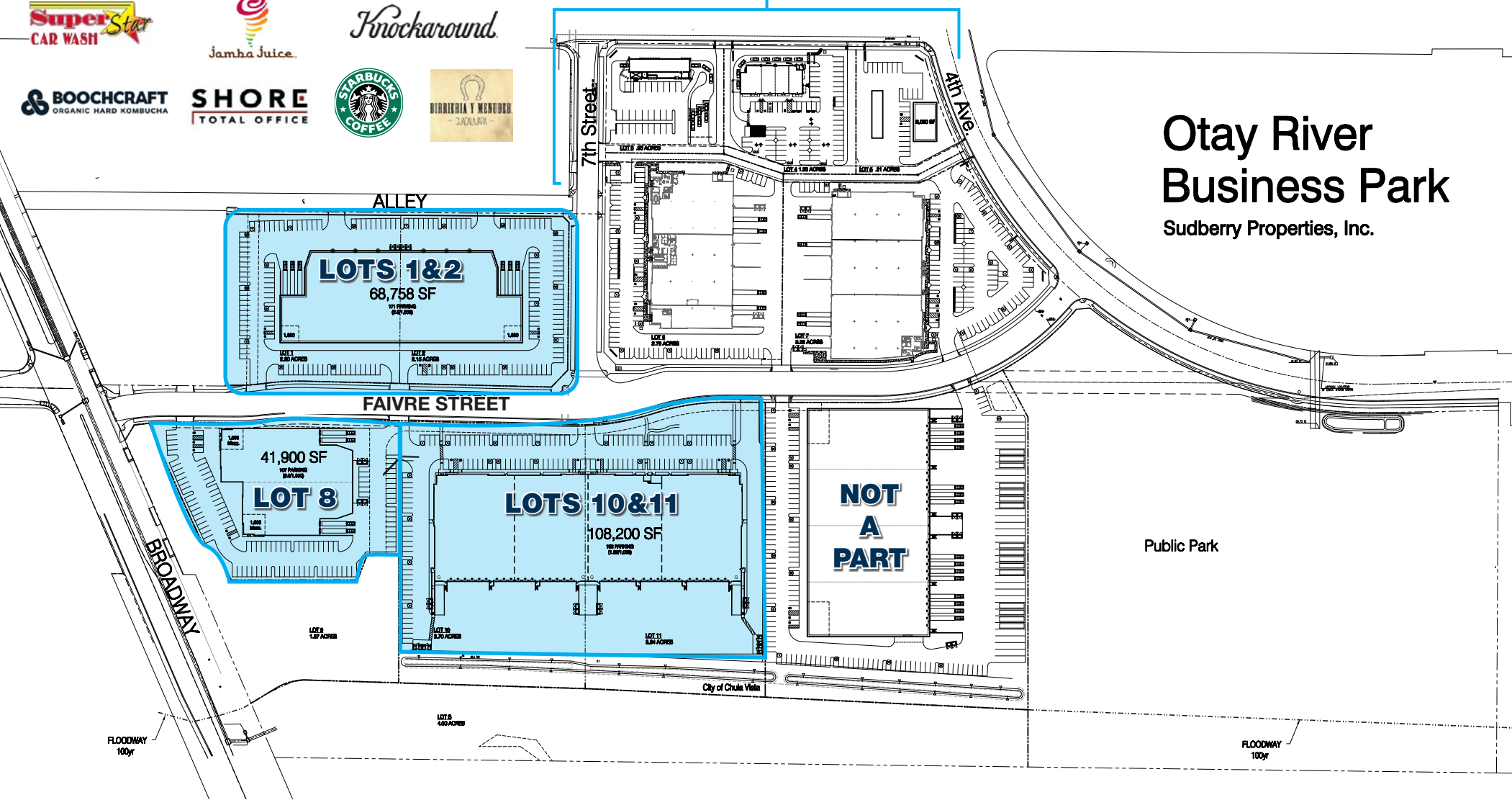
**LOT 10**

**LOT 8**

**LOTS 1 & 2**

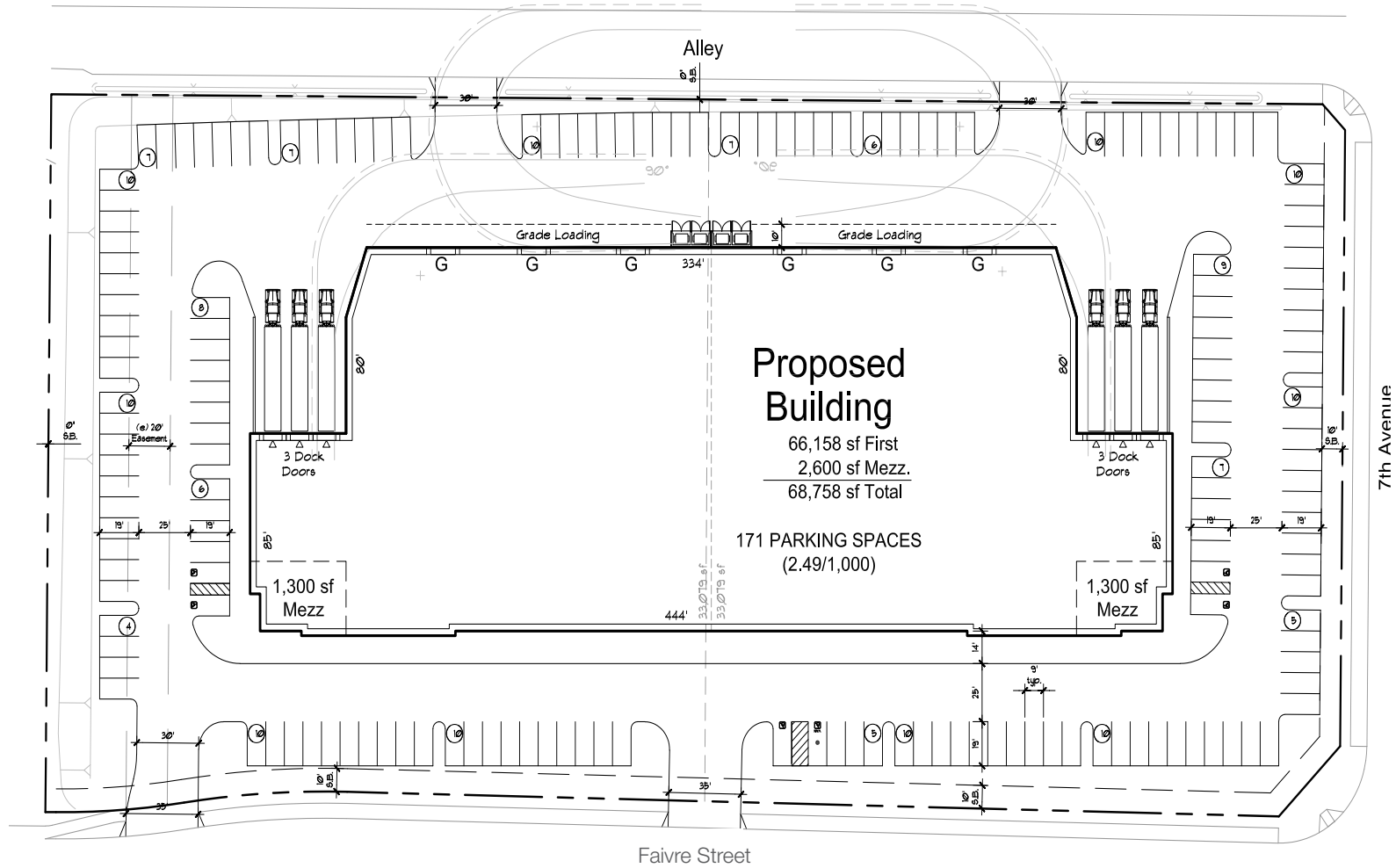


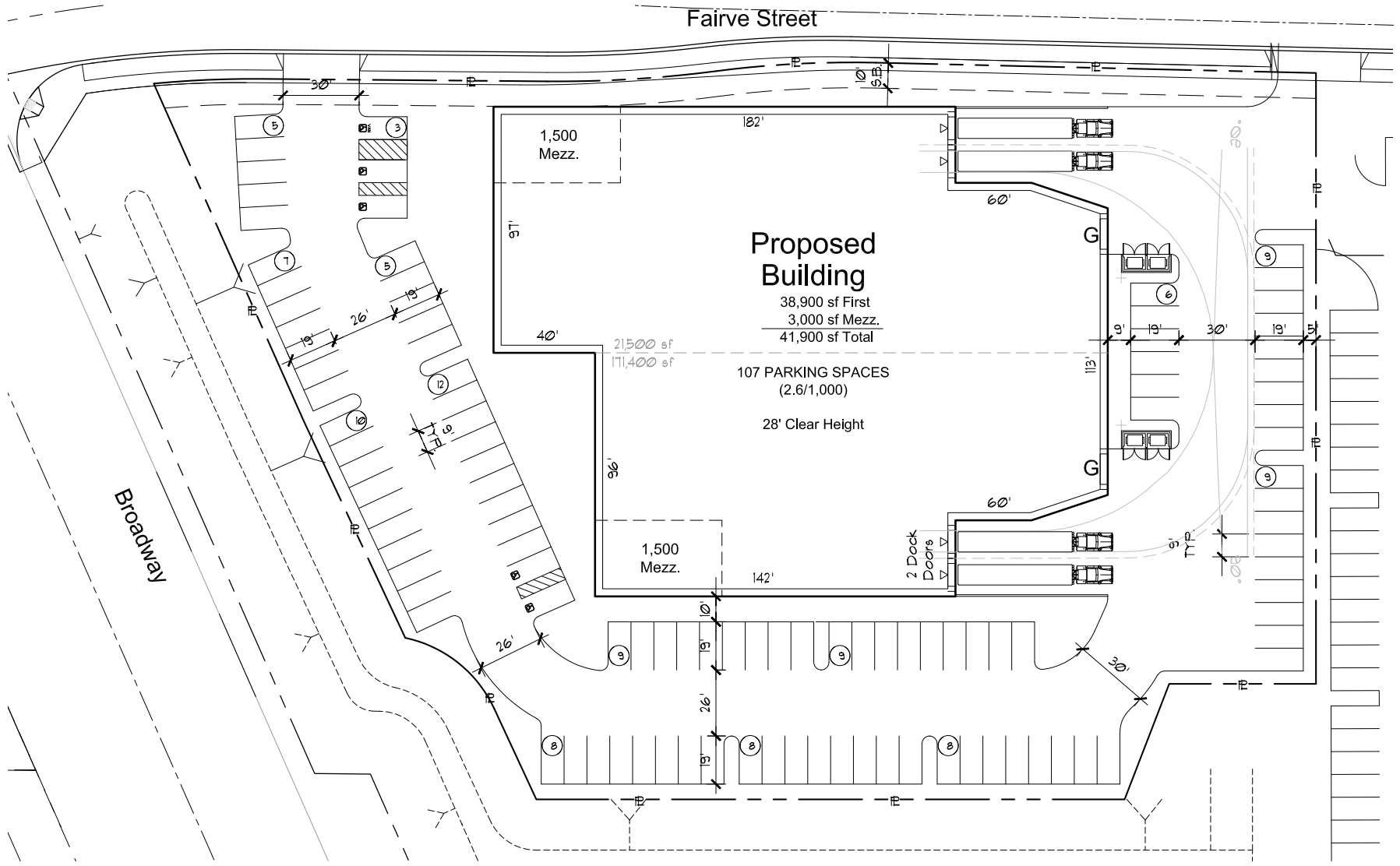
## SIGNED LEASES

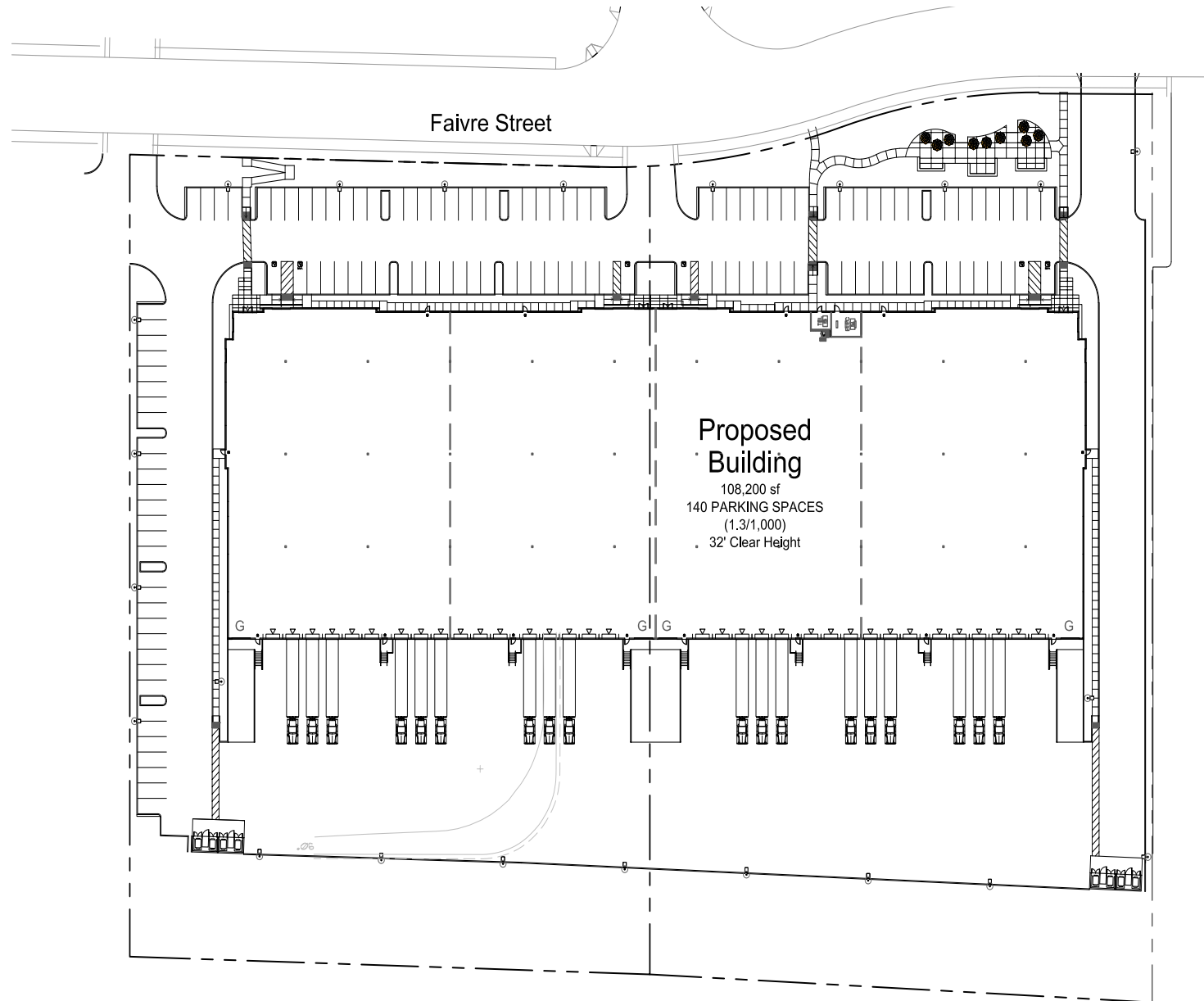


# Otay River Business Park

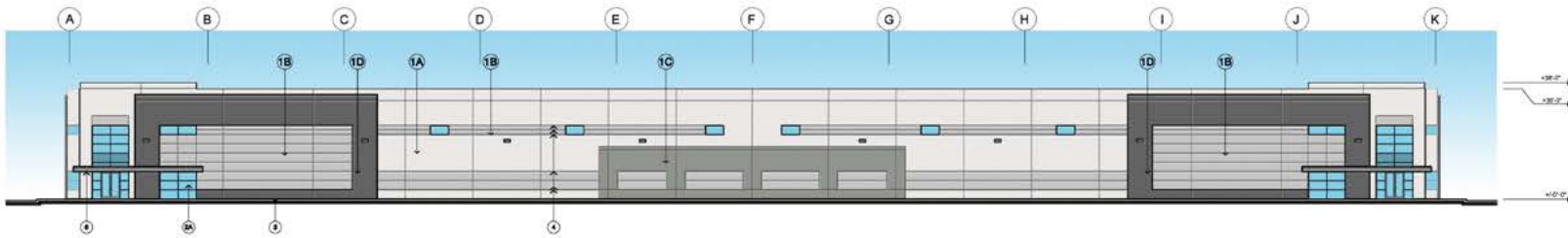
Sudberry Properties, Inc.





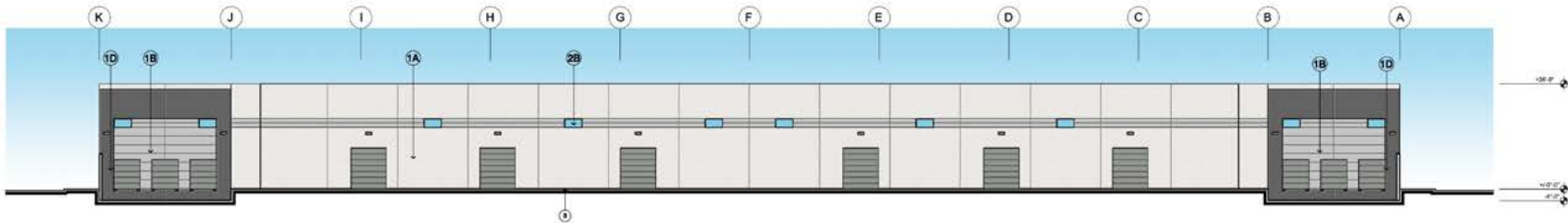






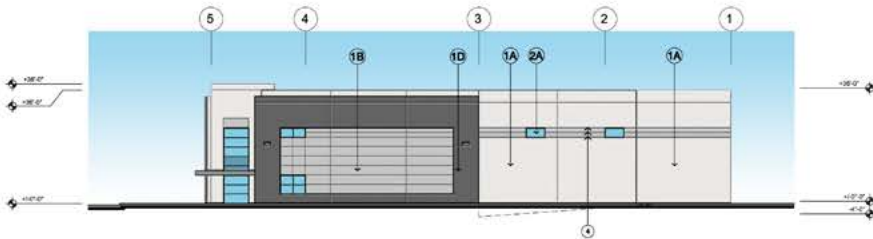
South Exterior Elevation

SCALE: 1" = 20'-0"



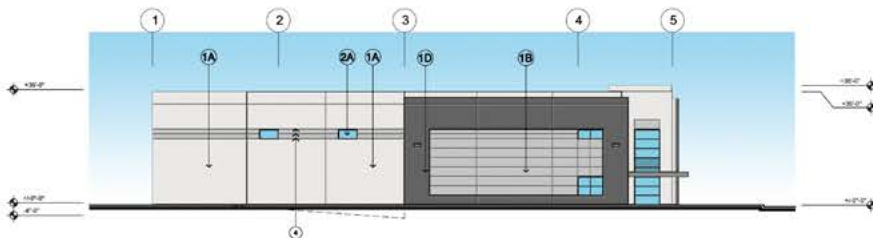
North Exterior Elevation

SCALE: 1" = 20'-0"



West Exterior Elevation

SCALE: 1" = 20'-0"



East Exterior Elevation

SCALE: 1" = 20'-0"

1A PAINTED CONCRETE WALL  
COLOR: SW 6000 SNOWFALL



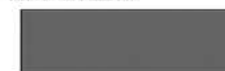
1B PAINTED CONCRETE WALL  
COLOR: SW 2850 CHELSEA GRAY



1C PAINTED CONCRETE WALL  
COLOR: SW 9163 TN LIZZE



1D PAINTED CONCRETE WALL/METAL CANOPY  
COLOR: SW 7068 GRIZZLE GRAY



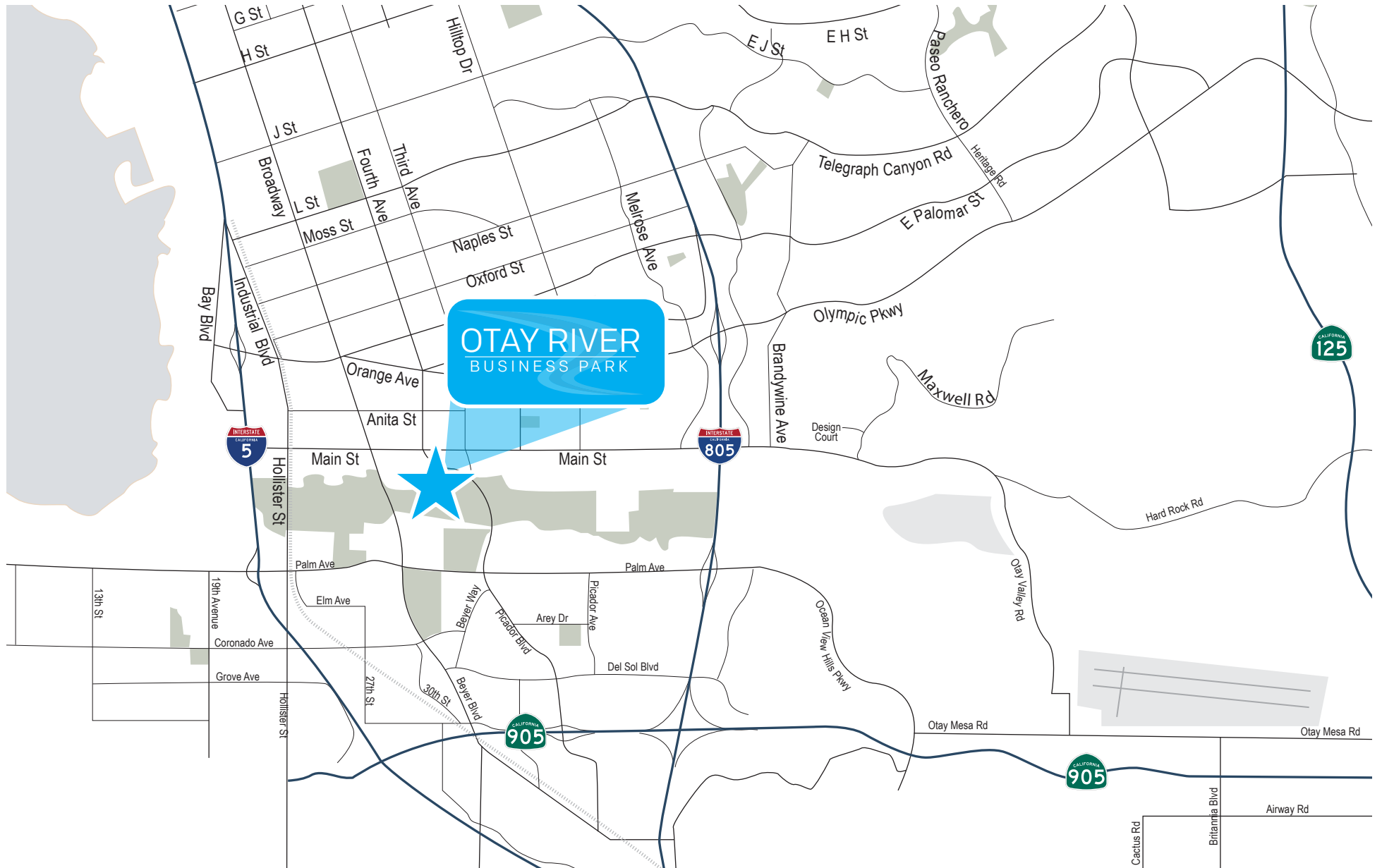
## LEGEND

- 1A PAINTED CONCRETE WALL  
COLOR: SW 6000 SNOWFALL
- 1B PAINTED CONCRETE WALL  
COLOR: SW 2850 CHELSEA GRAY
- 1C PAINTED CONCRETE WALL  
COLOR: SW 7067 CITYSCAPE
- 1D PAINTED CONCRETE WALL  
COLOR: SW 7068 GRIZZLE GRAY
- 2A 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM,  
w/CAPTURED HORIZONTALS AND VERTICALS-w/ DUAL PANE  
TINTED GLAZING.  
GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR  
MULLIONS: CLEAR ANODIZED
- 2B ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR  
FACADE ONLY- 2"x4 1/2" STOREFRONT, FRONT SET SYSTEM-  
w/SINGLE PANE TINTED GLAZING  
GLAZING: PPG SOLARBAN 60 SOLARBLUE  
MULLIONS: CLEAR ANODIZED
- 3 FINISHED GRADE
- 4 2" HORIZONTAL REVEAL IN TILT UP PANEL
- 5 1" VERTICAL REVEAL IN TILT UP PANEL
- 6 METAL STUD FRAMED CANOPY w/PLYWOOD SHEATHING,  
WATERPROOFING MEMBRANE, AND 1/2" PREFORMED  
ALUMINUM PANEL SYSTEM - ALPOLIC CVG GREY
- 7 PTD. MTL. MAN DOOR COLOR TBD
- 8 CONCRETE FIRE DEPARTMENT ACCESS STAIR
- 9 COILING DOOR

# OTAY RIVER

BUSINESS PARK

# LOCATION MAPPED





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## BUSINESS PARK



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