



CLASS A INDUSTRIAL BUILDINGS
FOR LEASE

2 BUILDING PROJECT
TOTALING 199,997 SF

WAREHOUSE | DISTRIBUTION | MANUFACTURING

DELIVERY Q2 2023

9063 & 9093 AIRWAY ROAD | OTAY MESA

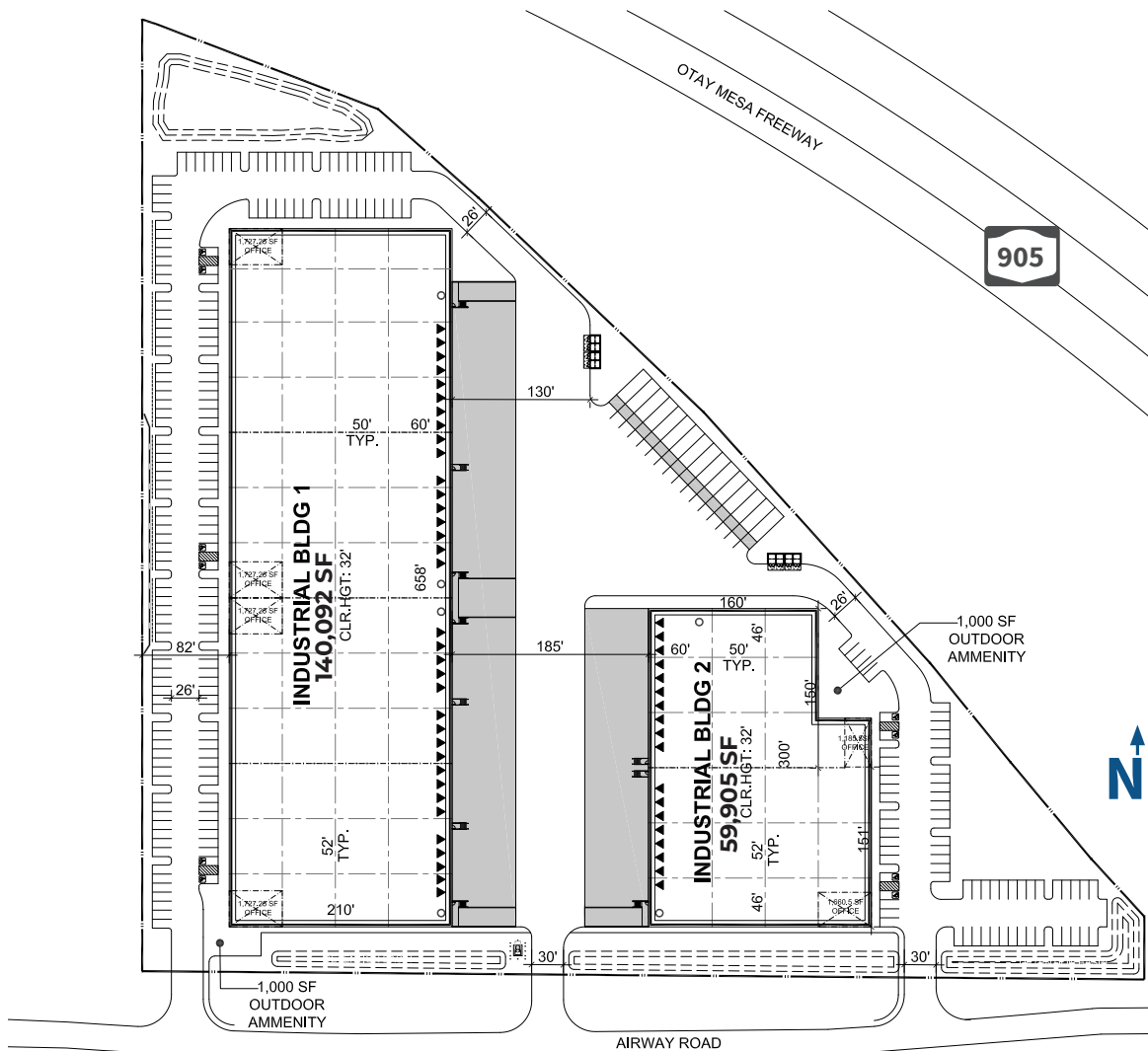
LPCWEST
LINCOLN PROPERTY COMPANY





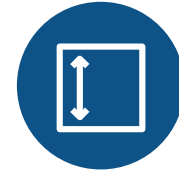
THE SITE

9063 & 9093 AIRWAY ROAD | OTAY MESA



Trailer Parking

16 on-site trailer stalls



Amenity Space

Outdoor amenity space to boost employee retention.



Accessibility

Quick access to the north and southbound truck routes



Freeway Visibility

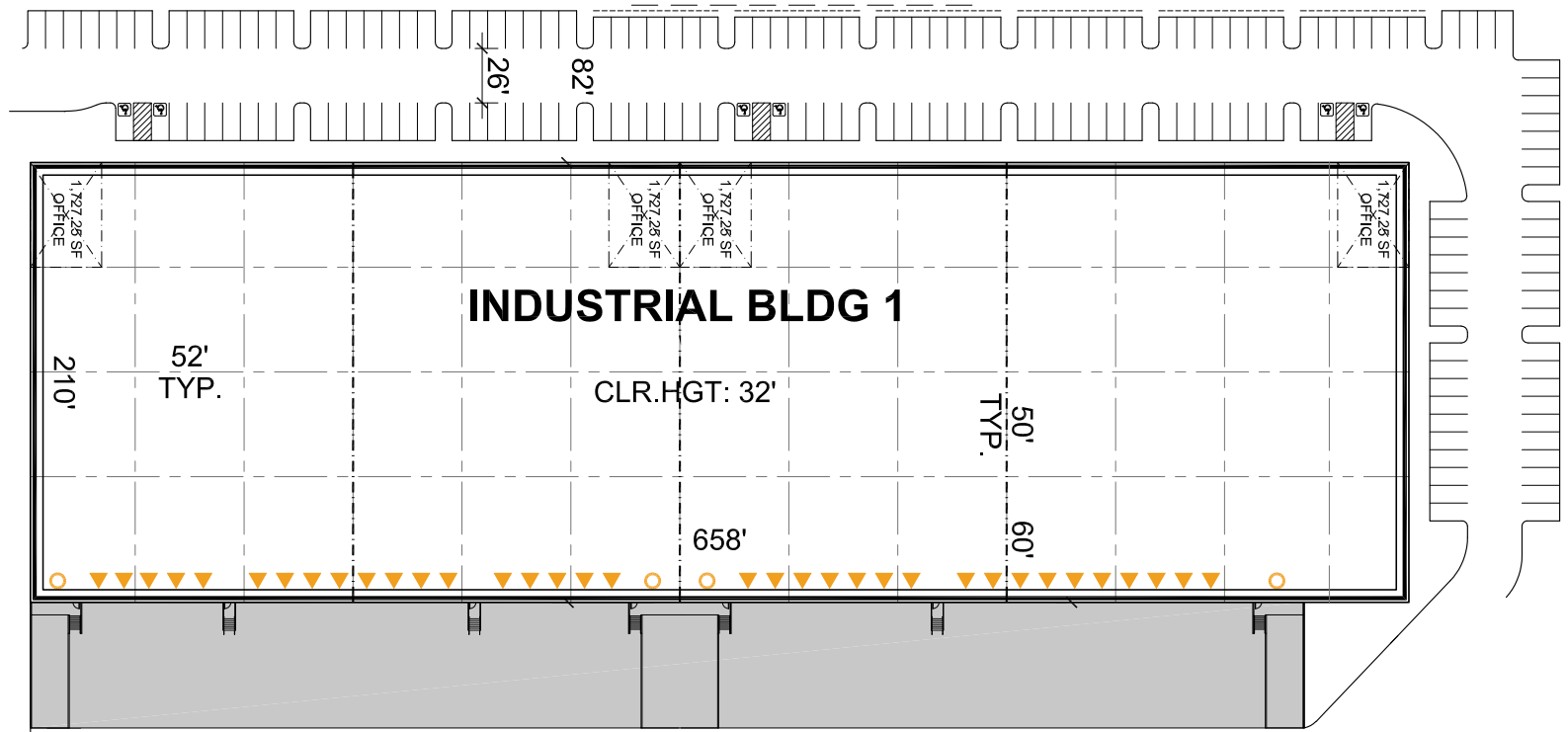
Excellent corporate identity with visibility from I-905, SR-11 & SR-125

THE PLANS

9093 AIRWAY ROAD

9093 AIRWAY ROAD

Warehouse Floor Area	135,946 SF
Office Floor Area (1st floor)	2,234 SF
Building 1 Footprint	138,180 SF
Office Floor Area (mezz)	1,912 SF
Total Building 1 Area	140,092 SF



▲ 35 DOCK DOORS ○ 4 GRADE LEVEL DOORS



140,092

TOTAL SPACE AVAILABLE (SF)



35 DOCK

DOORS (2.56/10,000 DOCK RATIO)



32,760

DIVISIBILITY (SF)



4 GRADE

DOORS



60'

SPEED BAY



50'-52'

COLUMN SPACING



1.26/1,000

VEHICLE PARKING RATIO



ESFR

SPRINKLERS



32'

MINIMUM CLEAR HEIGHT



4,243 SF

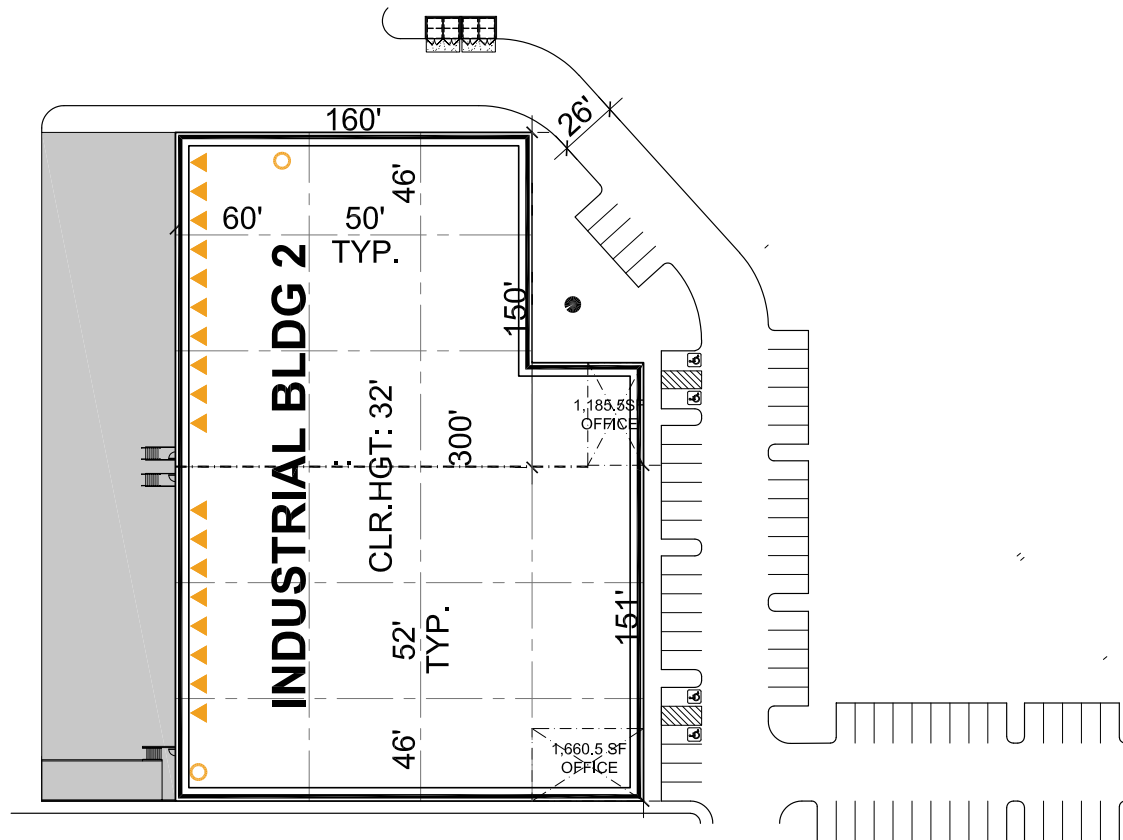
SPEC OFFICE

THE PLANS

9063 AIRWAY ROAD

9063 AIRWAY ROAD

Warehouse Floor Area	56,096 SF
Office Floor Area (1st floor)	2,023 SF
Building 2 Footprint	58,119 SF
Office Floor Area (mezz)	1,786 SF
Total Building 2 Area	59,905 SF



▲ 18 DOCK DOORS ○ 2 GRADE LEVEL DOORS



59,905

TOTAL SPACE AVAILABLE (SF)



18 DOCK

DOORS (2.56/10,000 DOCK RATIO)



23,480

DIVISIBILITY (SF)



2 GRADE

DOORS



60'

SPEED BAY



50'-52'

COLUMN SPACING



1.26/1,000

VEHICLE PARKING RATIO



ESFR

SPRINKLERS



32'

MINIMUM CLEAR HEIGHT



4,815 SF

SPEC OFFICE



Easy access to I-125,
SR-905 and SR-11



1 mile from international
border crossing



Excellent Truck
Access



Maximum
Warehouse Capacity.
No Mezzanine



ACCESS AT YOUR DOORSTEP

2 building project totaling 199,997 SF

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

Class A Development

New development with state of the art building features to accommodate modern users needs including 32' clear height and ESFR fire suppression systems.

Excellent Dock Ratio

Superior dock ratio at 2.66 docks per 10,000 SF.

Truck Parking

On-site truck parking.



OTAY MESA II
FUTURE POINT
OF ENTRY

THE LOCATION



2020 HOUSING
UNITS

157,562
within 10 miles
41,964
within 5 miles
5,103
within 3 miles



POPULATION

519,230
within 10 miles
156,955
within 5 miles
22,251
within 3 miles



WORKFORCE

345,031
within 10 mile
28,499
within 5 miles
554
within 3 mile

Oceanside

INTERSTATE
5

Downtown

10 mi

INTERSTATE
805

125

5 mi

905

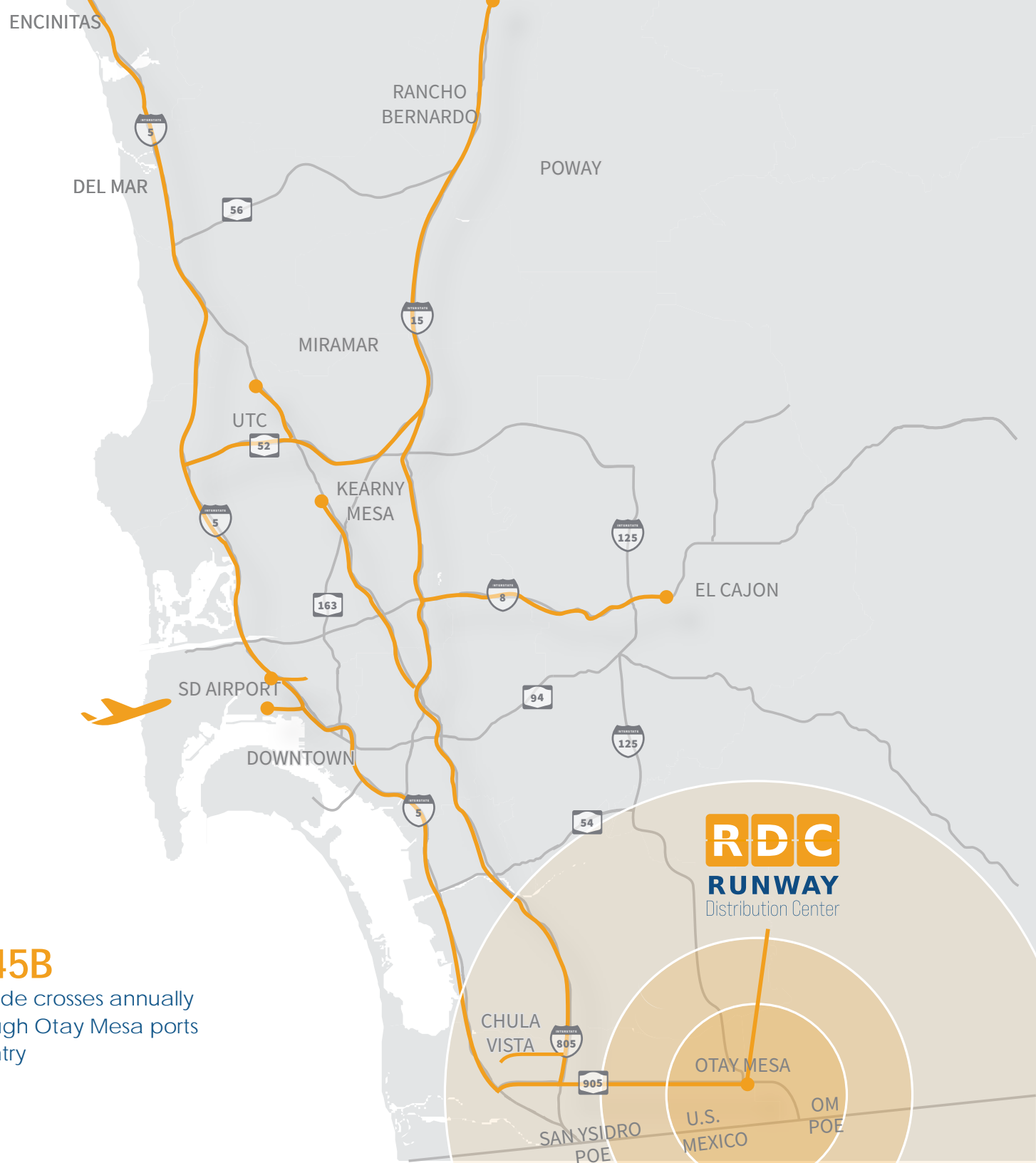
3 mi



Otay Mesa

US / MEXICO BORDER

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



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

RDC
RUNWAY
Distribution Center

plantronics FedEx
DMV PACIFIC
MANUFACTURING
Expeditors TransPak

goodwill

CALIFORNIA 905

DHL

COSTCO WHOLESALE
Honeywell
HEINZ ESTD 1869
Parker
resideo
CUBIC

CBX

GENERAL DYNAMICS

Mor
Furniture for less

CALIFORNIA 125

BEE INTERNATIONAL
ATLAS

Chipman
Relocation & Logistics

IRON MOUNTAIN®
TRIDENT Maritime Systems
BOSE
MAINFREIGHT
BD Biosciences
nassco
Windsor FOODS
hellmann Worldwide Logistics
ups
MASTERS TOUCH

RDC RUNWAY
Distribution Center

FedEx
Panama

INTERNATIONAL BORDER

Otay Mesa

CORPORATE NEIGHBORS

Surrounded by strong demographics and great accessibility



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)



+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

LPCWEST
LINCOLN PROPERTY COMPANY



RDC

RUNWAY

Distribution Center

**For more
information**

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** The outbreak of the COVID-19 virus (Novel Coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.