

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



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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

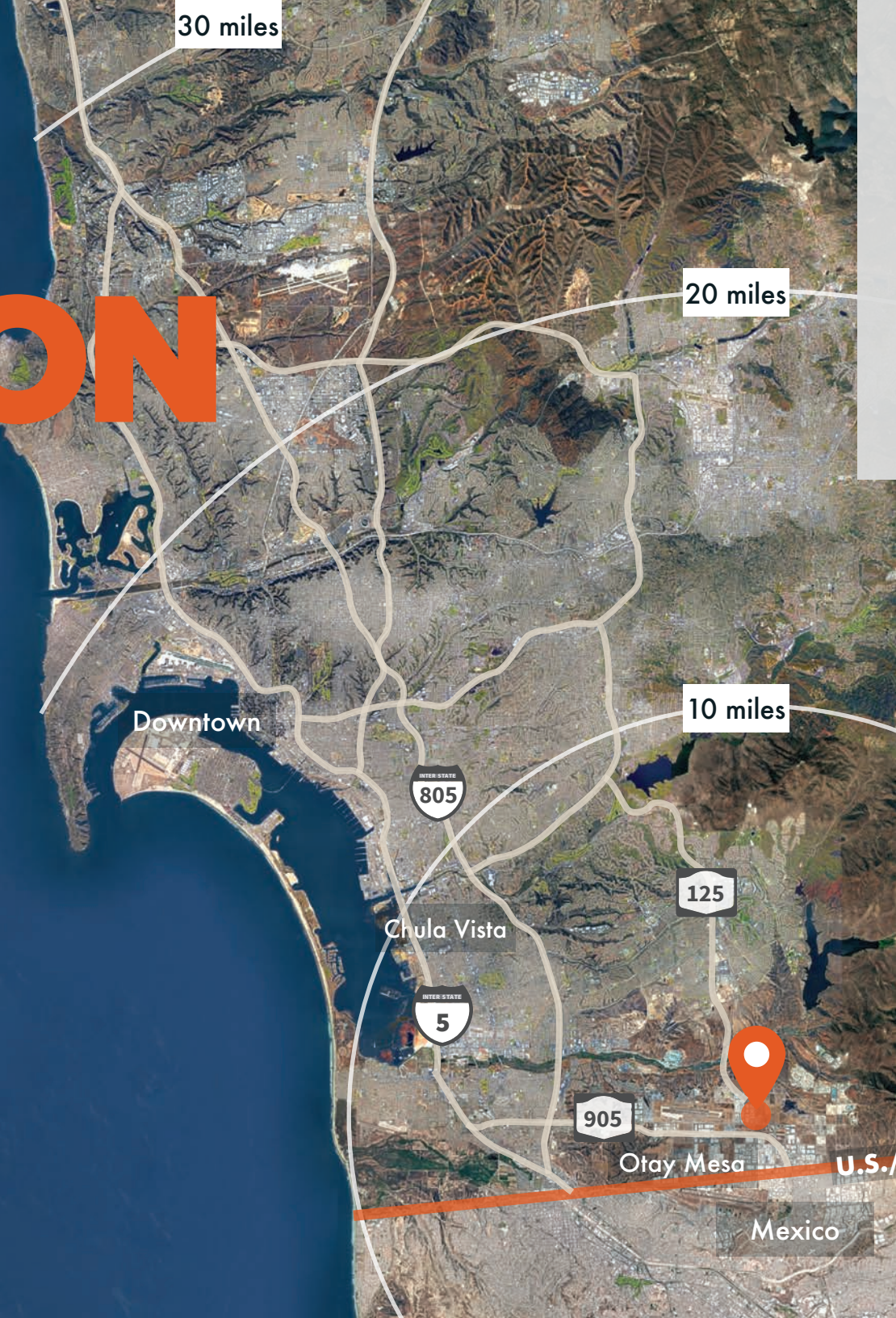


## 2020 HOUSING UNITS

**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

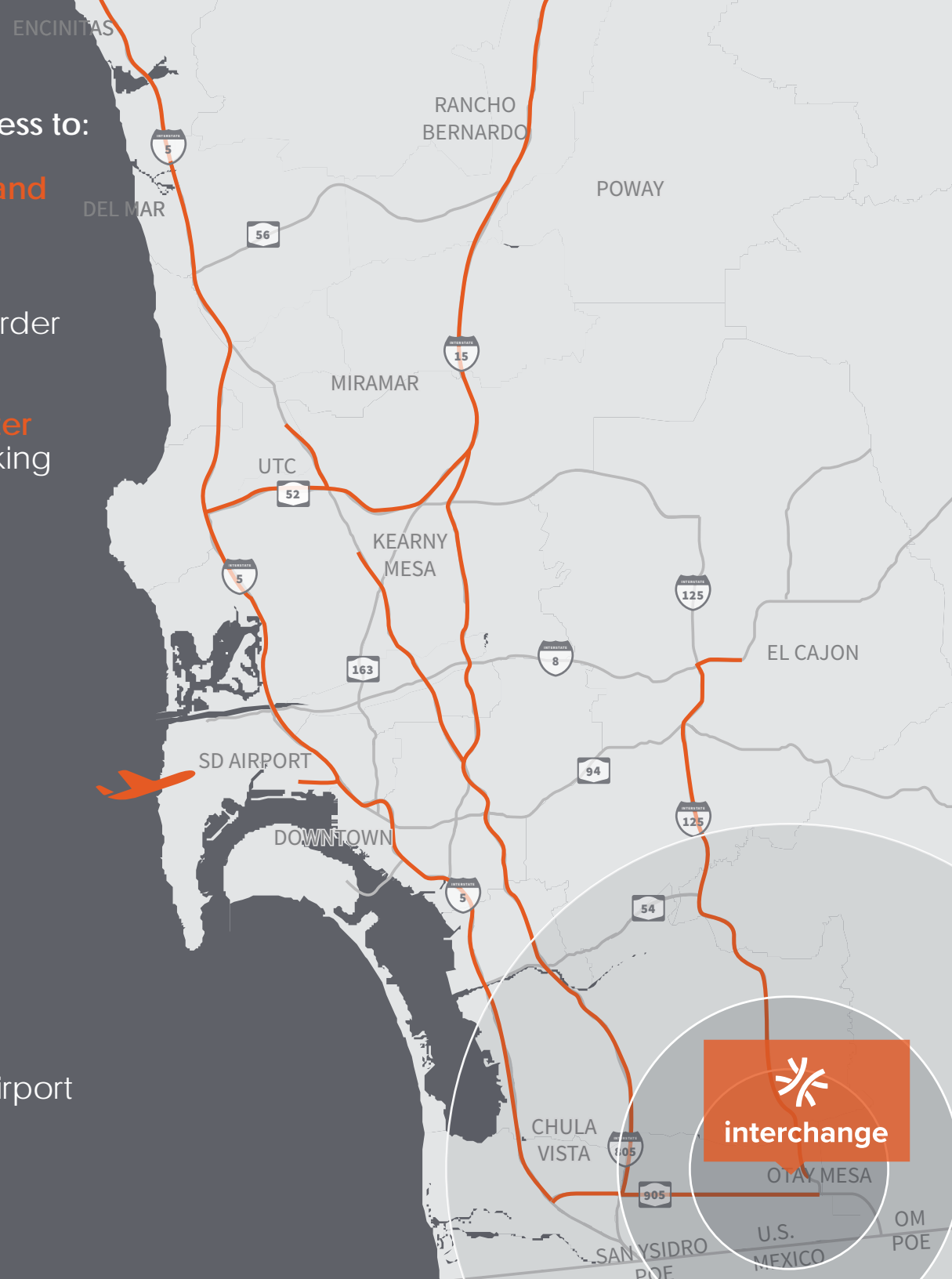
Commercial border crossing

### 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

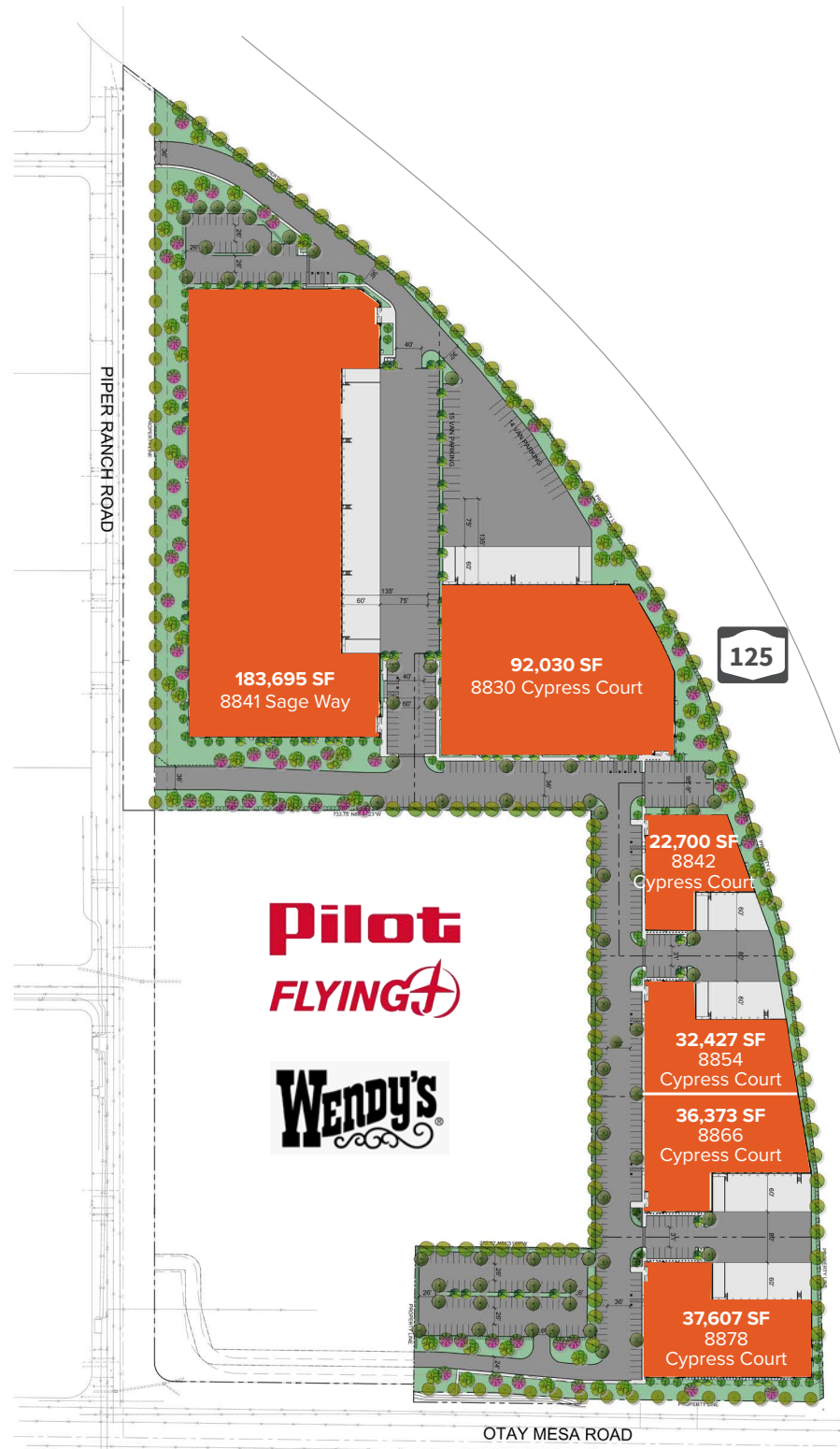
NW corner of Otay Mesa Road and SR 125



**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



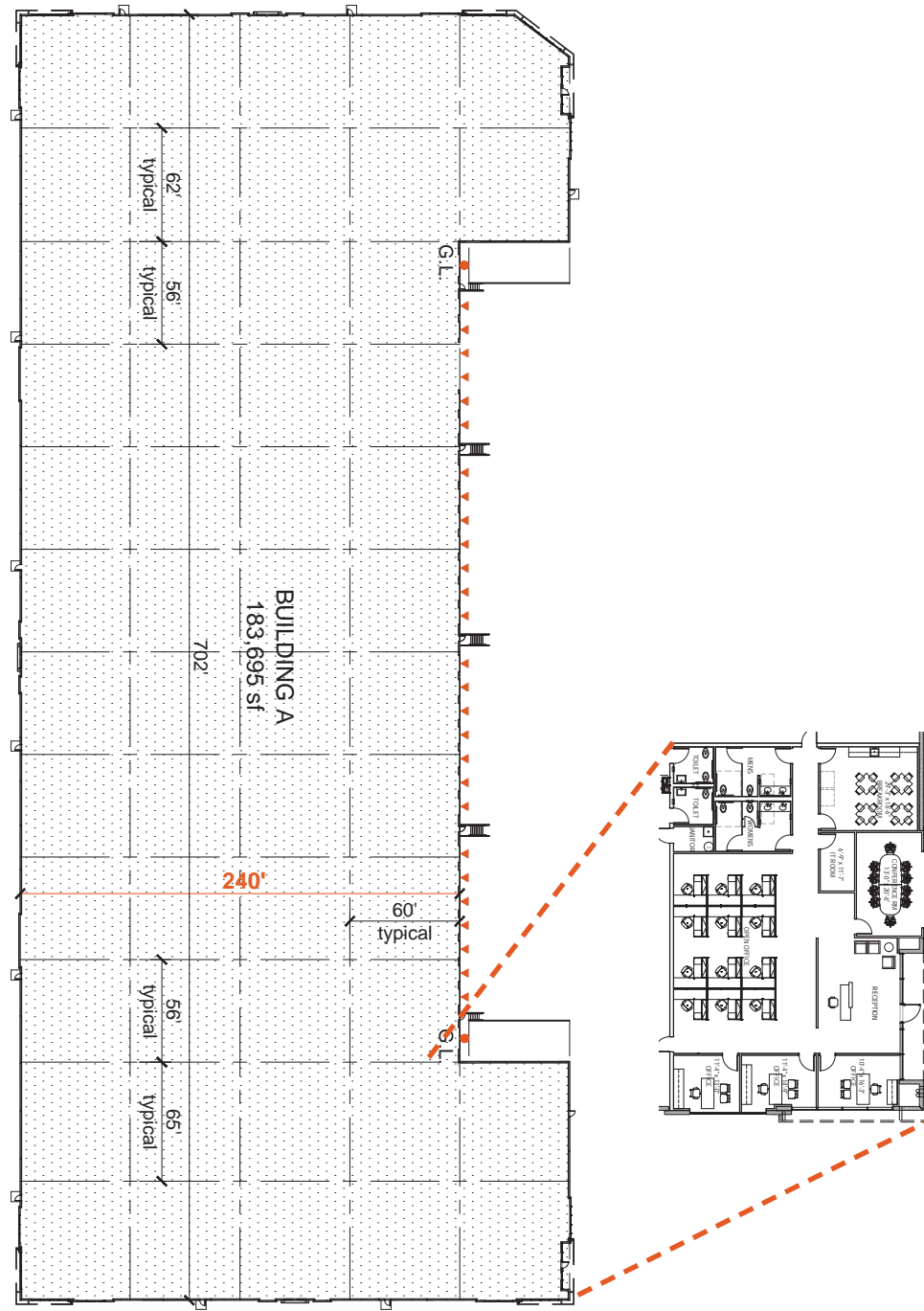
125

# 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**

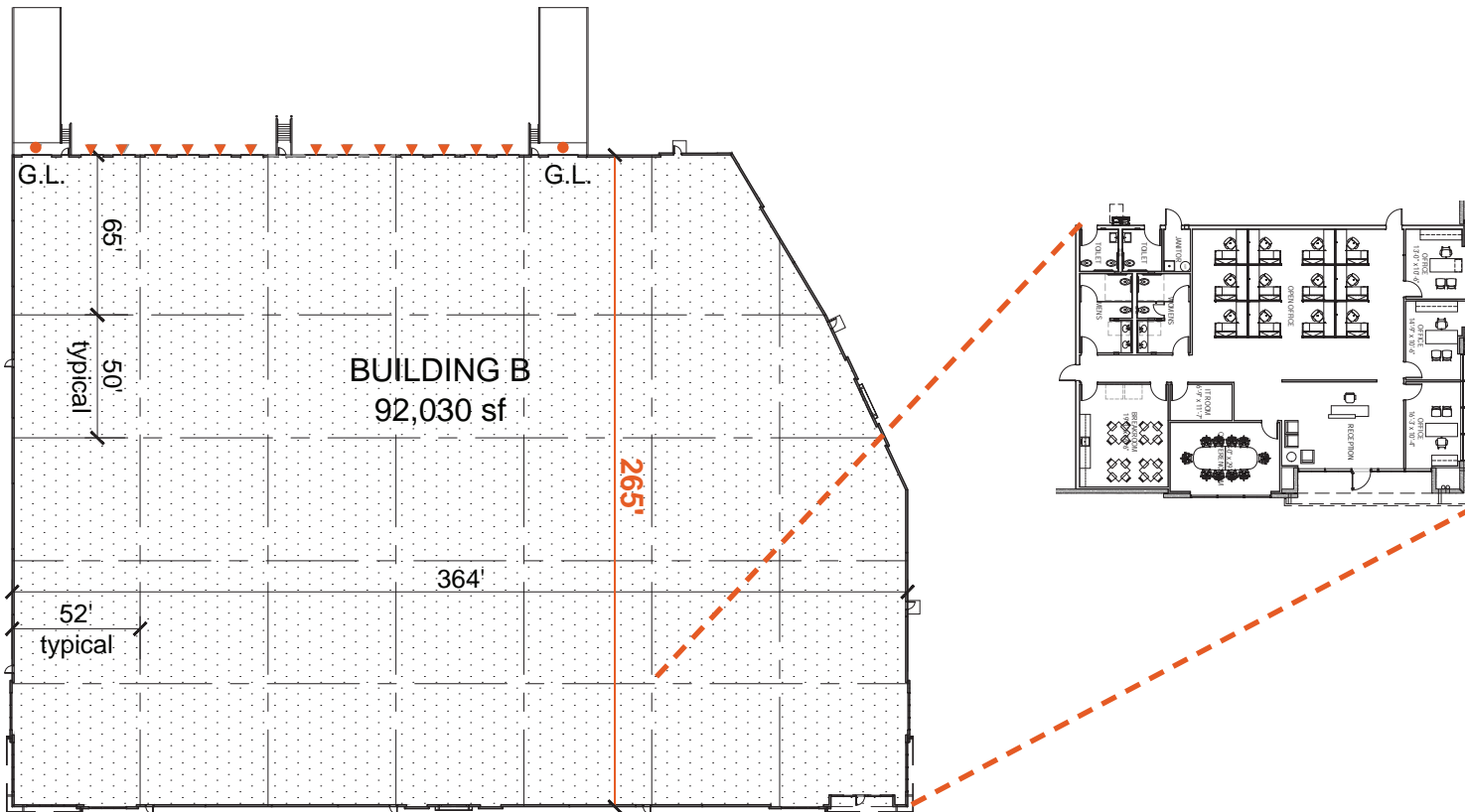
POWER

# 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**

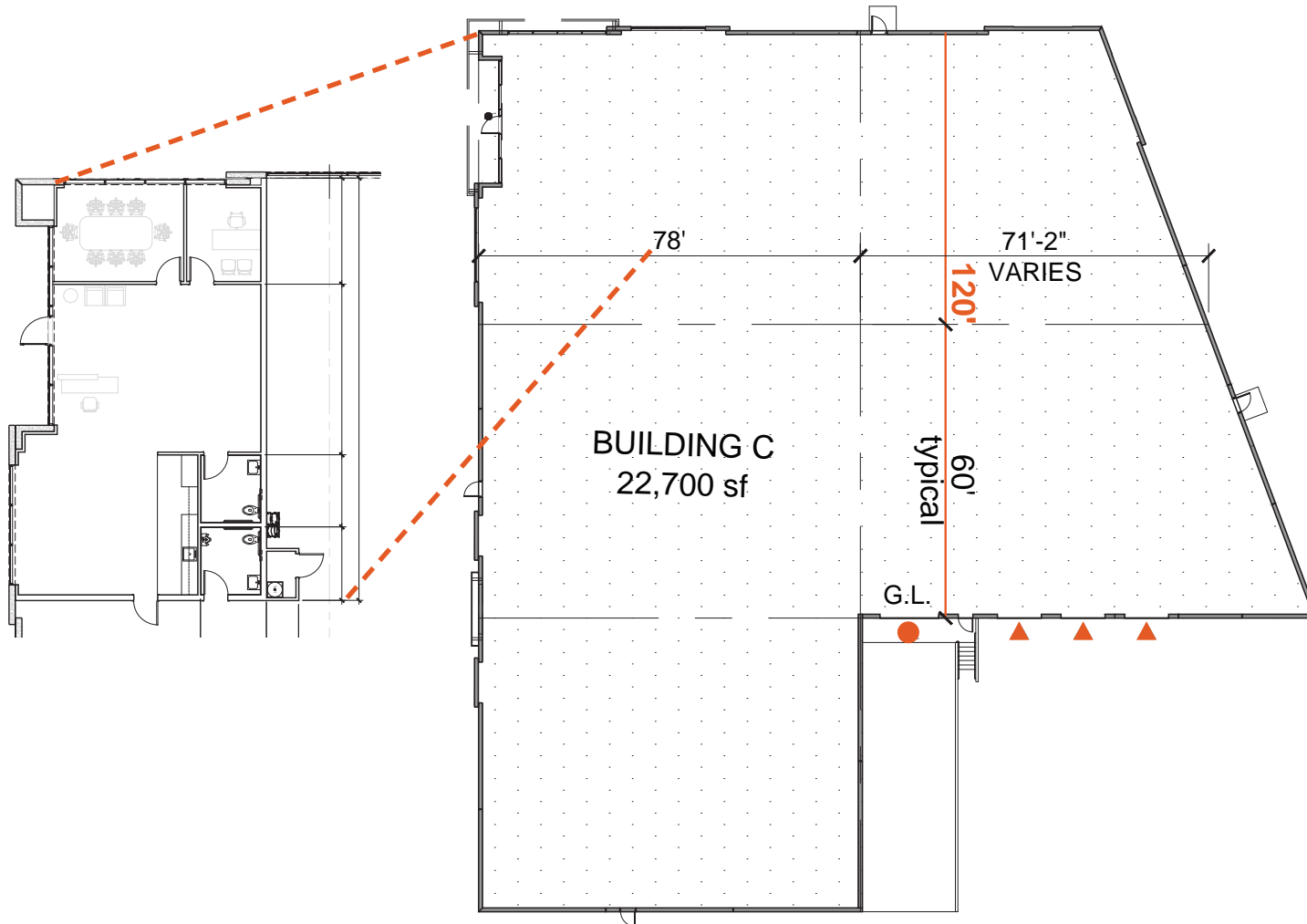
POWER

# THE PLANS

8842 CYPRESS COURT



interchange



▲ 3 DOCK DOORS

● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

**22,700**



**3 DOCK**

DOORS



OFFICE (SF)

**1,500**



**1 GRADE**

DOOR



SPEED BAY

**60'**



COLUMN SPACING

**60'-78'**



VEHICLE PARKING

**31**

STALLS



**ESFR**

SPRINKLERS



CLEAR HEIGHT

**26'**

MINIMUM



**2,000 AMPS**

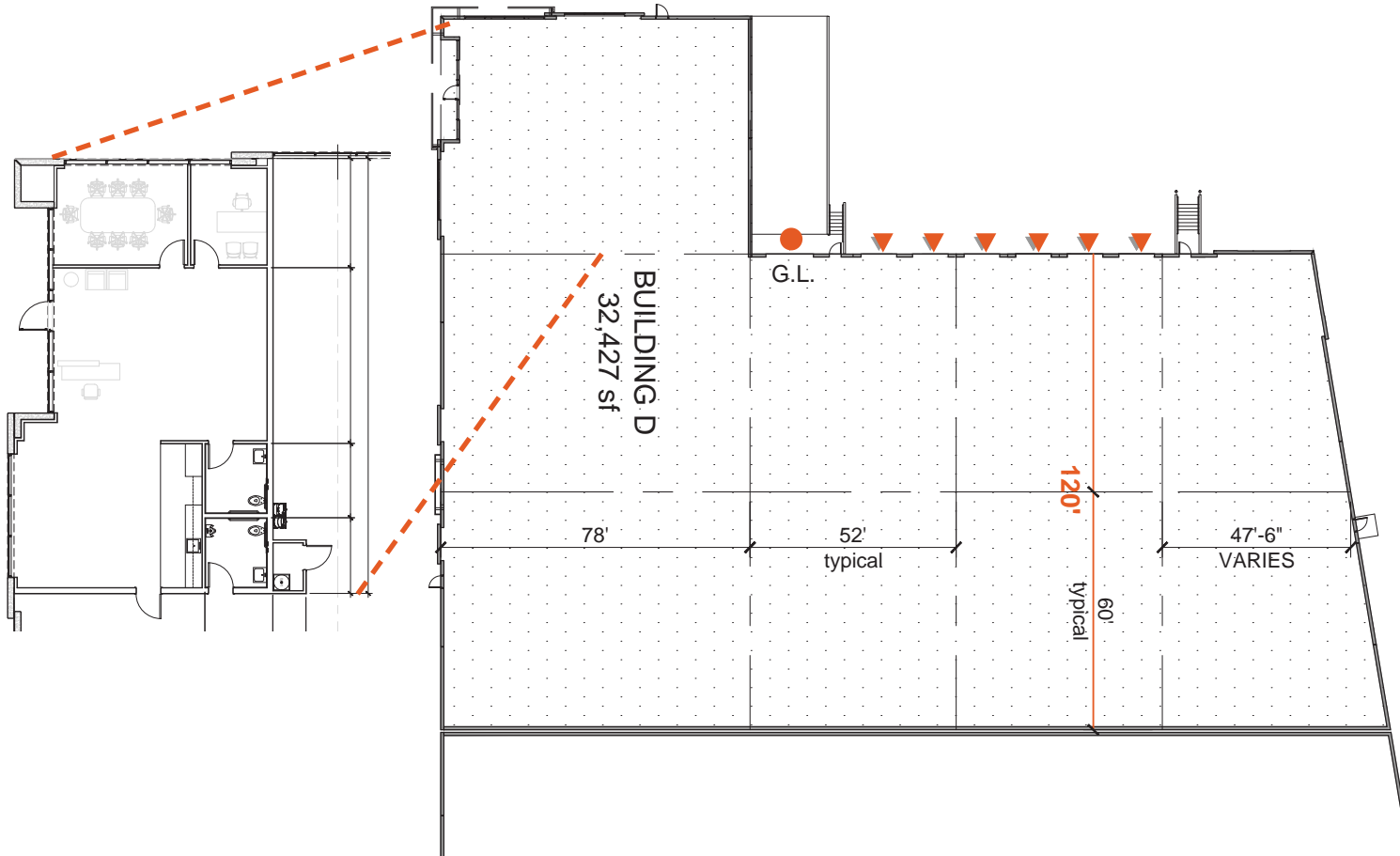
POWER

# THE PLANS

8854 CYPRESS COURT



interchange



▲ 6 DOCK DOORS

● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

**32,427**



**6 DOCK**

DOORS



OFFICE (SF)

**1,500**



**1 GRADE**

DOOR



SPEED BAY

**60'**



COLUMN SPACING

**52'-60'**



VEHICLE PARKING

**40**

STALLS



**ESFR**

SPRINKLERS



CLEAR HEIGHT

**26'**

MINIMUM



**2,000 AMPS**

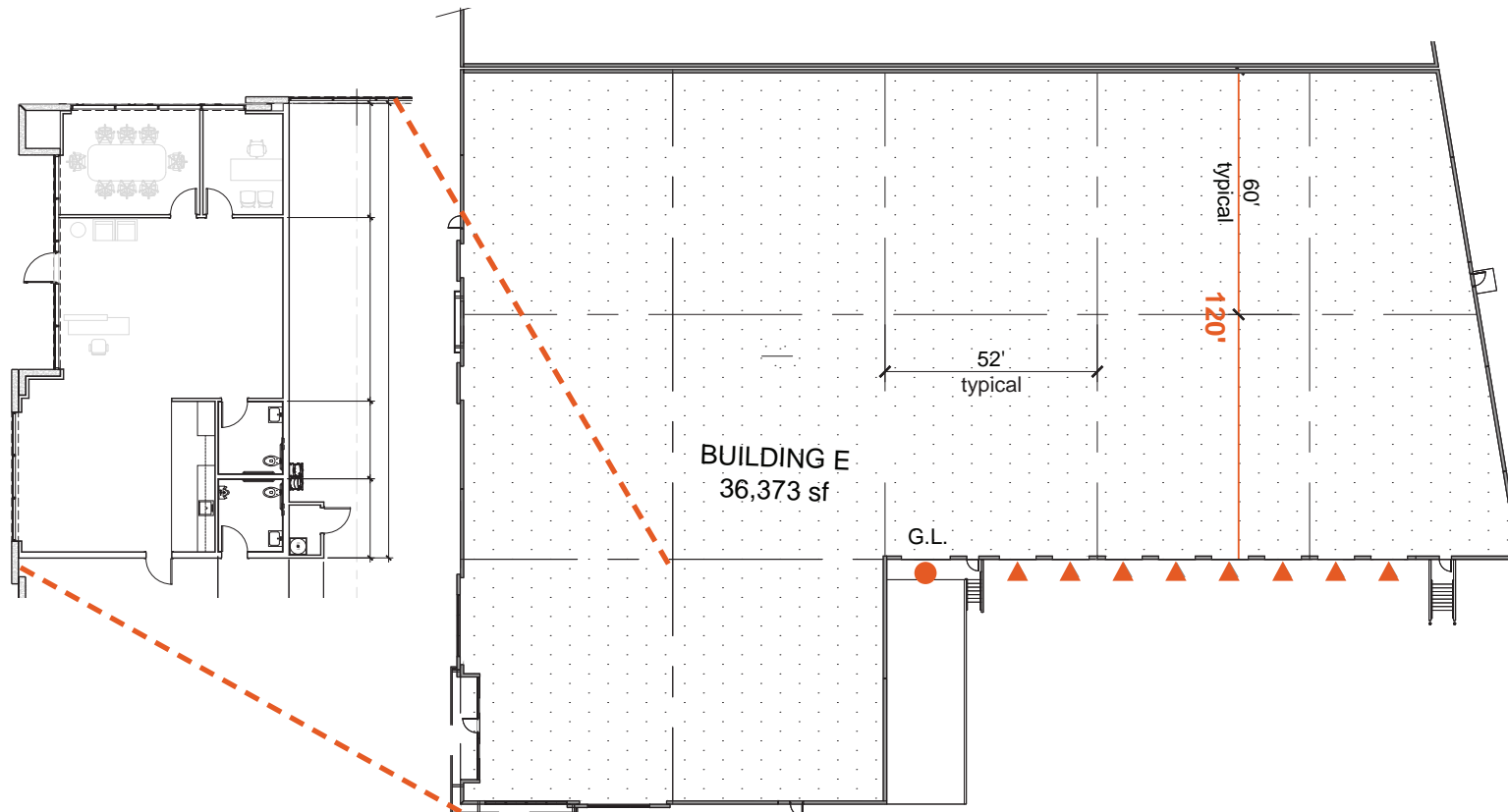
POWER

# THE PLANS

8866 CYPRESS COURT



interchange



▲ 8 DOCK DOORS

● 1 GRADE LEVEL DOOR







TOTAL SPACE AVAILABLE (SF)

**36,373**



**8 DOCK**

DOORS



OFFICE (SF)

**1,500**



**1 GRADE**

DOOR



SPEED BAY

**60'**



COLUMN SPACING

**52'-60'**



VEHICLE PARKING

**44**

STALLS



**ESFR**

SPRINKLERS



CLEAR HEIGHT

**26'**

MINIMUM



**2,000 AMPS**

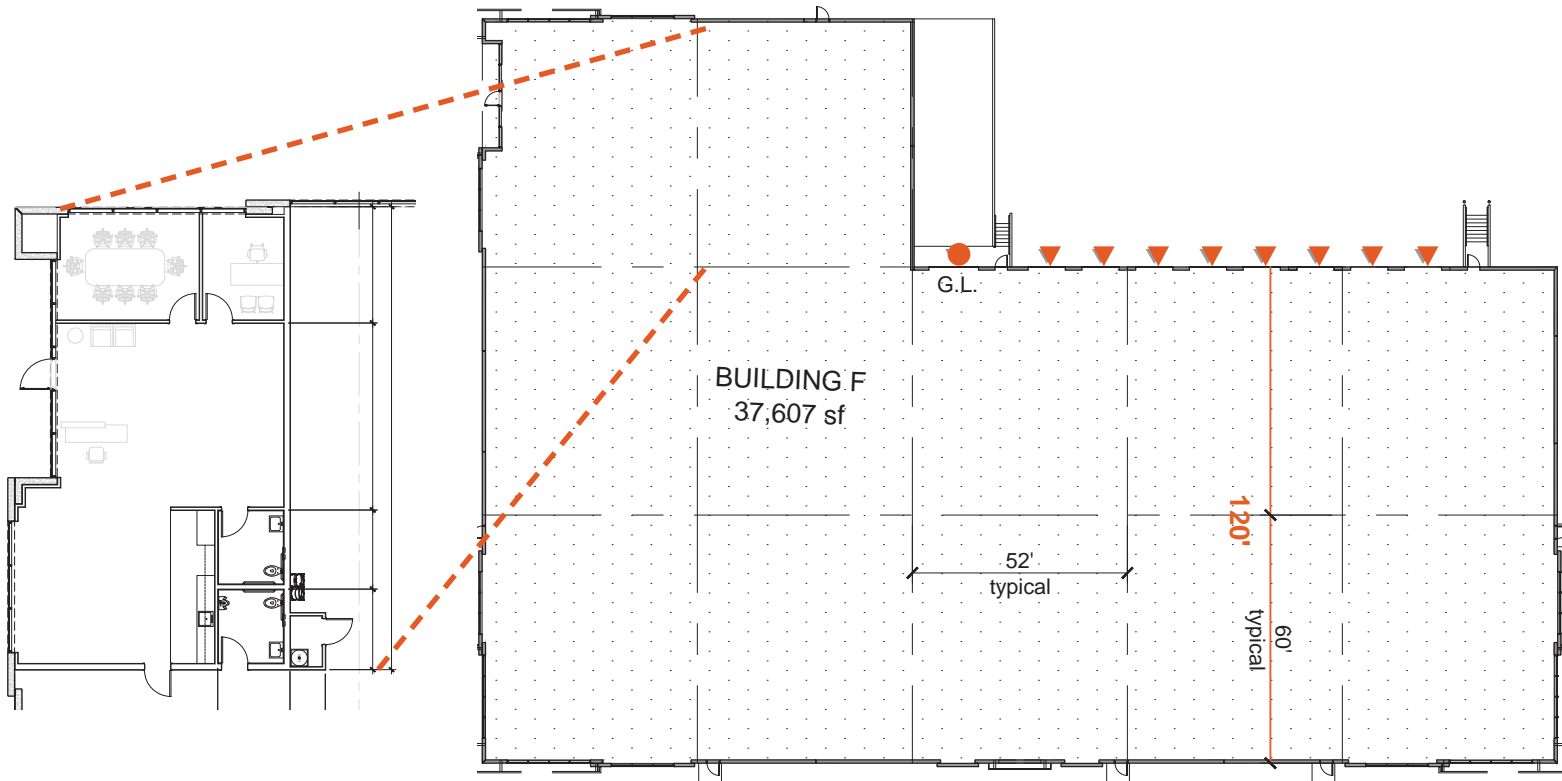
POWER

# THE PLANS

8878 CYPRESS COURT



interchange



▲ 8 DOCK DOORS

● 1 GRADE LEVEL DOOR





TOTAL SPACE AVAILABLE (SF)

**37,607**



**8 DOCK**

DOORS



OFFICE (SF)

**1,500**



**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

PACIFIC WORLD COSMETICS

Aj AJINOMOTO

CHOSEN FOODS

CUBIC Enabling a Safer World

Honeywell

Kraft Heinz

Parker

Mor

GENERAL DYNAMICS

MAINFREIGHT

BOSE

IRON MOUNTAIN

ups

MAD ENGINE

Imperial

TOYOTA

BALBOA water group

Pilot

WHALEN

Chipman

TRIDENT Maritime Systems

SHARP

LA BOY

905

Panasonic

BD

AIRWAY ROAD

FedEx

11

Rivulis Irrigation

EMERALD TEXTILES Clean Matters

OTAY MESA RD

amazon.com

COSTCO WHOLESALE

CHP

Raytheon

5

Solar Turbines A Caterpillar Company

UTC Aerospace Systems

805

plantronics

THE PRODUCE EXCHANGE

B&S LOGISTICS AMERICA

Expeditors

9 goodwill

Steakcase

visual park

POWER PUSONIC

ZEBRA

OW Owens & Minor

GENERAL DYNAMICS

STERIS Isomedix Services

BIKEBANDIT

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OTAY MESA RD

amazon.com

COSTCO WHOLESALE

CHP

interchange



Otay Mesa

# CORPORATE NEIGHBORS

Surrounded by strong demographics and great accessibility



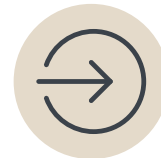
**8**

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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