

# ±1.8M SF AVAILABLE

## PURCHASE OR LEASE OPPORTUNITIES

### ONE OF SOUTHERN CALIFORNIA'S LARGEST NEW CLASS A DISTRIBUTION DEVELOPMENTS



# OTAY

## BUSINESS PARK



ELEVATION  
LAND Co.

CROW HOLDINGS  
CAPITAL

# ASSET profile



<b>Total Square Feet</b>	<b>1,732,863 SF</b>
<b>Build Out</b>	<b>Build-to-Suit</b>
<b>Building Description</b>	<b>Class A Warehouse Distribution</b>
<b>Delivery Date</b>	<b>Phase I: Q1 2026</b>
<b>Stories</b>	<b>Single Story, Office Mezzanine Optional</b>
<b>Vehicle Parking</b>	<b>0.95 per 1,000 SF (±1,648 spaces)</b>

<b>Truck Parking</b>	<b>±354 Spaces</b>
<b>Construction</b>	<b>Reinforced Concrete Tilt-Up Construction</b>
<b>Clear Height</b>	<b>32' - 36'</b>
<b>Dock High Doors</b>	<b>±310 (20 - 50 per building)</b>
<b>Grade Level Doors</b>	<b>±18 (2 in each building)</b>
<b>Fire Protection</b>	<b>ESFR</b>

## UNIQUE FEATURES



**Fenced/Secured**  
SITE OPPORTUNITIES



**EV**  
CHARGING



**Outdoor**  
PATIO AREAS



**Additional**  
SKYLIGHTS



**Heavy**  
POWER



**Improved**  
LANDSCAPE PLAN



**Rooftop**  
SOLAR CAPABLE



# ASSET profile



One of Southern California's largest new Class A Distribution developments / At **±1.8M SF**



Expansive **32'-36' clear height**, **310+ dock high loading** positions, **350+ trailer stalls** & **18 grade level loading doors**.



The project consists of nine (9) **individual free-standing buildings**



**Unparalleled access** to Otay Mesa II Border Crossing



The Development **accommodating a variety of users** ranging from 45,000-500,000 SF +



**Excellent connectivity** to the greater market



**Phase I delivery** estimated to be **Q1 2026**



Can deliver **move-in ready spec development**, **build to suit lease** opportunities as well as **finished pads and build to sale purchase** opportunities to cater to specific occupier needs



# SITE access



GREAT ACCESS

905 Fwy	125 Toll	SR 11	South county Ring Road
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## METRO AIRPARK

## 330 ACRES



Aviation | Retail | Hospitality | Commercial | Industrial



18 MILES

FROM  
SAN DIEGO'S  
CBD

## EXISTING OTAY MESA POE

1M TRUCKS &  
\$52 BILLION  
IN GOODS ANNUALLY



CBX

CROSS BORDER  
EXPRESS TERMINAL



**NOW  
OPEN**

OVER 2 MILLION PASSENGERS  
ANNUALLY

OTAY MESA  
CENTRAL VILLAGE

Residential



Commercial



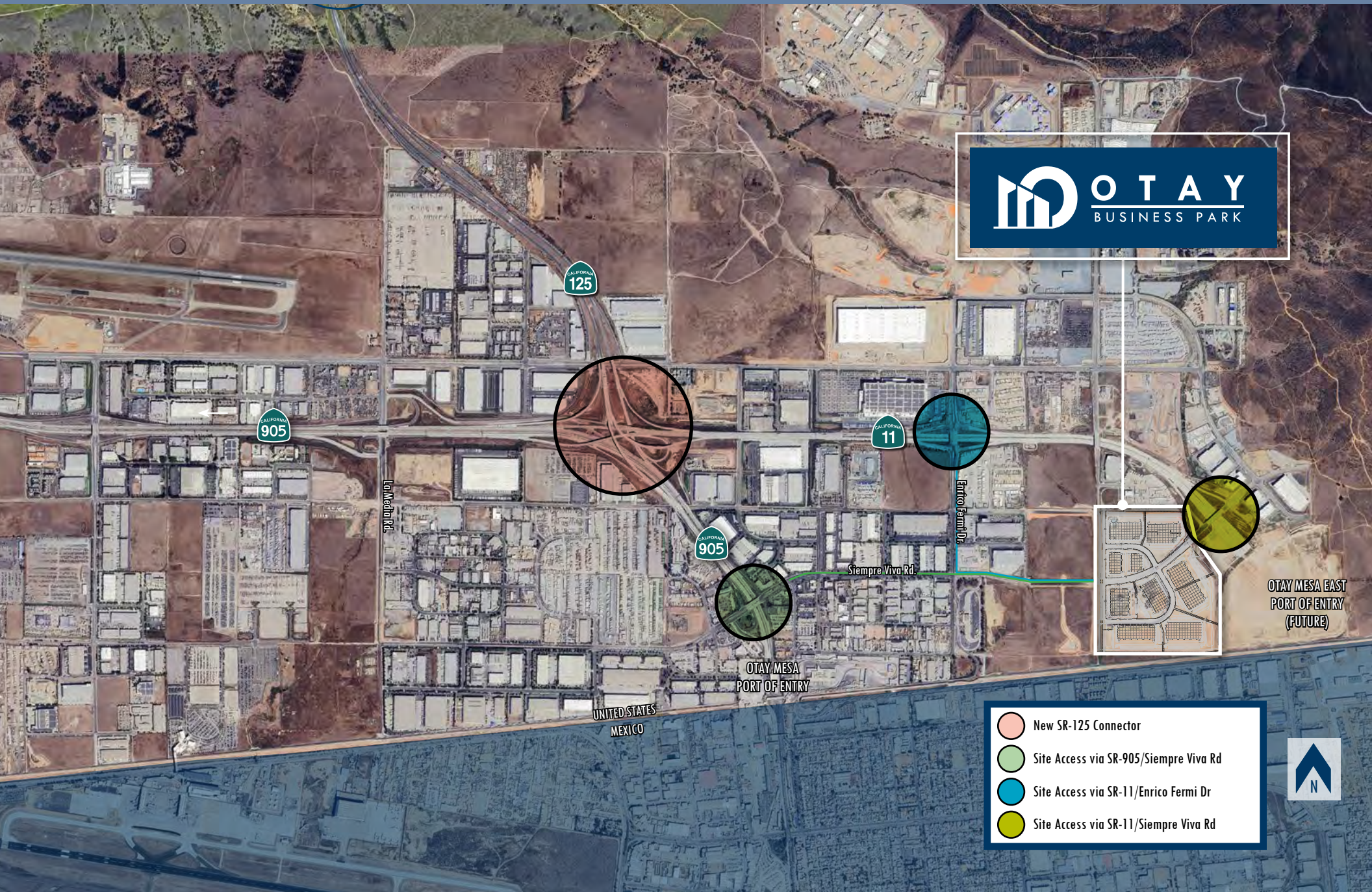
Retail



## Recreation







# SITE access



**OTAY**  
BUSINESS PARK

OTAY MESA EAST  
PORT OF ENTRY  
(FUTURE)

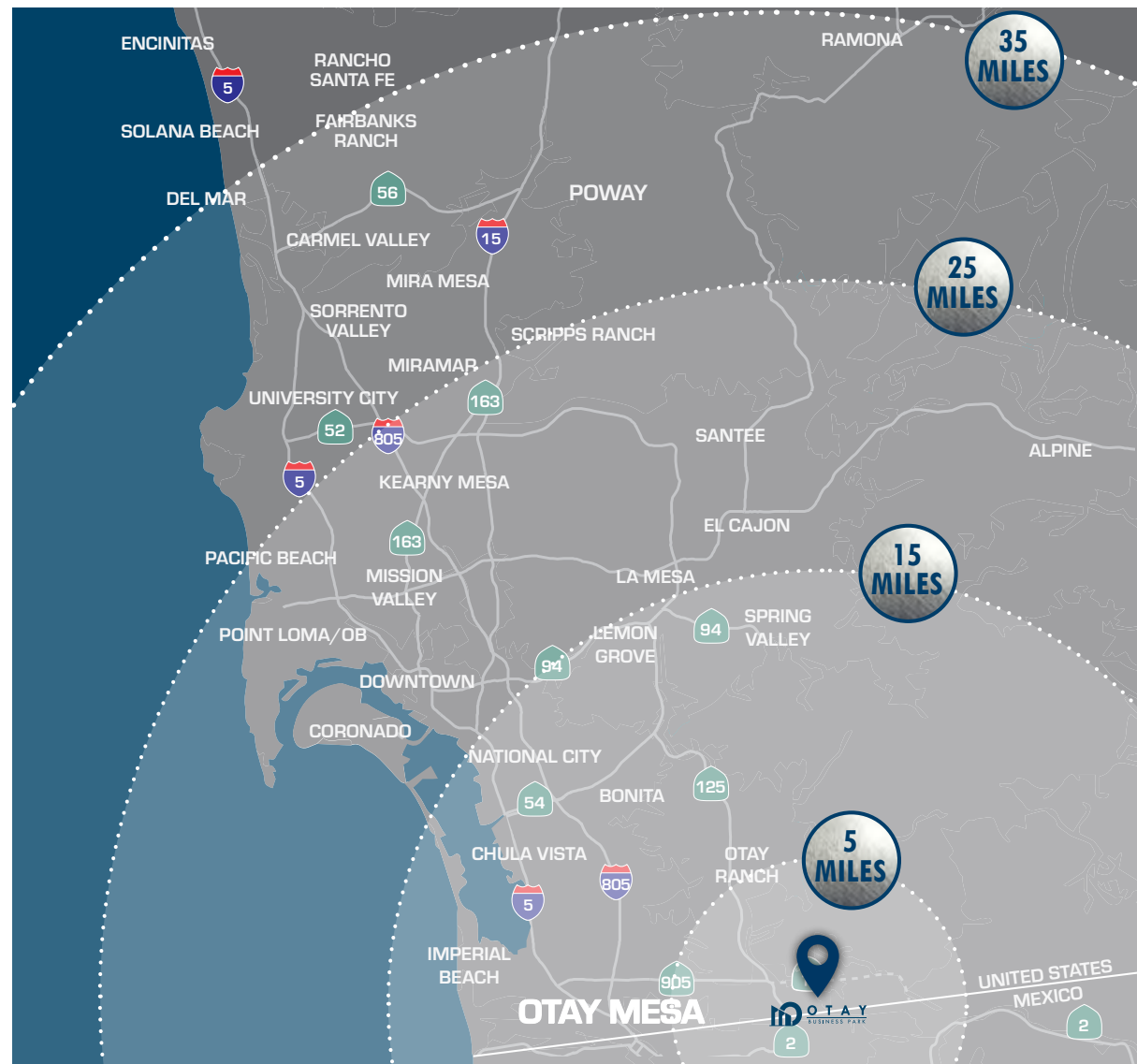
-  New SR-125 Connector
-  Site Access via SR-905/Siempre Viva Rd
-  Site Access via SR-11/Enrico Fermi Dr
-  Site Access via SR-11/Siempre Viva Rd





# OTAY MESA drive time

FREEWAY	DISTANCE	TIME
<b>FUTURE 11</b>	2 MIN	1 MILE
<b>HIGHWAY 905</b>	6 MIN	2 MILES
<b>HIGHWAY 5</b>	12 MIN	9 MILES
<b>HIGHWAY 805</b>	9 MIN	7 MILES
<b>HIGHWAY 125</b>	6 MIN	2 MILES
<b>INTERSTATE 94</b>	20 MIN	17 MILES
<b>INTERSTATE 15</b>	23 MIN	20 MILES



**DOWNTOWN  
SAN DIEGO  
AIRPORT**

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32 MIN  
25.1 MILES

**NEW  
BORDER  
CROSSING**

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5 MINUTES  
1 MILE

**KEARNY  
MESA  
AIRPORT**

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31 MIN  
28 MILES

**CARLSBAD  
AIRPORT**

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55 MIN  
54 MILES



# OTAY MESA drive time



**PHOENIX**  
5.5 HRS/364 MILES

**INLAND EMPIRE**  
2.5 HRS/112 MILES

**KEARNY MESA**  
25 MIN/22 MILES

**LOS ANGELES**  
3.5 HRS/135 MILES

**OCEANSIDE**  
45 MIN/53 MILES

**DOWNTOWN**  
15 MIN/14 MILES



# CORPORATE neighbors





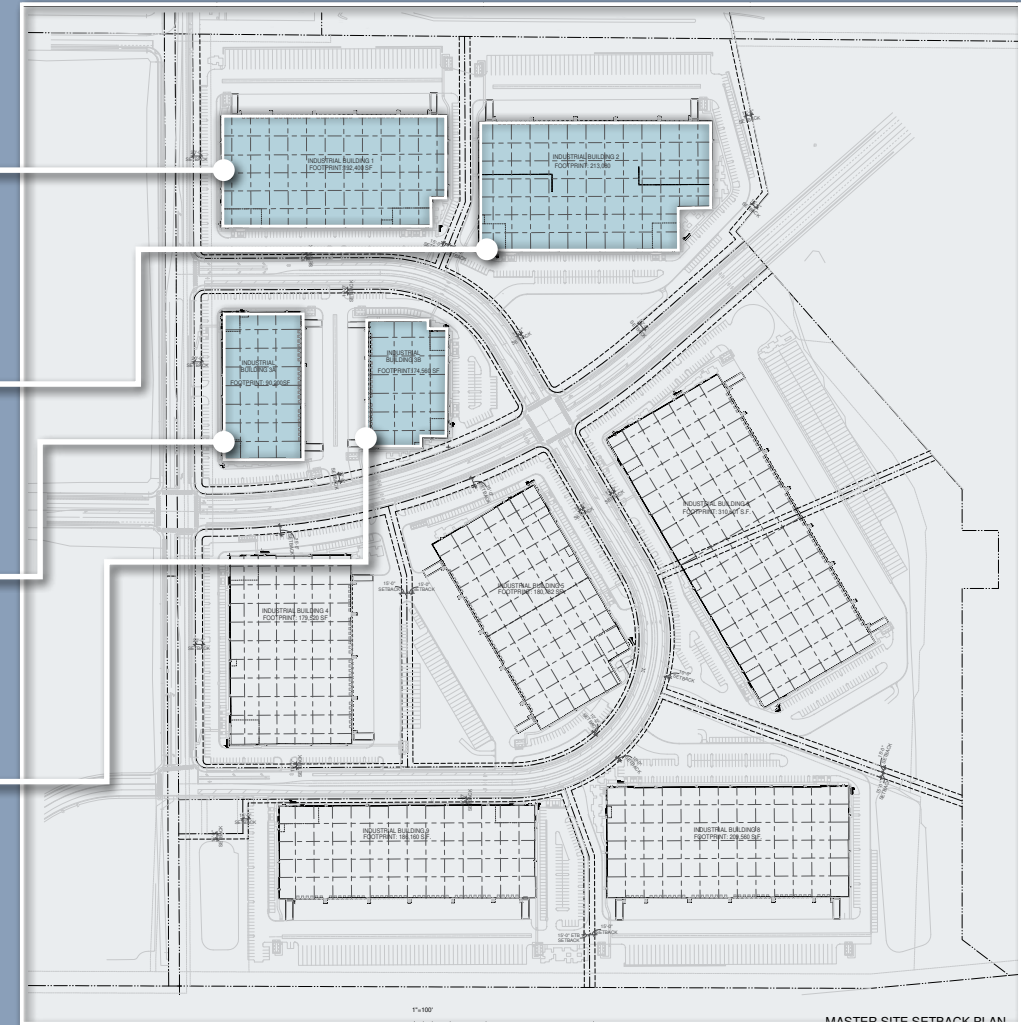
# PHASE 1 spec development

					<b>BLDG 1</b>
<b>203,200</b>	<b>32'</b>	<b>197 Stalls</b>	<b>36 DH / 2 GL</b>	<b>50 Stalls</b>	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

					<b>BLDG 2</b>
<b>233,880</b>	<b>32'</b>	<b>220 Stalls</b>	<b>37 DH / 2 GL</b>	<b>52 Stalls</b>	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

					<b>BLDG 3A</b>
<b>95,400</b>	<b>32'</b>	<b>104 Stalls</b>	<b>22 DH / 2 GL</b>	<b>0 Stalls</b>	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

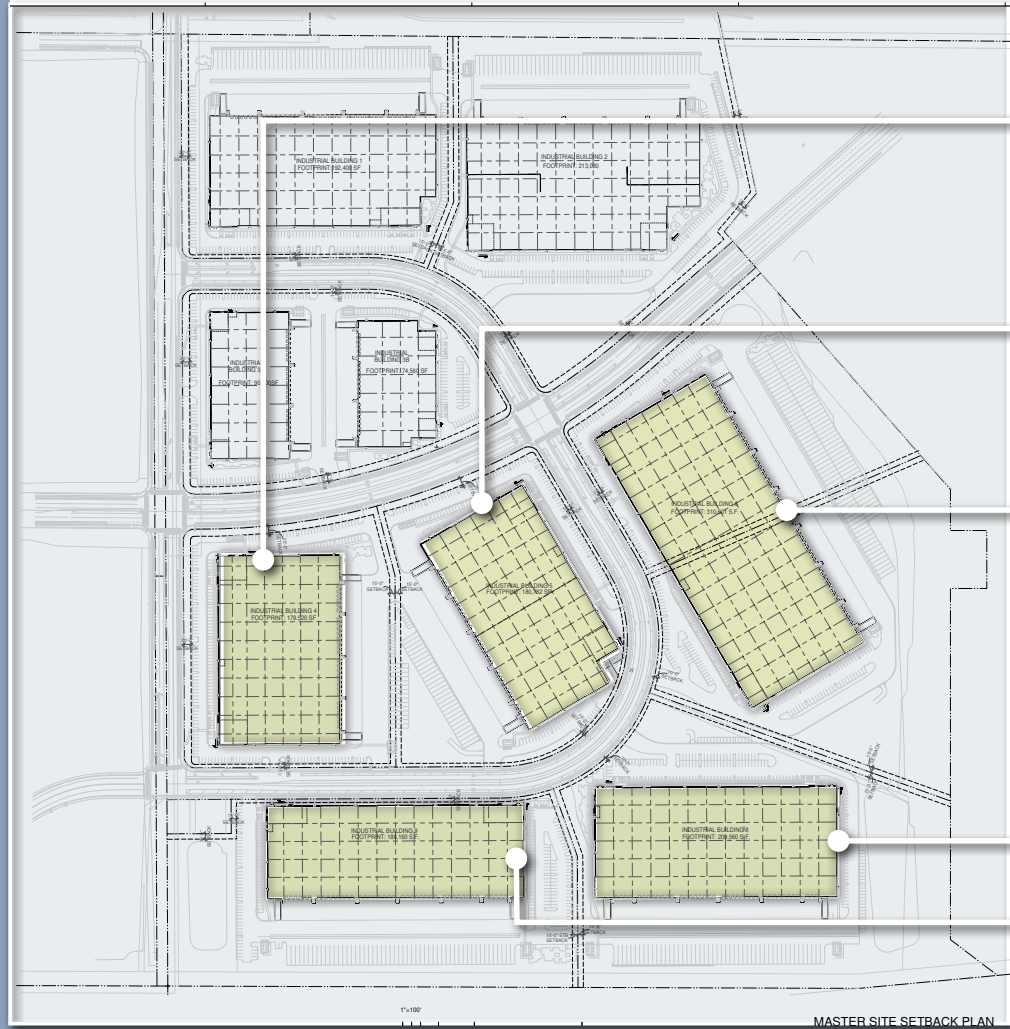
					<b>BLDG 3B</b>
<b>79,760</b>	<b>32'</b>	<b>87 Stalls</b>	<b>20 DH / 2 GL</b>	<b>0 Stalls</b>	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	



\*SITE PLAN SUBJECT TO FINAL APPROVAL\*



# PHASE 2 spec development



<b>BLDG 4</b>					
	190,320 Building SF	32' Clear Height	210 Stalls Parking Stalls	29 DH / 2 GL Loading	17 Stalls Trailer Stalls

<b>BLDG 5</b>					
	191,582 SF Building SF	32' Clear Height	194 Stalls Parking Stalls	34 DH / 2 GL Loading	30 Stalls Trailer Stalls

<b>BLDG 6</b>					
	321,401 SF Building SF	36' Clear Height	254 Stalls Parking Stalls	50 DH / 2 GL Loading	105 Stalls Trailer Stalls

<b>BLDG 8</b>					
	220,360 SF Building SF	32' Clear Height	197 Stalls Parking Stalls	39 DH / 2 GL Loading	46 Stalls Trailer Stalls

<b>BLDG 9</b>					
	196,960 SF Building SF	32' Clear Height	185 Stalls Parking Stalls	43 DH / 2 GL Loading	54 Stalls Trailer Stalls

\*SITE PLAN SUBJECT TO FINAL APPROVAL\*





**OTAY**  
BUSINESS PARK

[www.otaybusinesspark.com](http://www.otaybusinesspark.com)



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**CROW HOLDINGS**  
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