

FOR LEASE

20,056 SF INDUSTRIAL SUITE AVAILABLE

OTAY MESA

YEAR 1 TEASER RATE
\$0.90 NNN
FOR LEASES SIGNED BEFORE 5/31/26
*MINIMUM 5-YEAR QUALIFIED LEASE

9605 AIRWAY ROAD

Professionally Owned
& Managed By:

bendetti

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 CUSHMAN &
WAKEFIELD

FEATURES



Located in San Diego, CA in the Otay Mesa submarket



72,158 SF Multi-Tenant Building



Spec-Office Buildouts in Each Suite with All New Finishes



Dock & Grade Level Loading



±24'-26' Warehouse Clearance



1.75 per 1,000 SF Parking Ratio



0.45/3,000 Sprinkler System

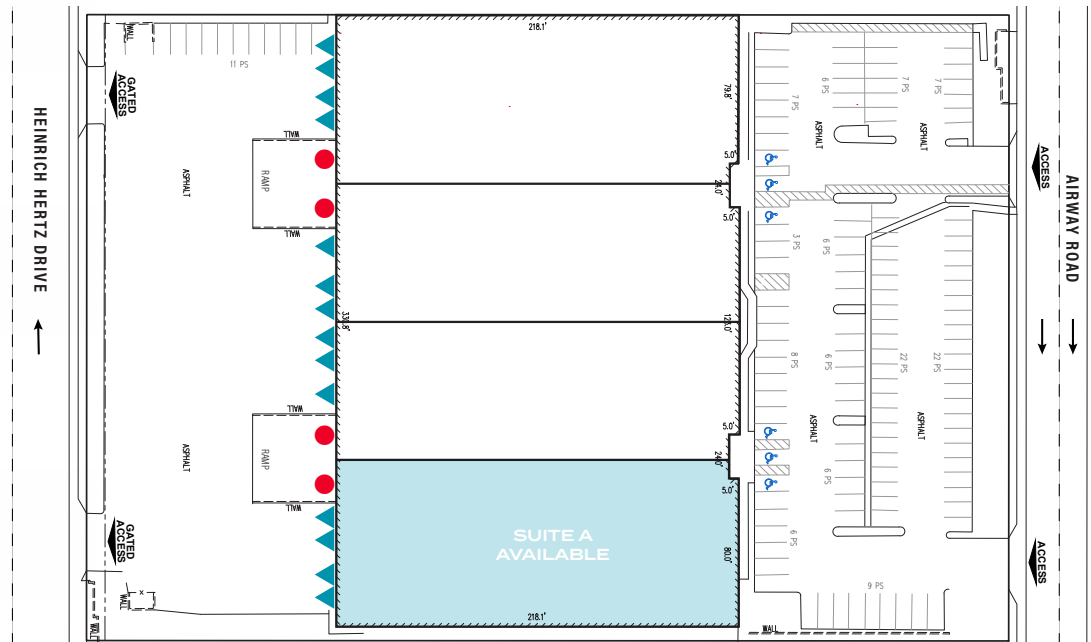


Recent Upgrades Include Exterior Paint, Landscaping and Parking Lot

AVAILABILITY

Suite	SF	Rate	Availability	Comments
Suite A	20,056 SF	\$0.90 PSF NNN	Vacant	4 dock high loading positions, 1 grade level loading door.

NNN = \$0.32 PSF

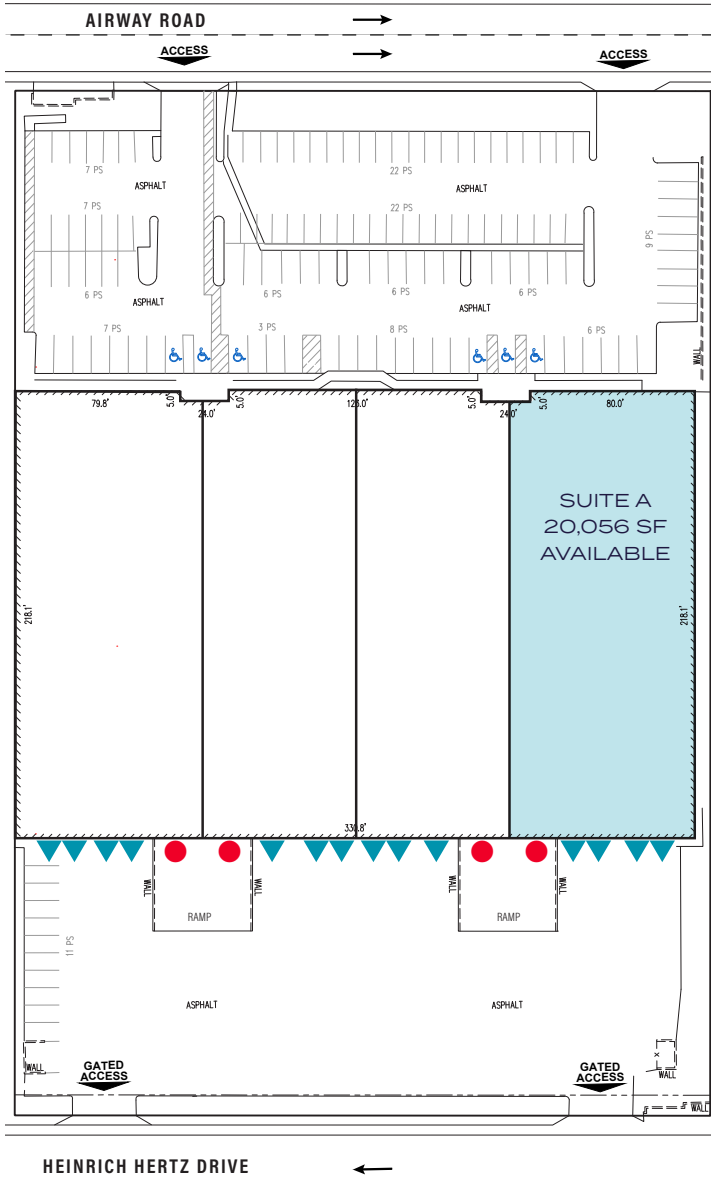


● = GRADE LEVEL LOADING DOOR ▲ = DOCK HIGH LOADING POSITION

SUITE A FLOOR PLAN

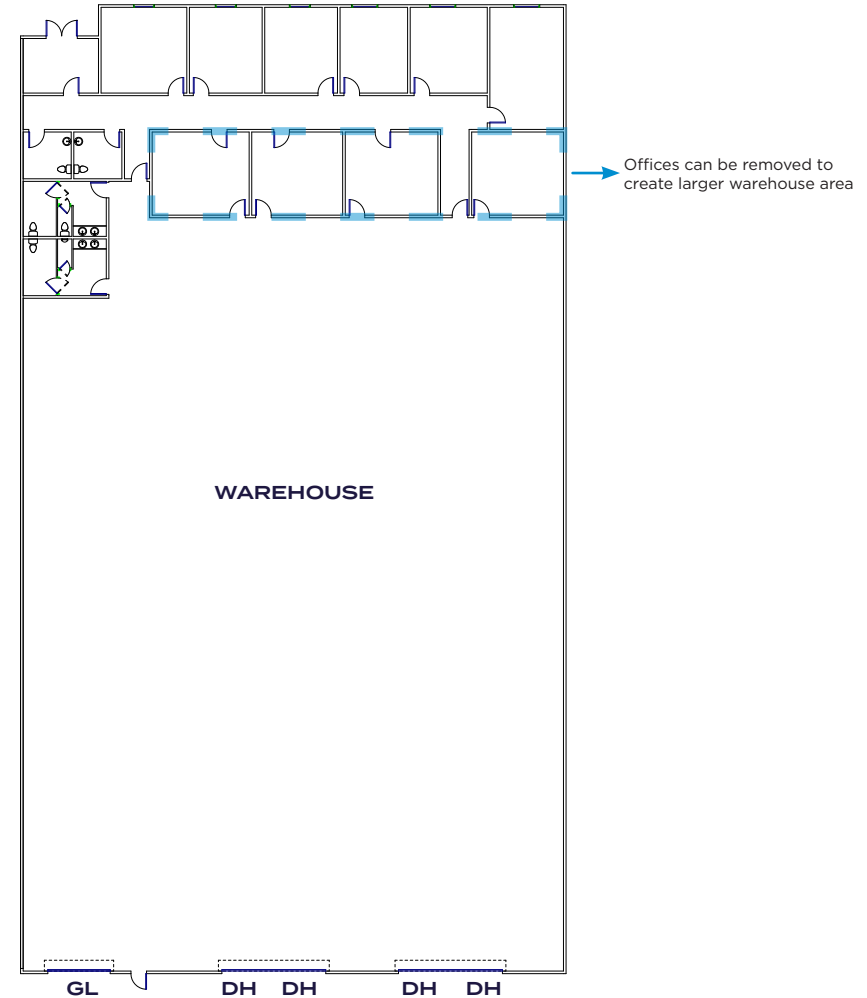


Functional floor plan with new interior office improvements, ±24-26' clear height, four (4) dock high loading doors and one (1) grade level loading door



● = GRADE LEVEL LOADING DOOR ▲ = DOCK HIGH LOADING POSITION

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PROPERTY



Free-standing industrial distribution building with new paint and landscaping and new interior office improvements.



LOCATION



Excellent access to 905 FWY / 125 HWY



Expeditors

Static Control

HENRY LOGISTICS

IRON MOUNTAIN INCORPORATED

GENERAL DYNAMICS

HYUNDAI

XPO Logistics

ZEBRA

THE HOME DEPOT

Parker

Chipman

amazon

EMERALD TEXTILES

amazon

PANALPINA

Mor

KRAFT

Rivulis

ZUCARMEX

Good Farms

FedEx

CUBIC CORPORATION

BALBOA water group

LOGISTICS

FedEx

plantronics

FOXX

BALBOA water group

LOGISTICS

Hillebrand

DHL EXPRESS

FOXX

BALBOA water group

LOGISTICS

Hillebrand

ADESA

Honeywell

MASTER TOUCH

hellmann Worldwide Logistics

BD

COSTCO WHOLESALE

N

Steelcase

GOGGIN WAREHOUSING

BOSE Better sound through research.

BD

COSTCO WHOLESALE

SWIFT

Jensen

FedEx

Windsor

GOGGIN WAREHOUSING

BOSE Better sound through research.

Panasonic

CHP

U.S. / Mexico Border

Johnson Storage & Moving Company

CBX CROSS BORDER EXPRESS

PACIFIC WORLD

IRON MOUNTAIN INCORPORATED

TRIDENT Maritime Systems

SHARP

U.S. / Mexico Border

GENERAL DYNAMICS

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