

FOR LEASE

20,056 SF INDUSTRIAL SUITE AVAILABLE

OTAY MESA

YEAR 1 TEASER RATE
\$0.90 NNN
FOR LEASES SIGNED BEFORE 7/31/26
*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

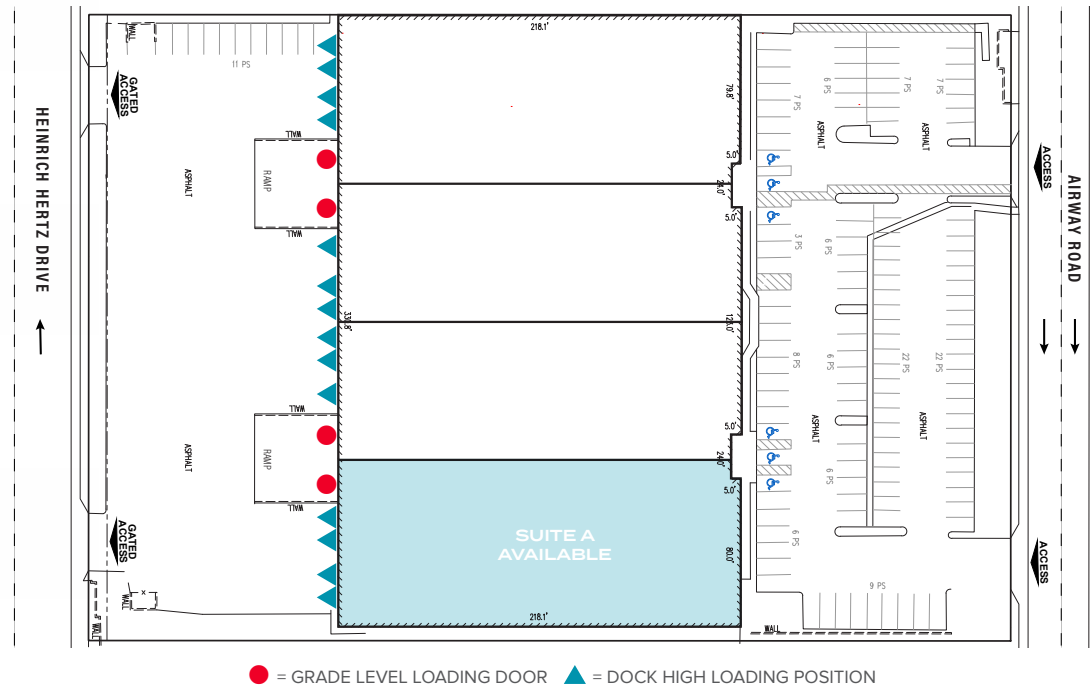


Recent Upgrades Include Exterior Paint, Landscaping and Parking Lot

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.

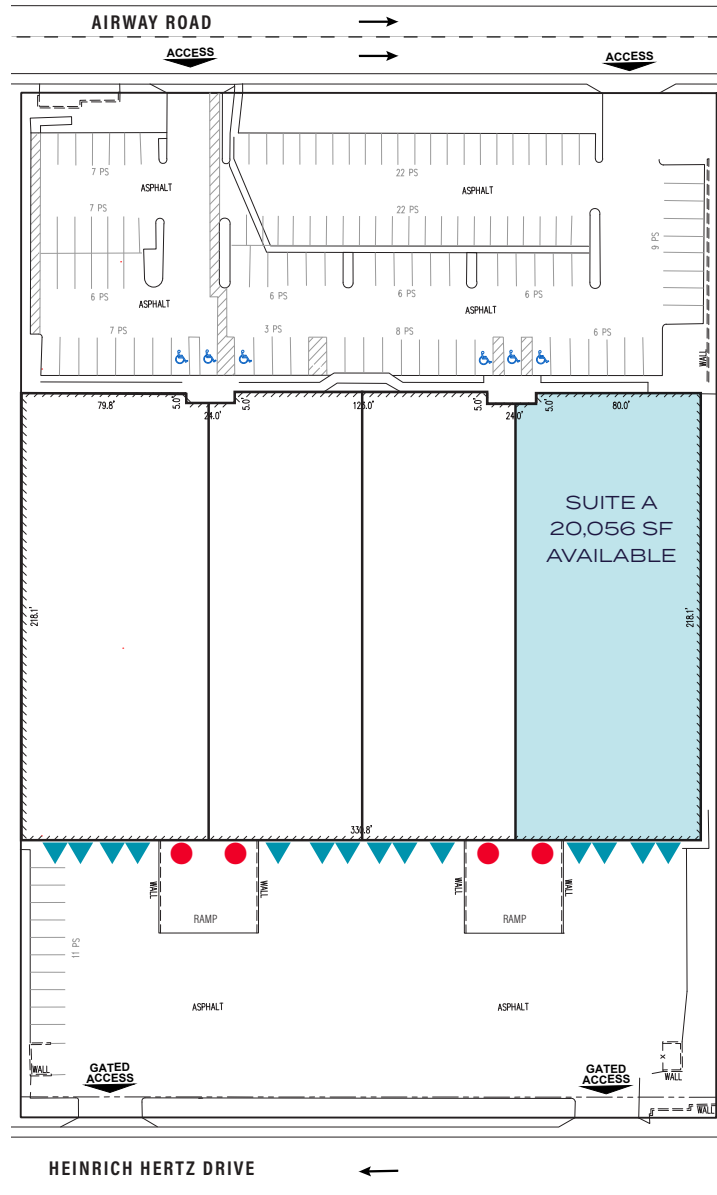
NNN = \$0.32 PSF



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

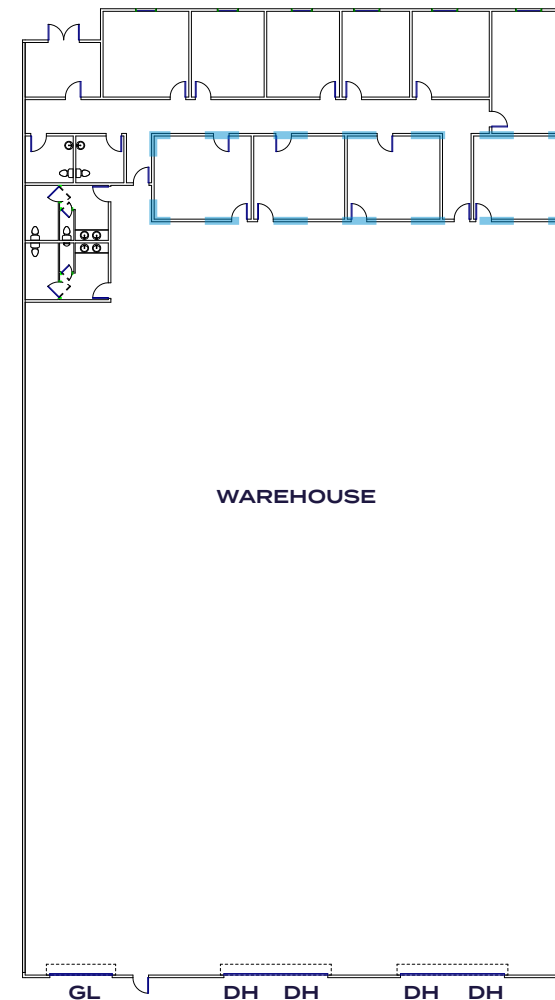


● = GRADE LEVEL LOADING DOOR ▲ = DOCK HIGH LOADING POSITION

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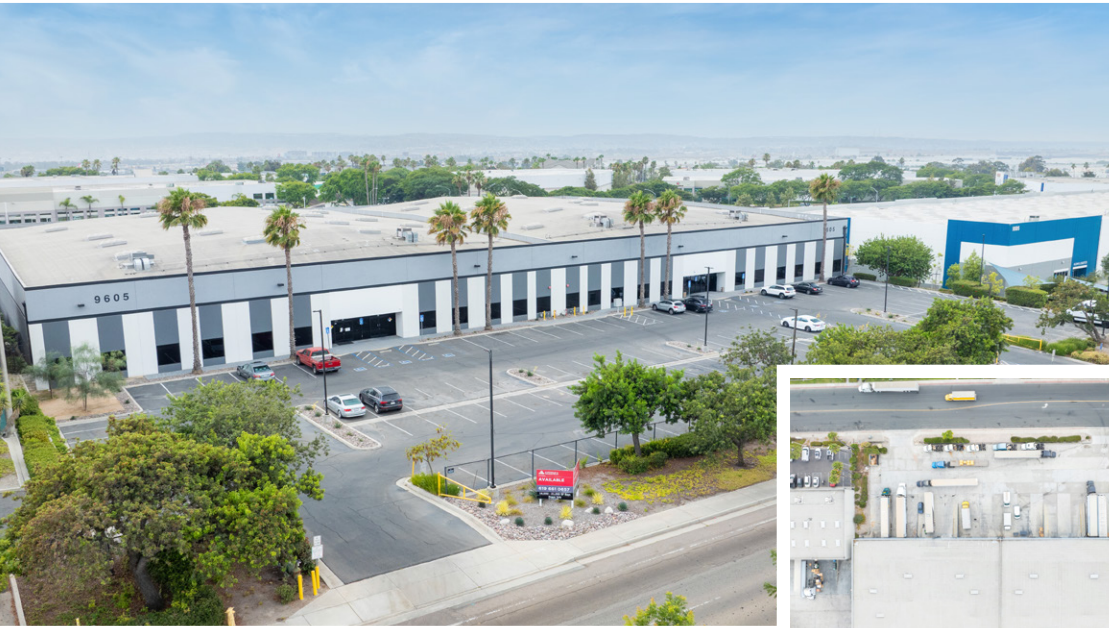


Offices can be removed to create larger warehouse area

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



HNRY
LOGISTICS



plantronics



GENERAL DYNAMICS



Mor

Chipman
Refrigeration & Logistics



amazon



XPO Logistics

amazon



Hillebrand

ZUCARMEX



BALBOA
water group



Honeywell



hellmann
Worldwide Logistics



COSTCO
WHOLESALE



Steelcase



GOGGIN
WAREHOUSING

BOSE
Better sound through research.

Panasonic

SHARP



U.S. / Mexico Border



Johnson
Storage & Moving Company

FedEx

CBX
CROSS BORDER XPRSS

PACIFIC
WORLD

IRON MOUNTAIN
INCORPORATED



GENERAL DYNAMICS
nasco

9605
AIRWAY ROAD

U.S. / Mexico Border

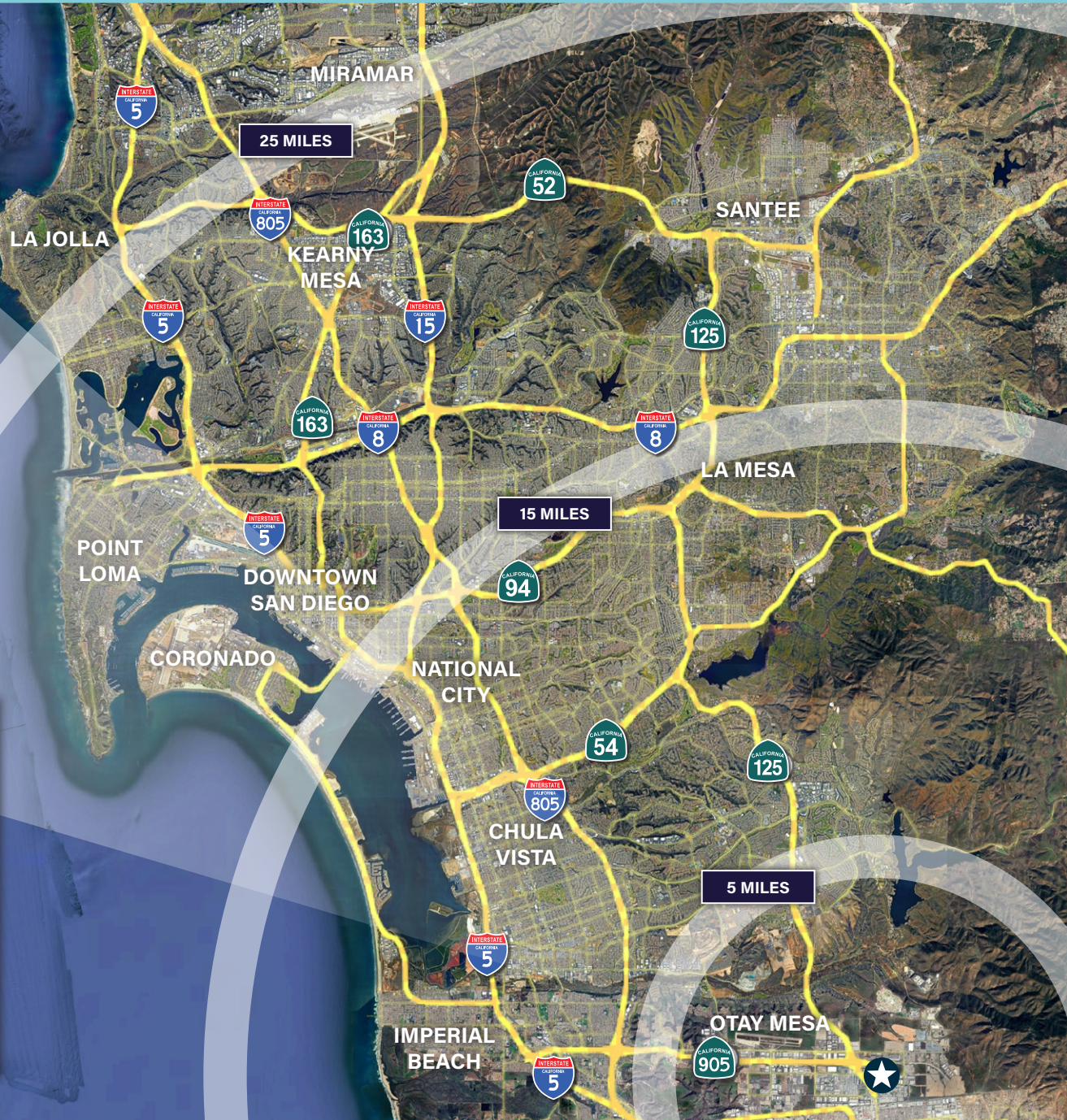
LOCATION



Located within minutes of the Otay Mesa Port of Entry



LOCATION	DISTANCE (MILES)	DRIVE TIME FROM PROJECT
Otay Mesa Port of Entry	2	8 min
Cross Border Express (CBX)	4	9 min
San Ysidro Port of Entry	9	12 min
Imperial Beach	12	14 min
Chula Vista	14	16 min
Downtown San Diego	23	24 min
Coronado	23	24 min
Kearny Mesa	27	26 min
Miramar	32	35 min



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