

FOR LEASE

20,056 SF INDUSTRIAL SUITE AVAILABLE

OTAY MESA

YEAR 1 TEASER RATE
\$0.90 NNN
FOR LEASES SIGNED BEFORE 4/30/26
*MINIMUM 5-YEAR QUALIFIED LEASE

9605 AIRWAY ROAD

Professionally Owned
& Managed By:

bendetti

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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

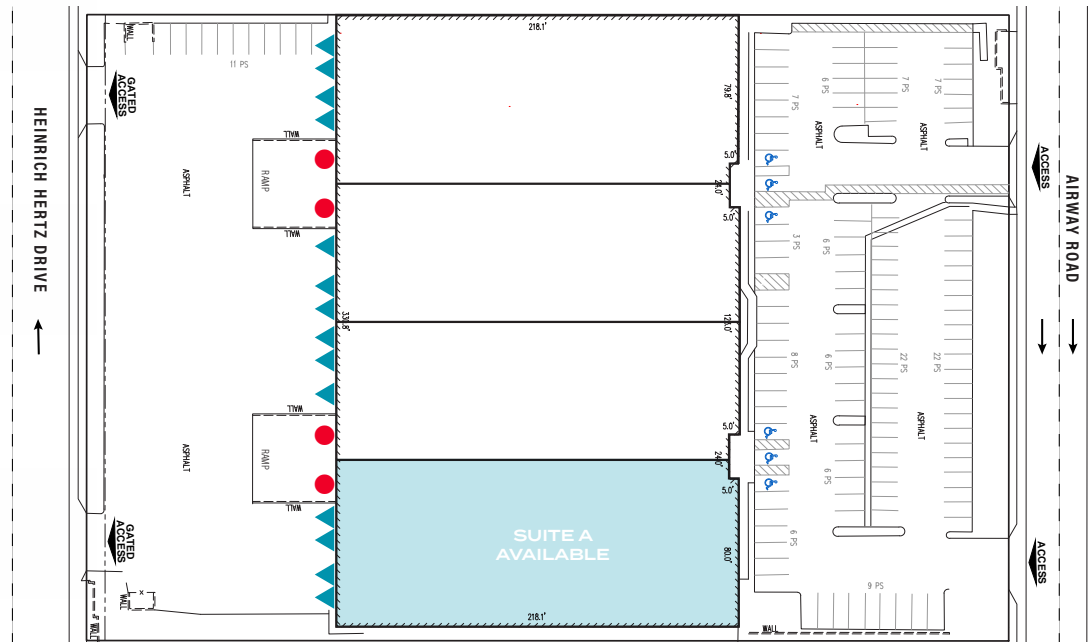


Recent Upgrades Include Exterior Paint, Landscaping and Parking Lot

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

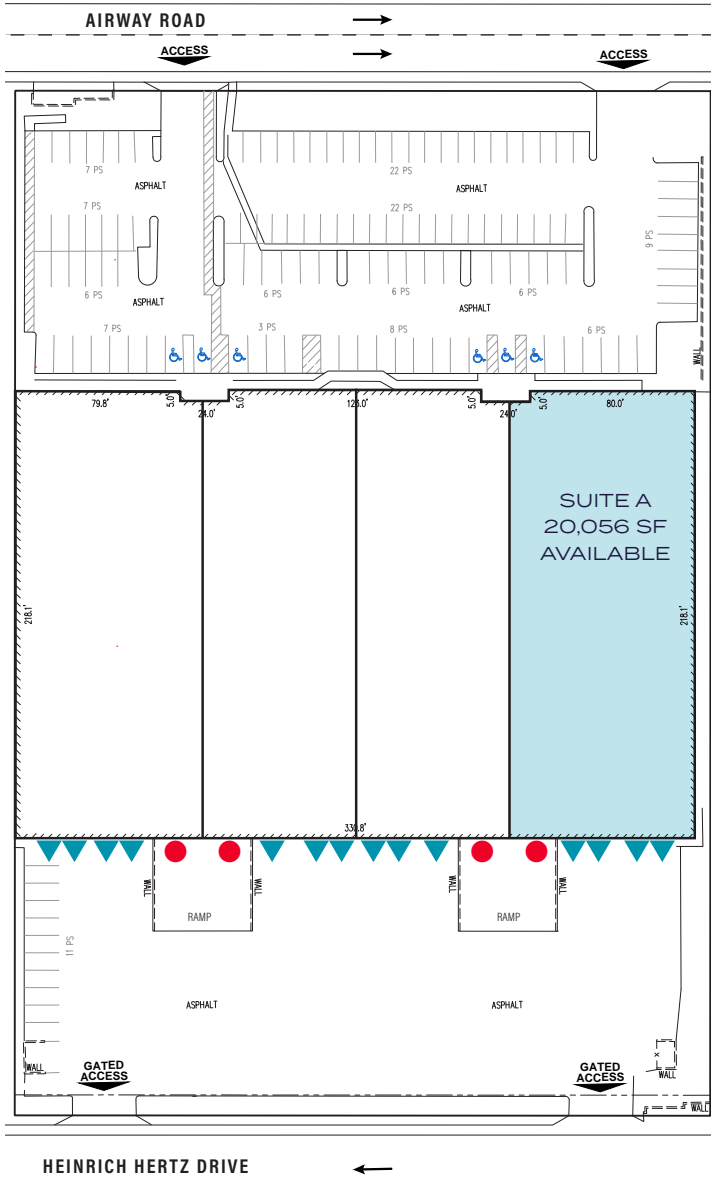


● = GRADE LEVEL LOADING DOOR ▲ = DOCK HIGH LOADING POSITION

SUITE A FLOOR PLAN

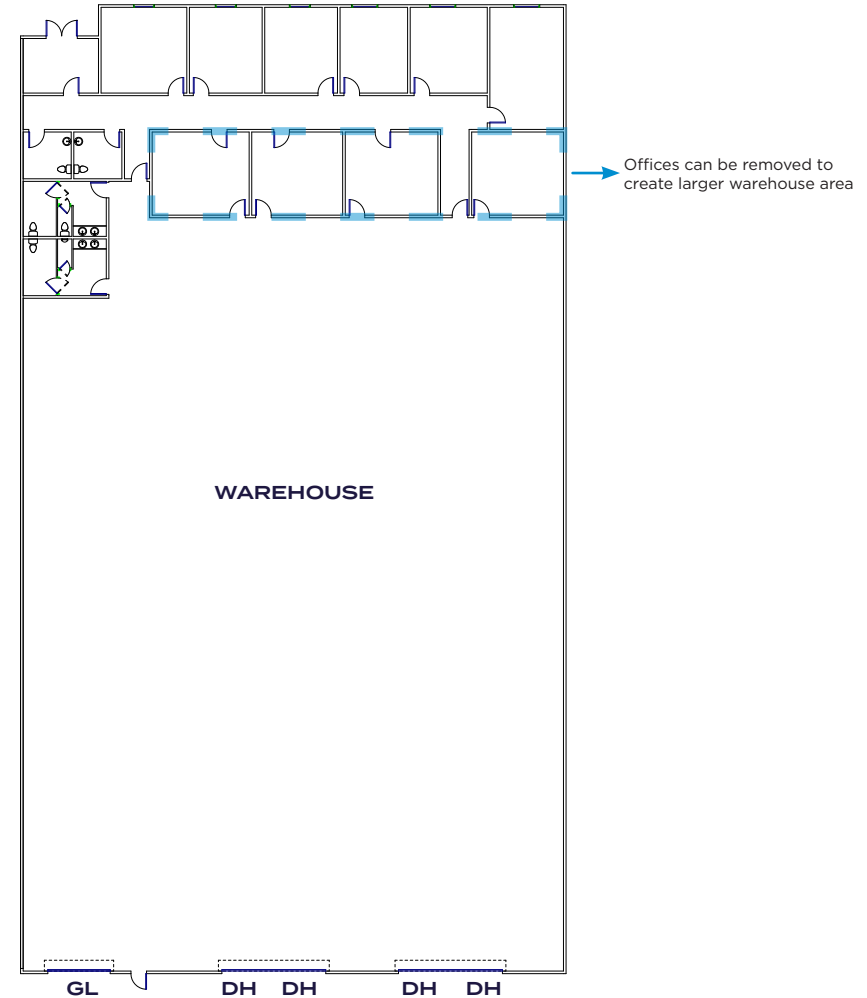


Functional floor plan with new interior office improvements, ±24-26' clear height, four (4) dock high loading doors and one (1) grade level loading door



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

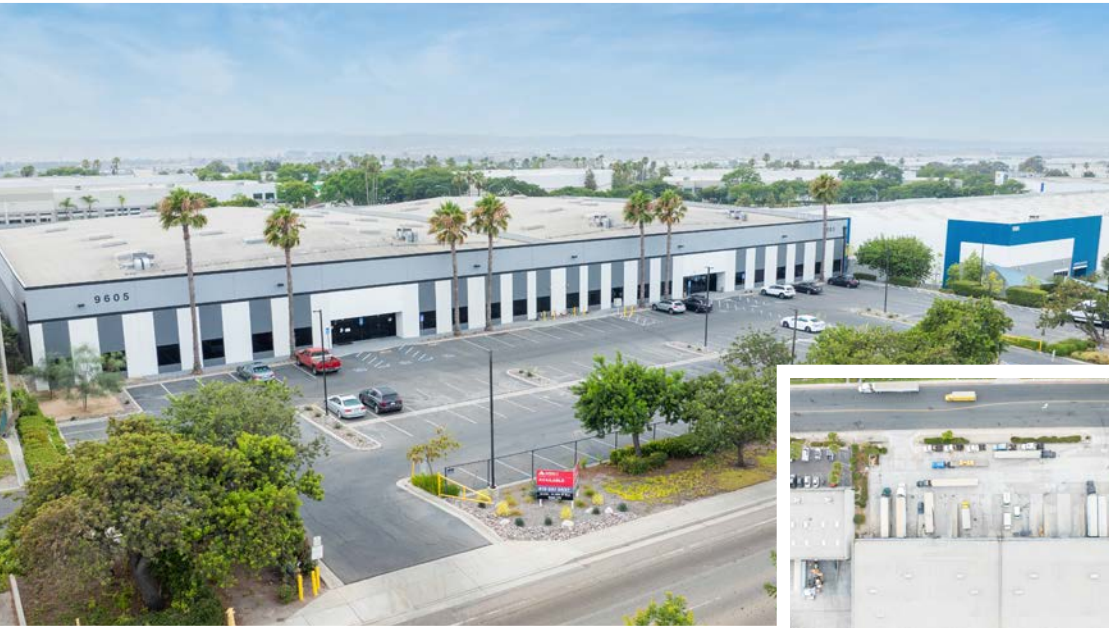
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PROPERTY



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

ZEBRA

PANALPINA

FedEx

plantronics

DHL EXPRESS

GENERAL DYNAMICS

THE HOME DEPOT

Parker

Chipman Relocation & Logistics

Mor

KRAFT

CUBIC CORPORATION

FOXX

HYUNDAI

ADESA

Steelcase

Jensen

SWIFT

Johnson Storage & Moving Company

CBX CROSS BORDER EXPRESS

GENERAL DYNAMICS ROSSCO

Windsor

GOGGIN WAREHOUSING

BALBOA water group

MASTERS TOUCH

hellmann Worldwide Logistics

BOSE Better sound through research.

Panasonic

SHARP

TRIDENT Maritime Systems

IRON MOUNTAIN INCORPORATED

HYUNDAI

amazon

EMERALD TEXTILES

amazon

Rivulis

LOGISTICS

FedEx

Hillebrand

BD

COSTCO WHOLESALE

XPO Logistics

ZUCARMEX

Good Farms MAKE A DIFFERENCE

9605 AIRWAY ROAD

N

U.S. / Mexico Border

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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