

**FOR LEASE**  
**16,023 - 20,056 SF INDUSTRIAL SUITES AVAILABLE**  
**OTAY MESA**



**9605** AIRWAY ROAD



Professionally Owned  
& Managed By:

**bendetti**

**BRANT ABERG, SIOR**

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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

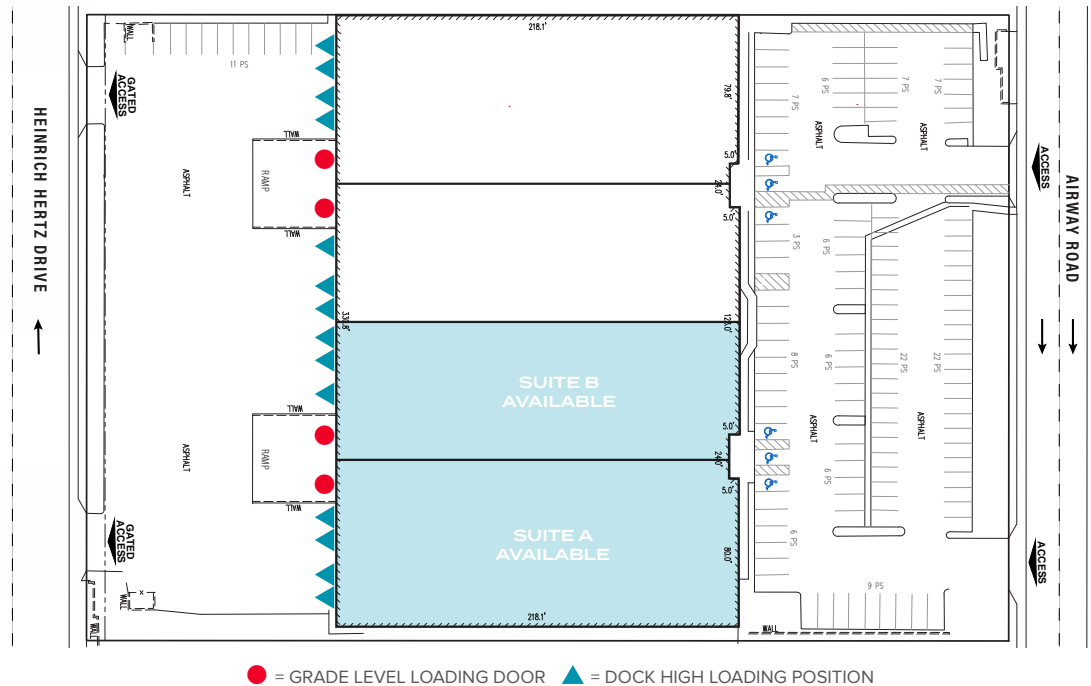


Recent Upgrades Include Exterior Paint, Landscaping and Parking Lot

## AVAILABILITY

Suite	SF	Rate	Availability	Comments
Suite A	20,056 SF	Call Broker	Vacant	4 dock high loading positions, 1 grade level loading door.
Suite B	16,023 SF	Call Broker	Vacant	3 dock high loading positions, 1 grade level loading door.

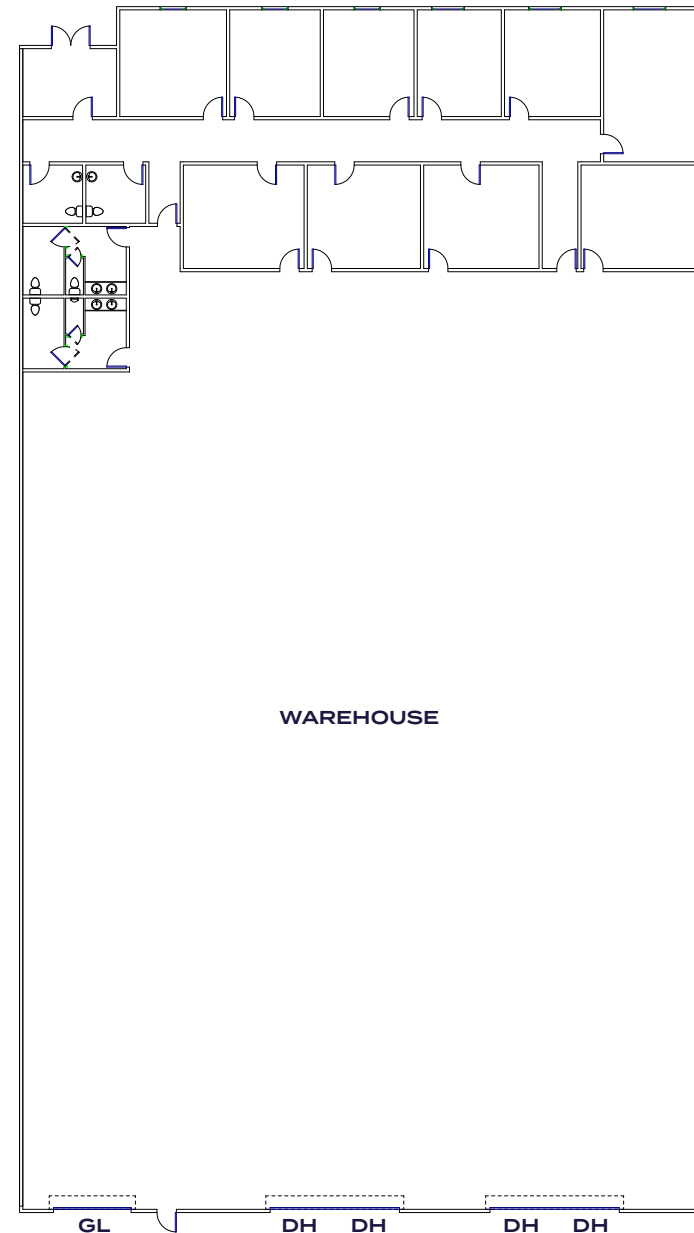
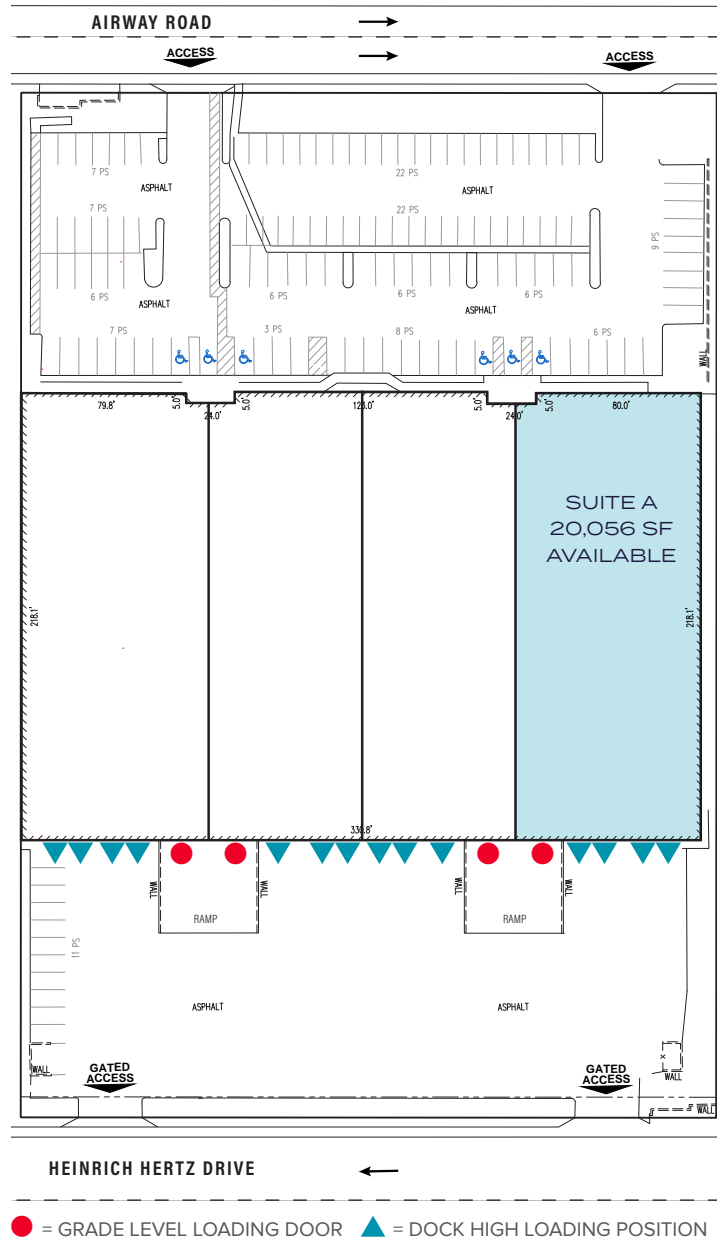
NNN = \$0.32 PSF



# 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

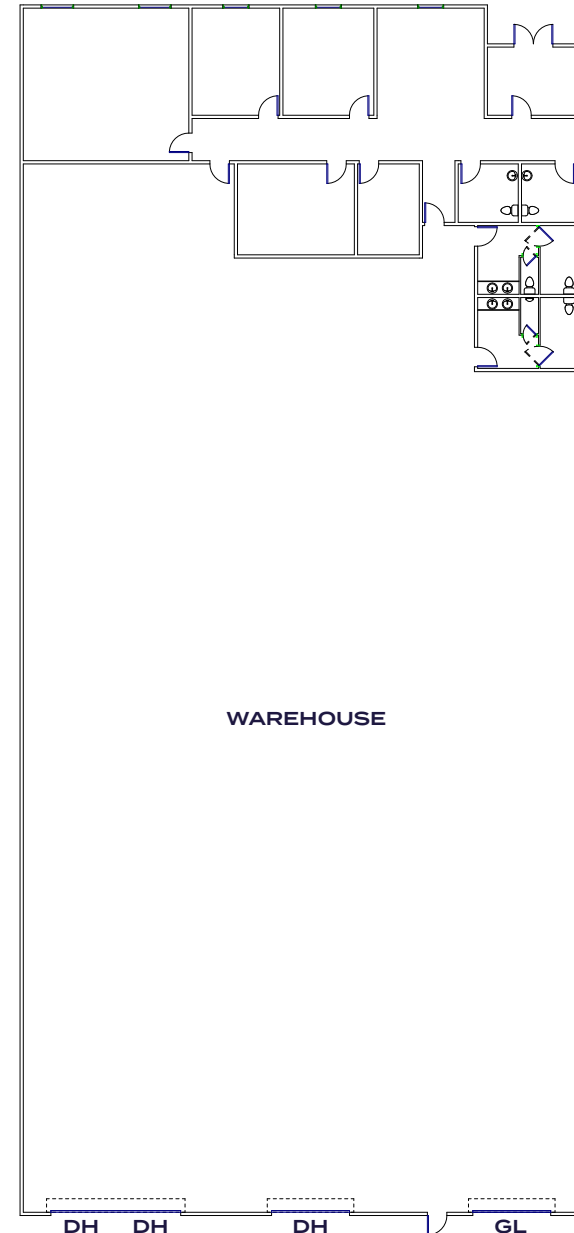
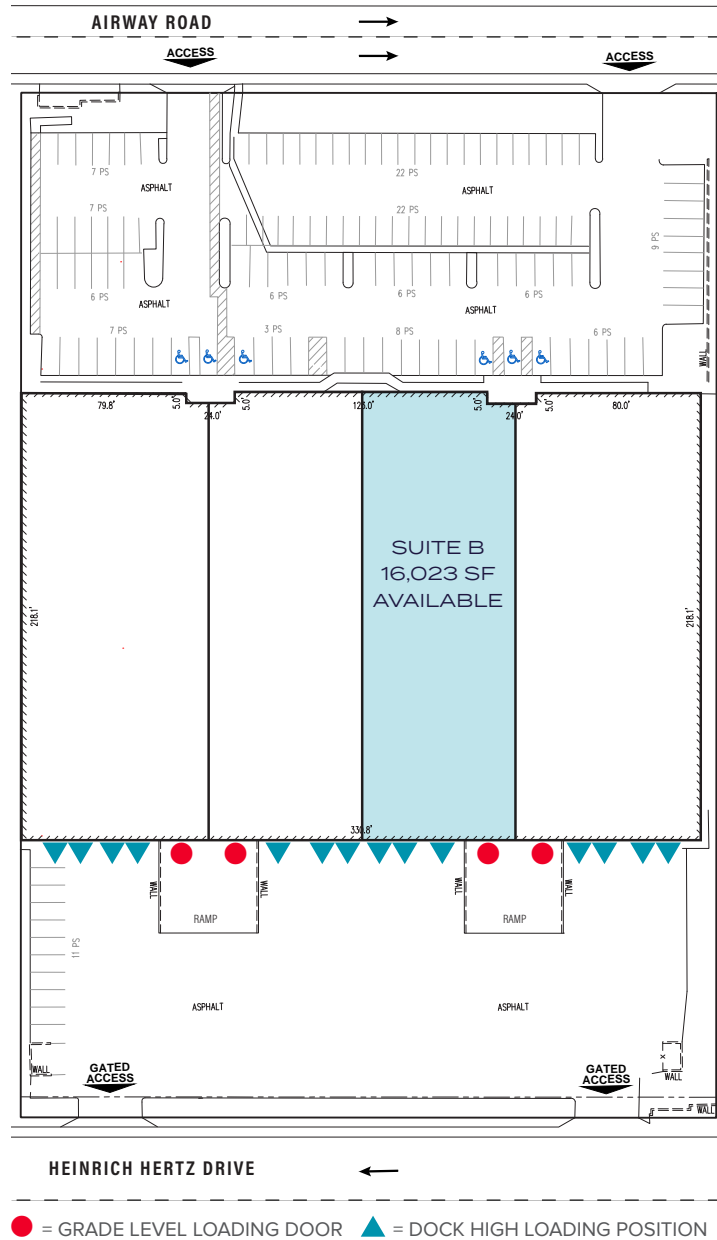




# SUITE B FLOOR PLAN



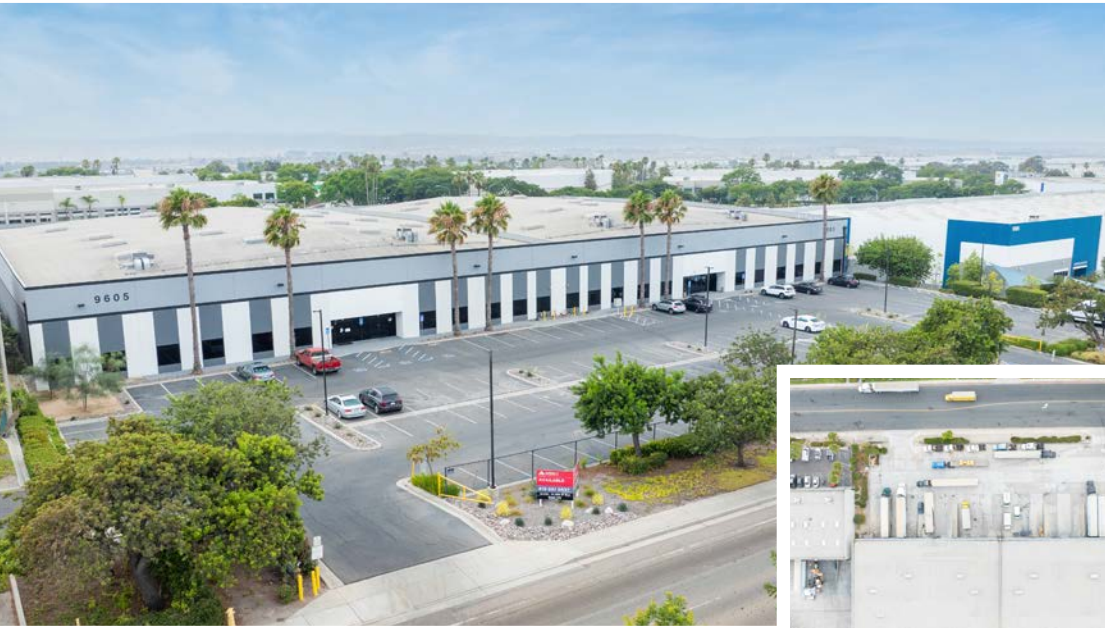
Functional floor plan with new interior office improvements, ±24-26' clear height, three (3) dock high loading doors and one (1) grade level loading door



# 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

plantronics

ZEBRA

HYBRID

ADESA

SWIFT

Steelcase

CUBIC CORPORATION

Honeywell

Jensen

MAD ENGINE

Chipman  
Relocation & Logistics

KRAFT

Aj  
AJINOMOTO

MASTERS TOUCH

ups

BOSE  
Better sound through research.

MAD ENGINE

IRON MOUNTAIN INCORPORATED

GENERAL DYNAMICS

OTAY MESA ROAD

TRINION AMERICA

amazon

Rivulis

Panasonic

amazon

FedEx

ZUCARMEX

COSTCO WHOLESALE

EMERALD TEXTILES  
Clean Matters

amazon

amazon

XPOLogistics

OTAY MESA  
PORT OF ENTRY

CHP

CROSS BORDER  
EXPRESS  
TERMINAL (CBX)

FUTURE OTAY MESA  
EASTPORT OF ENTRY

9560  
WAPLES STREET



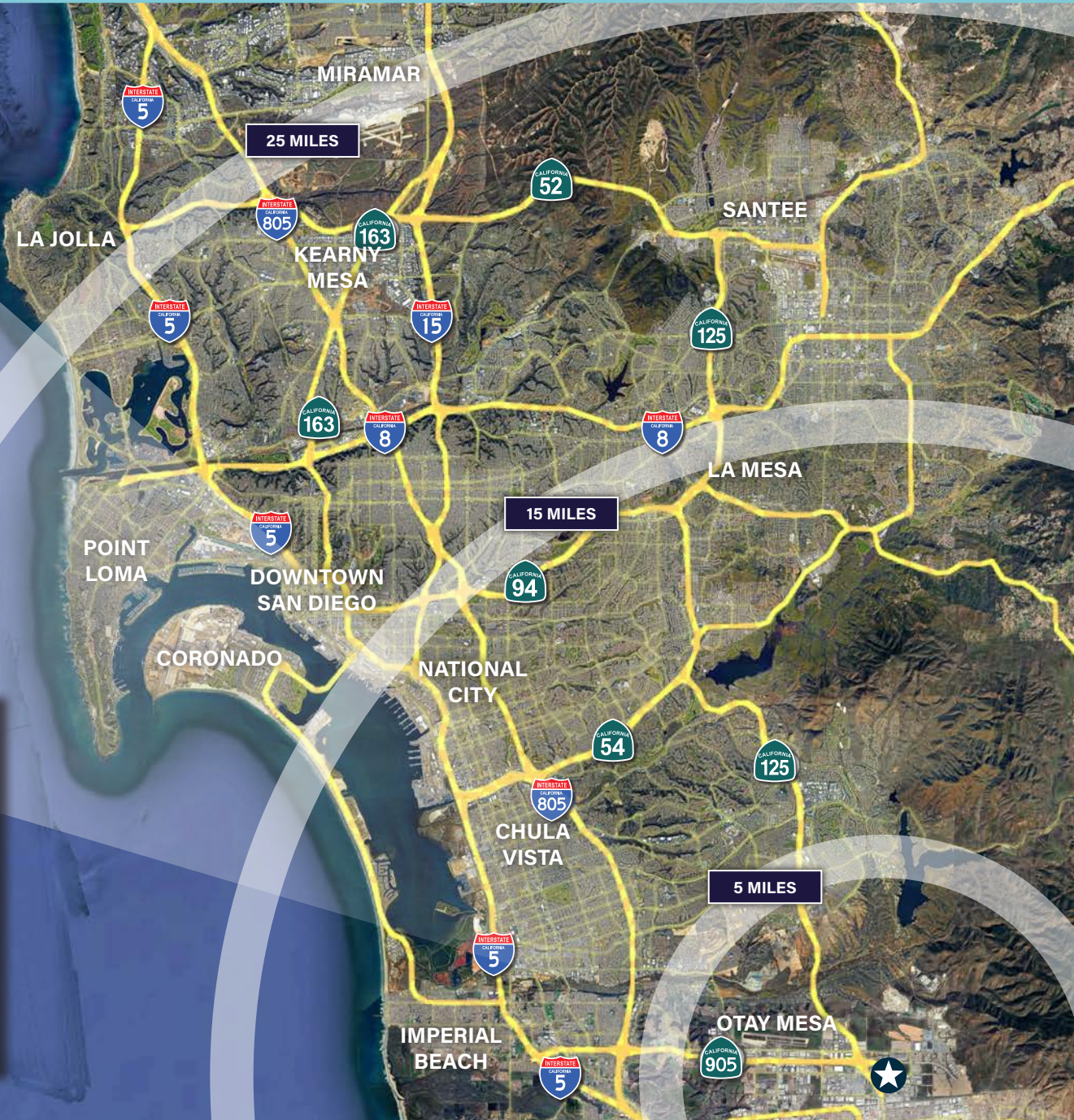
# LOCATION



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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 **CUSHMAN & WAKEFIELD**