



±1.8M SF AVAILABLE

PURCHASE OR LEASE OPPORTUNITIES



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



ASSET profile



Total Square Feet	1,732,863 SF
Build Out	Build-to-Suit
Building Description	Class A Warehouse Distribution
Delivery Date	Phase I: Q2 2026
Stories	Single Story, Office Mezzanine Optional
Vehicle Parking	0.95 per 1,000 SF (\pm 1,648 spaces)
Truck Parking	\pm 354 Spaces

Construction	Reinforced Concrete Tilt-Up Construction
Clear Height	32' - 36'
Dock High Doors	\pm 310 (20 - 50 per building)
Grade Level Doors	\pm 18 (2 in each building)
Power	4000A 480/277V
Fire Protection	ESFR

UNIQUE FEATURES



Fenced/Secured
SITE OPPORTUNITIES



EV
CHARGING



Outdoor
PATIO AREAS



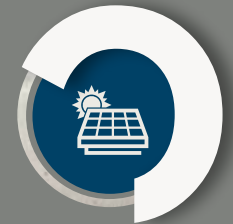
Additional
SKYLIGHTS



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**



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



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



Phase I delivery estimated to be **Q2 2026**



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



Unparalleled access to Otay Mesa II Border Crossing




Excellent connectivity to the greater market













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

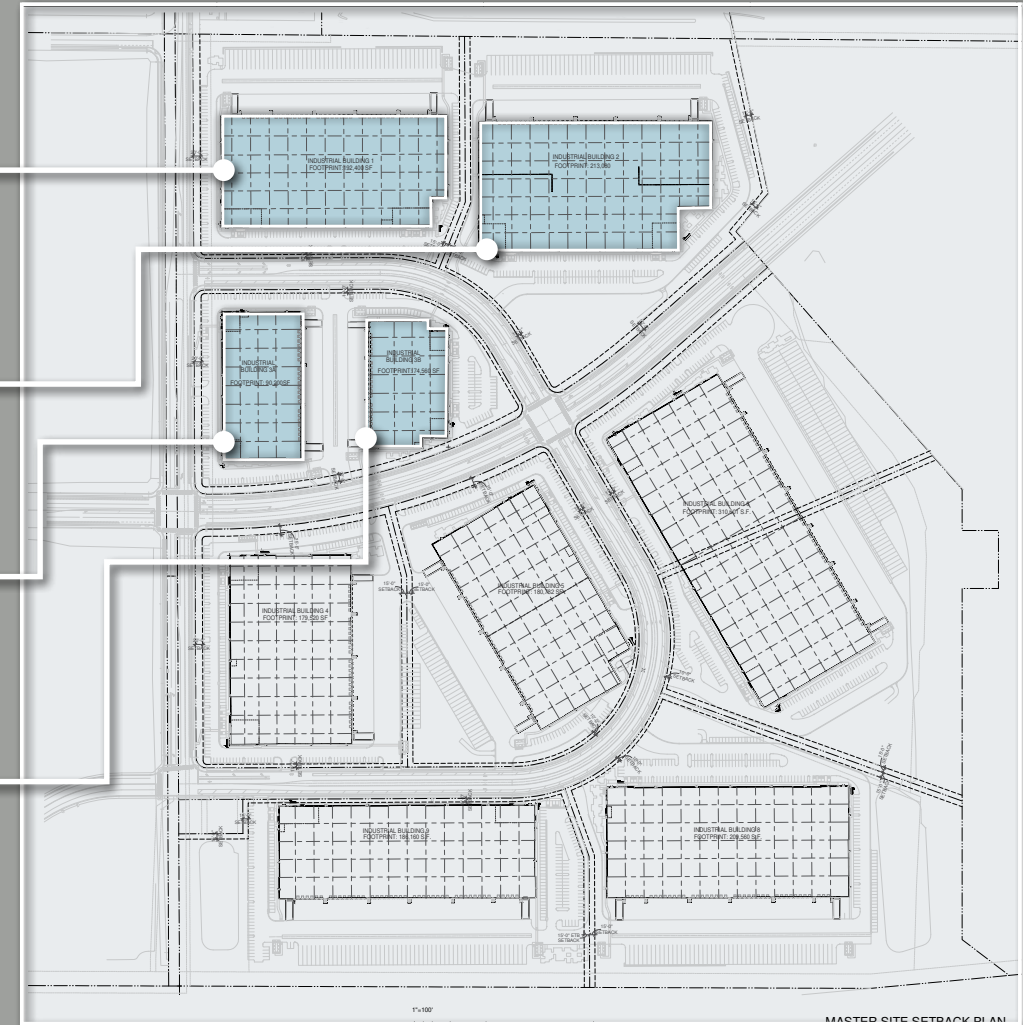
PHASE 1 spec development

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

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

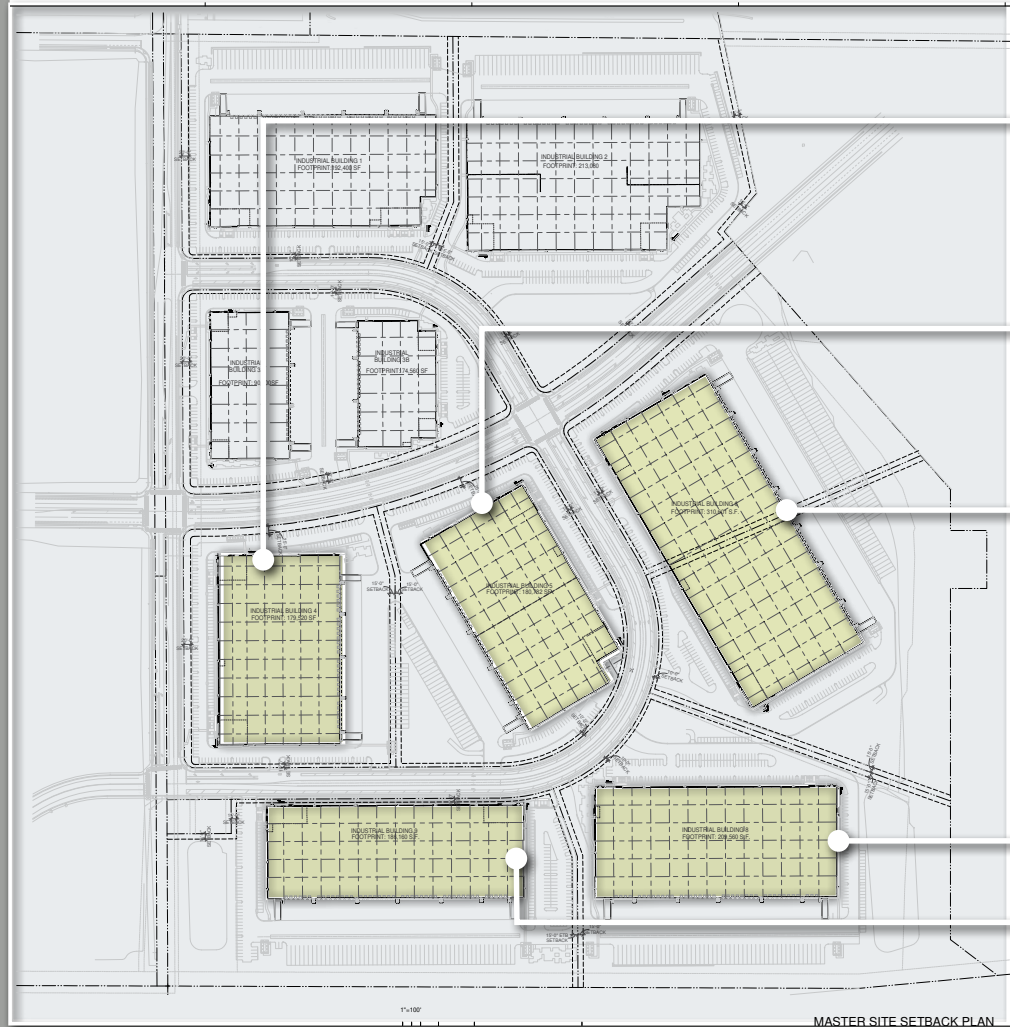
					BLDG 3A
95,400	32'	104 Stalls	22 DH / 2 GL	0 Stalls	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

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



SITE PLAN SUBJECT TO FINAL APPROVAL

PHASE 2 spec development



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

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

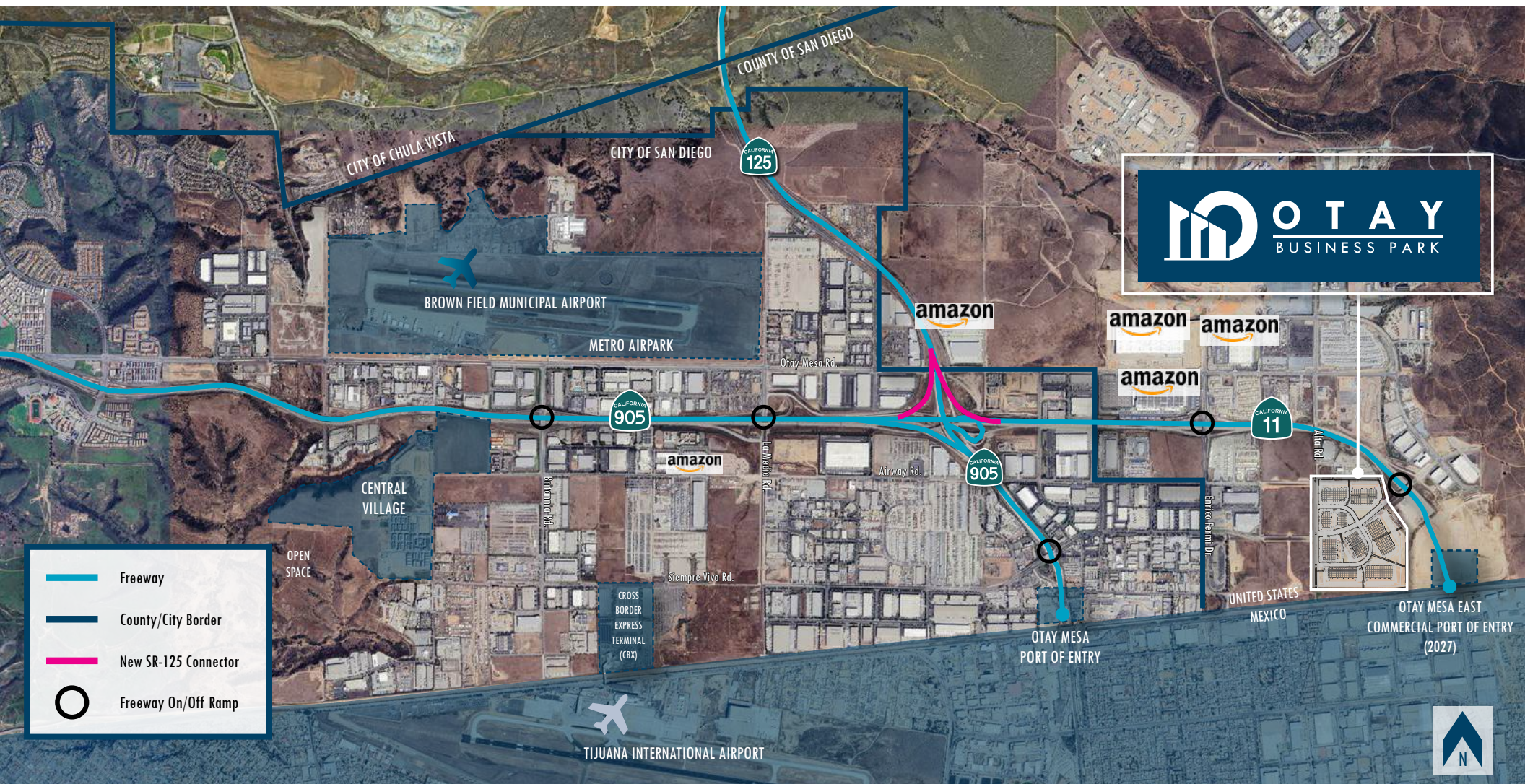
BLDG 6					
	321,401 SF Building SF	36' Clear Height	254 Stalls Parking Stalls	50 DH / 2 GL Loading	105 Stalls Trailer Stalls

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

BLDG 9					
	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

SITE access



OTAY
BUSINESS PARK

amazon

amazon

amazon

amazon

amazon

- Freeway
- County/City Border
- New SR-125 Connector
- Freeway On/Off Ramp

BROWN FIELD MUNICIPAL AIRPORT

METRO AIRPARK

CENTRAL VILLAGE

OPEN SPACE

CROSS BORDER EXPRESS TERMINAL (CBX)

TIJUANA INTERNATIONAL AIRPORT

OTAY MESA PORT OF ENTRY

UNITED STATES MEXICO

OTAY MESA EAST COMMERCIAL PORT OF ENTRY (2027)



GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

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

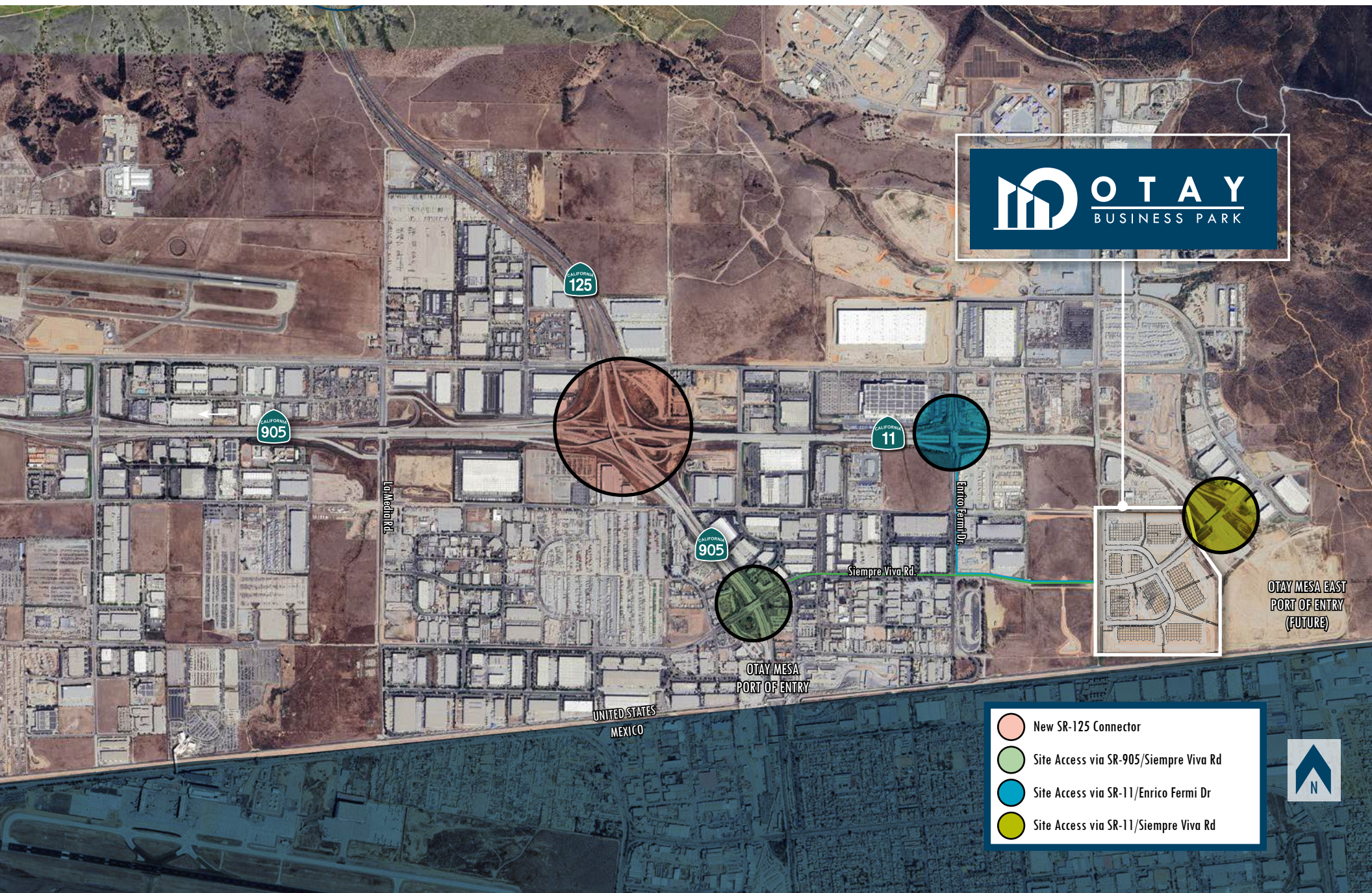
OVER 2 MILLION PASSENGERS ANNUALLY

OTAY MESA CENTRAL VILLAGE

Residential | Commercial | Retail | Recreation



SITE access



OTAY
BUSINESS PARK

OTAY MESA EAST
PORT OF ENTRY
(FUTURE)

OTAY MESA
PORT OF ENTRY

UNITED STATES
MEXICO

Siempre Viva Rd.

Enrico Fermi Dr.

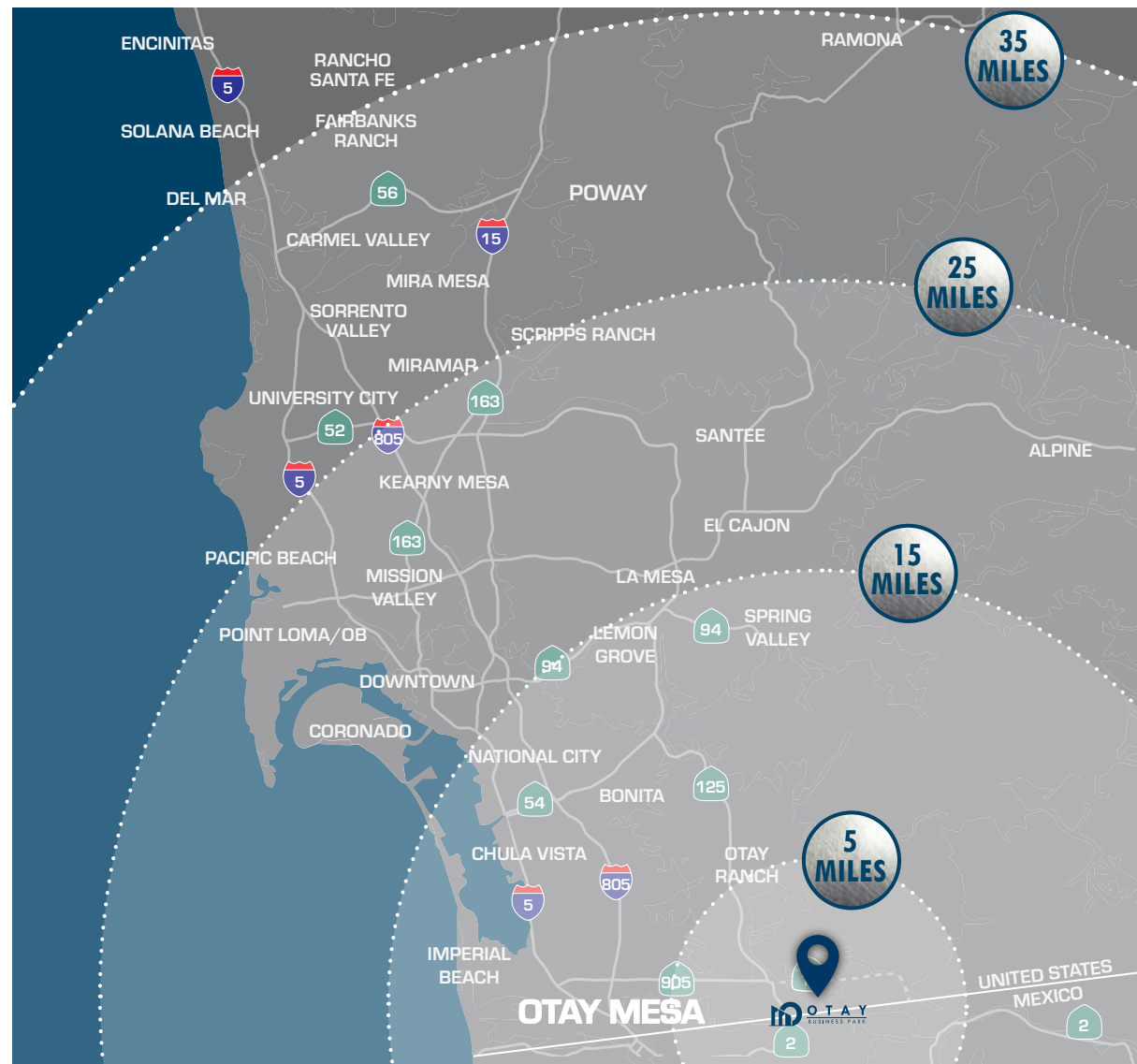
Imperial Rd.

- 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
FUTURE 11	2 MIN	1 MILE
HIGHWAY 905	6 MIN	2 MILES
HIGHWAY 5	12 MIN	9 MILES
HIGHWAY 805	9 MIN	7 MILES
HIGHWAY 125	6 MIN	2 MILES
INTERSTATE 94	20 MIN	17 MILES
INTERSTATE 15	23 MIN	20 MILES



**DOWNTOWN
SAN DIEGO
AIRPORT**

32 MIN
25.1 MILES

**NEW
BORDER
CROSSING**

5 MINUTES
1 MILE

**KEARNY
MESA
AIRPORT**

31 MIN
28 MILES

**CARLSBAD
AIRPORT**

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

neighbors





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



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CAPITAL

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