



±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: Q1 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



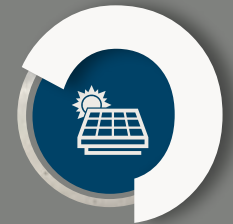
Additional
SKYLIGHTS



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 **Q1 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

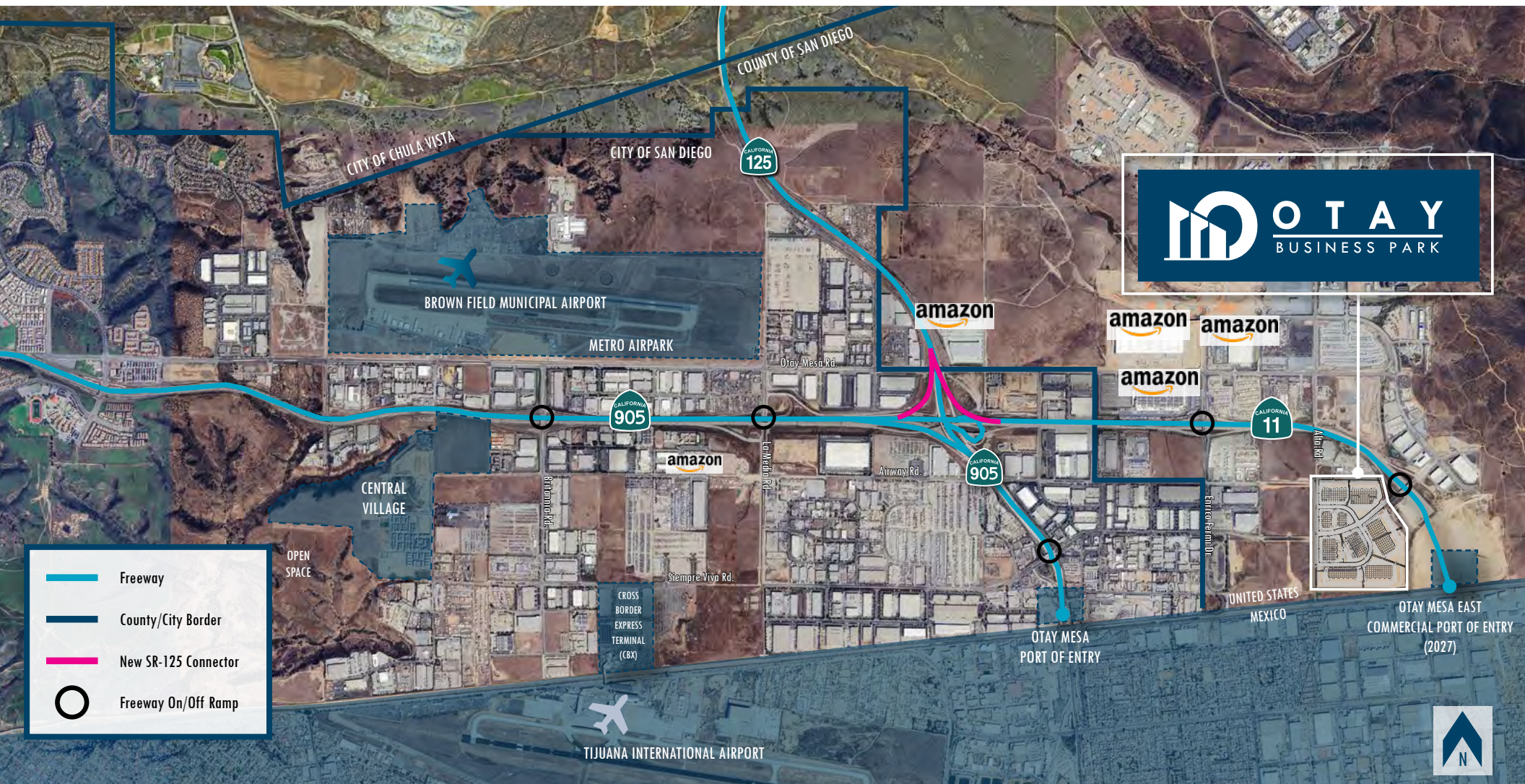


Excellent connectivity to the greater market



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

SITE access



amazon

amazon

amazon

amazon

amazon

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



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

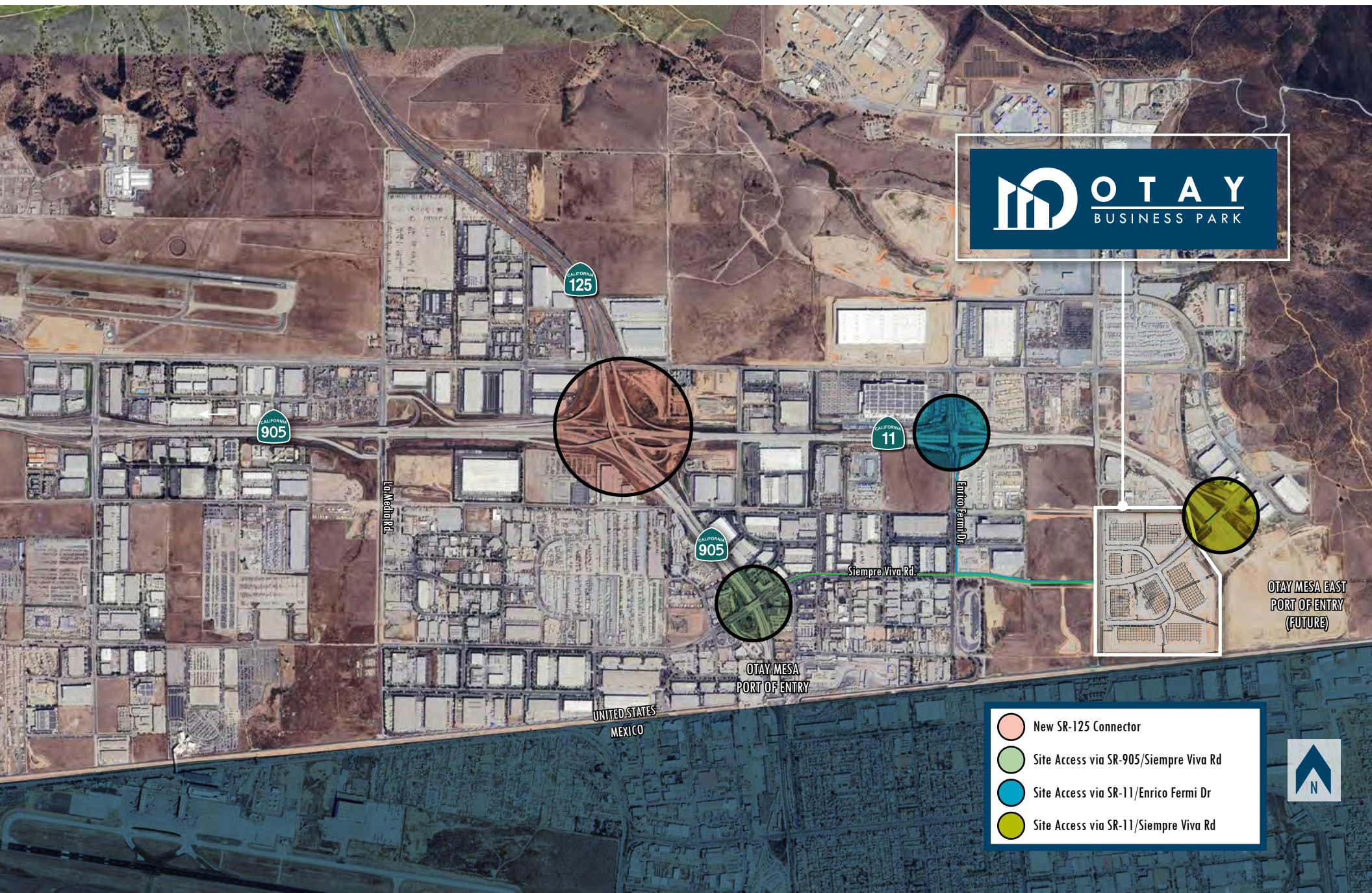


Retail



Recreation

SITE access



OTAY
BUSINESS PARK

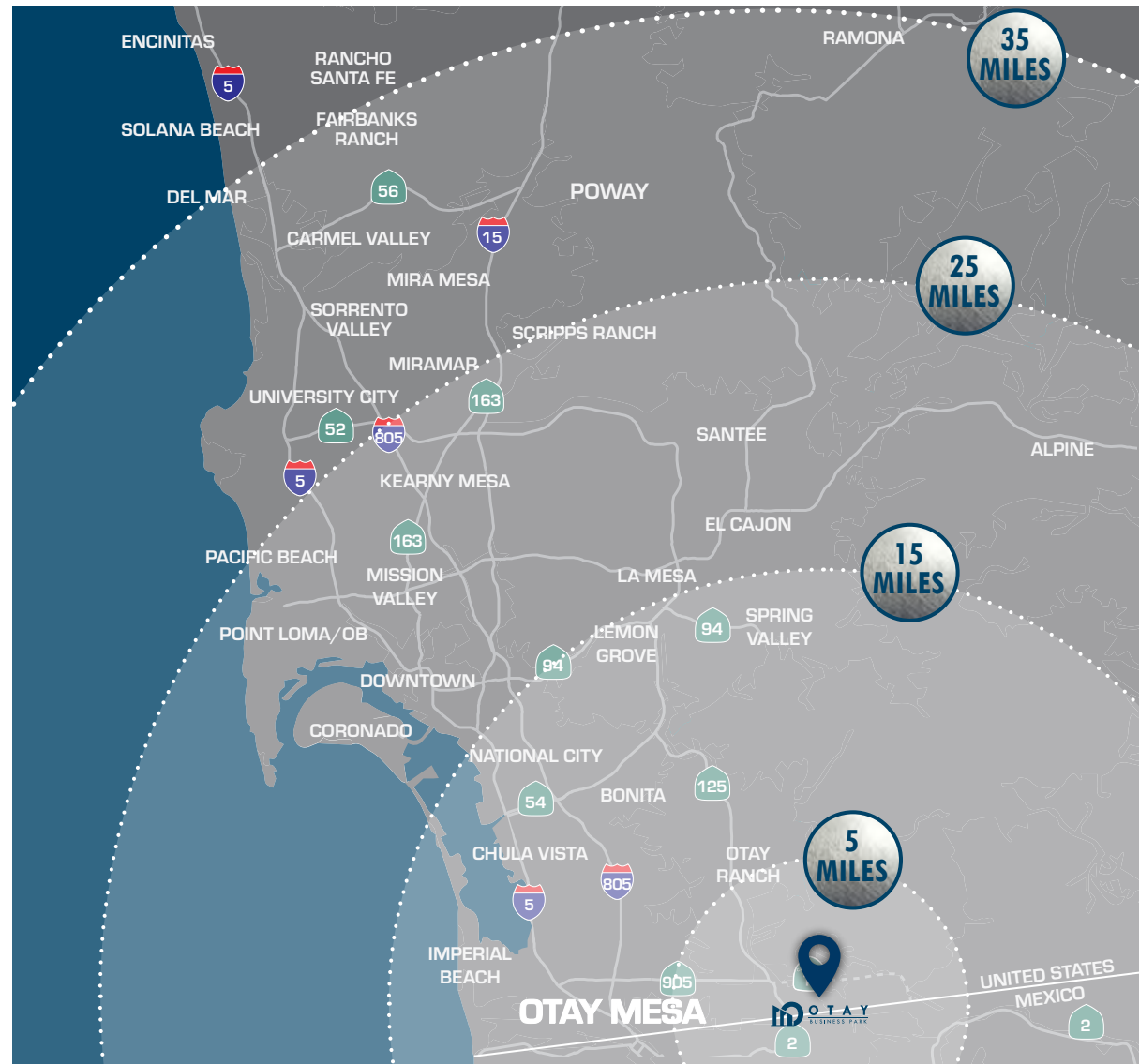
OTAY MESA EAST
PORT OF ENTRY
(FUTURE)

- 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






CORPORATE neighbors








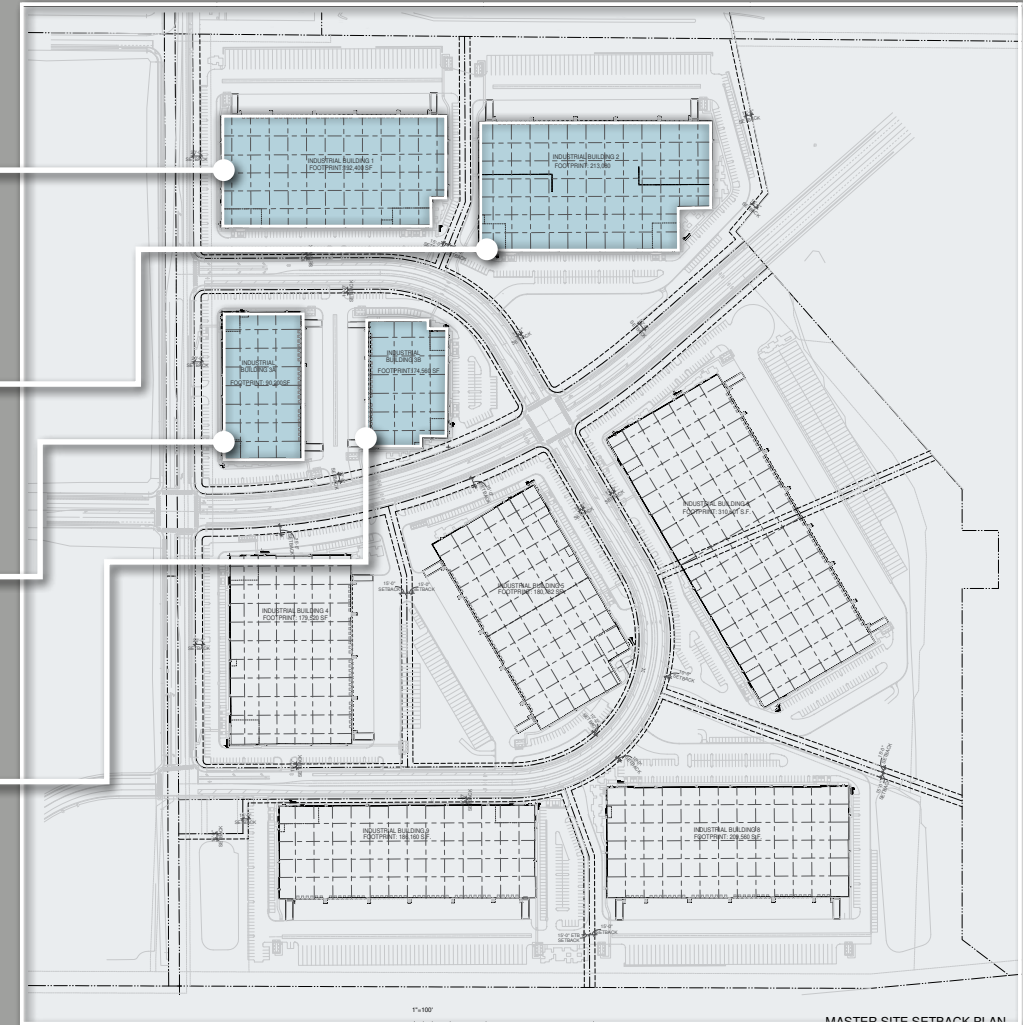
PHASE 1 spec development

					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	

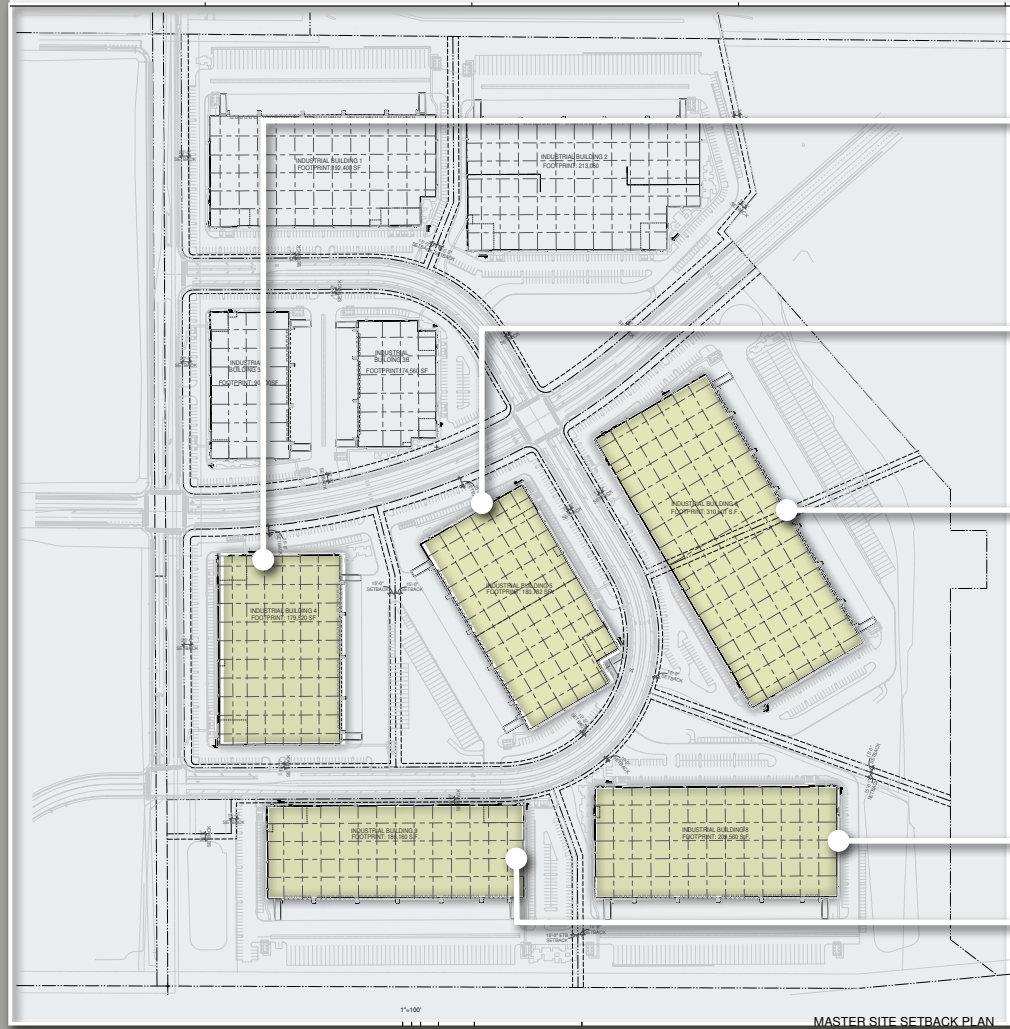
					BLDG 3A
95,400	32'	104 Stalls	22 DH / 2 GL	0 Stalls	
Building SF	Clear Height	Parking Stalls	Loading	Trailer Stalls	

					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



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otaybusinesspark
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CROW HOLDINGS
CAPITAL

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