

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



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

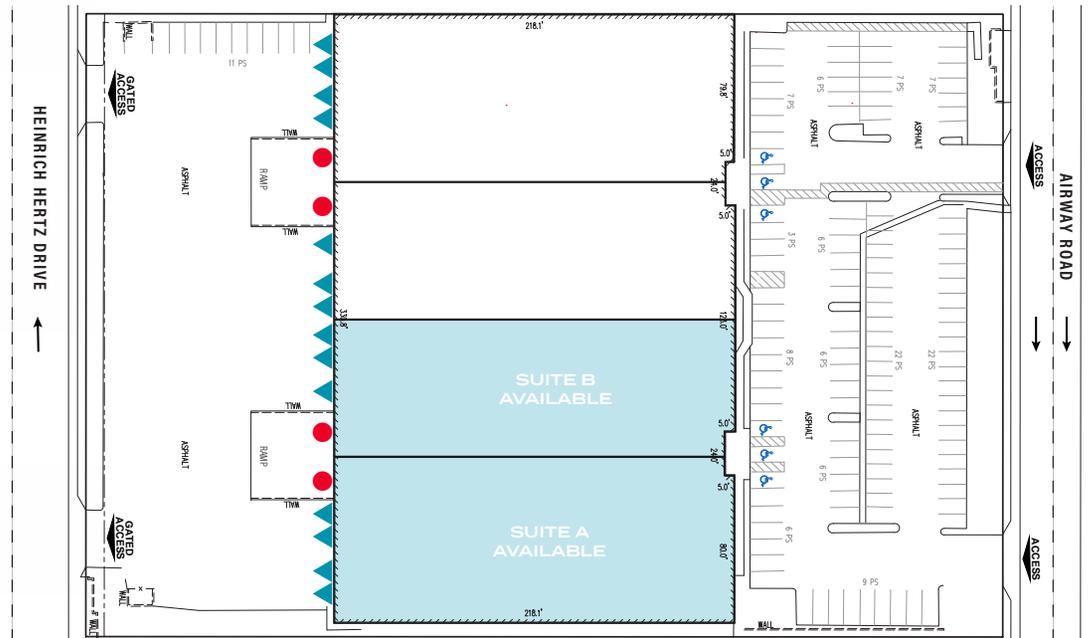


Recent Upgrades Include Exterior Paint, Landscaping and Parking Lot

AVAILABILITY

Suite	SF	Rate	Availability	Comments
Suite A	20,056 SF	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

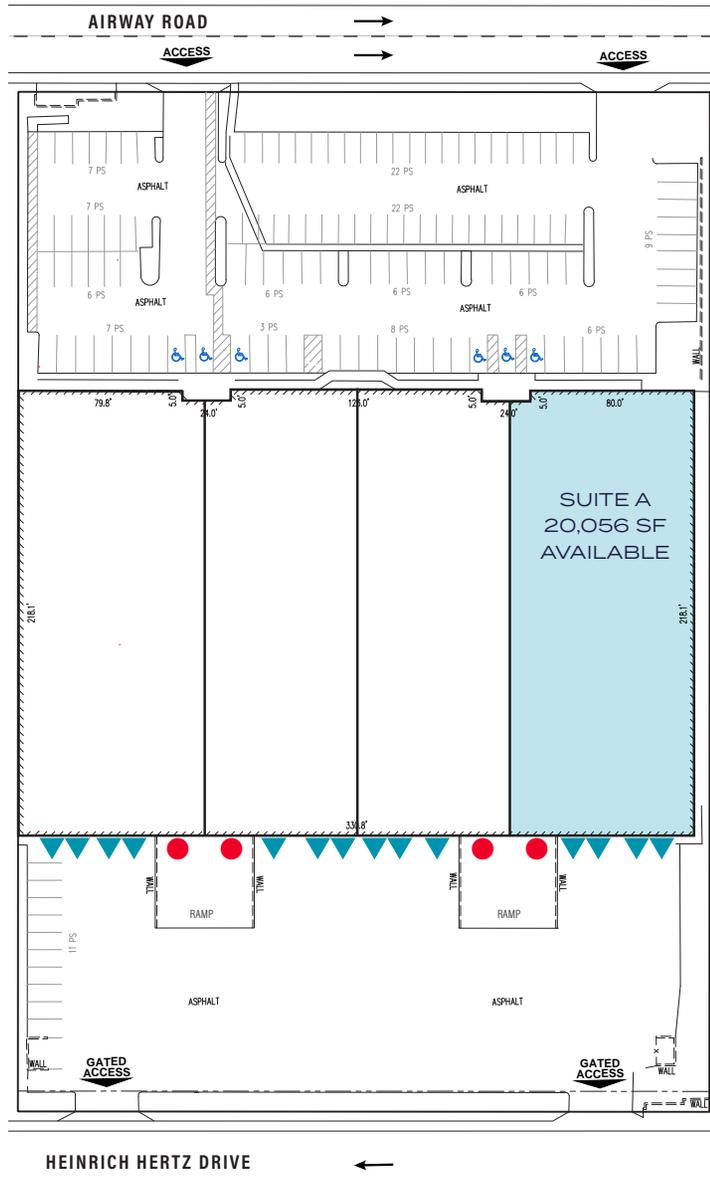


● = GRADE LEVEL LOADING DOOR ▲ = DOCK HIGH LOADING POSITION

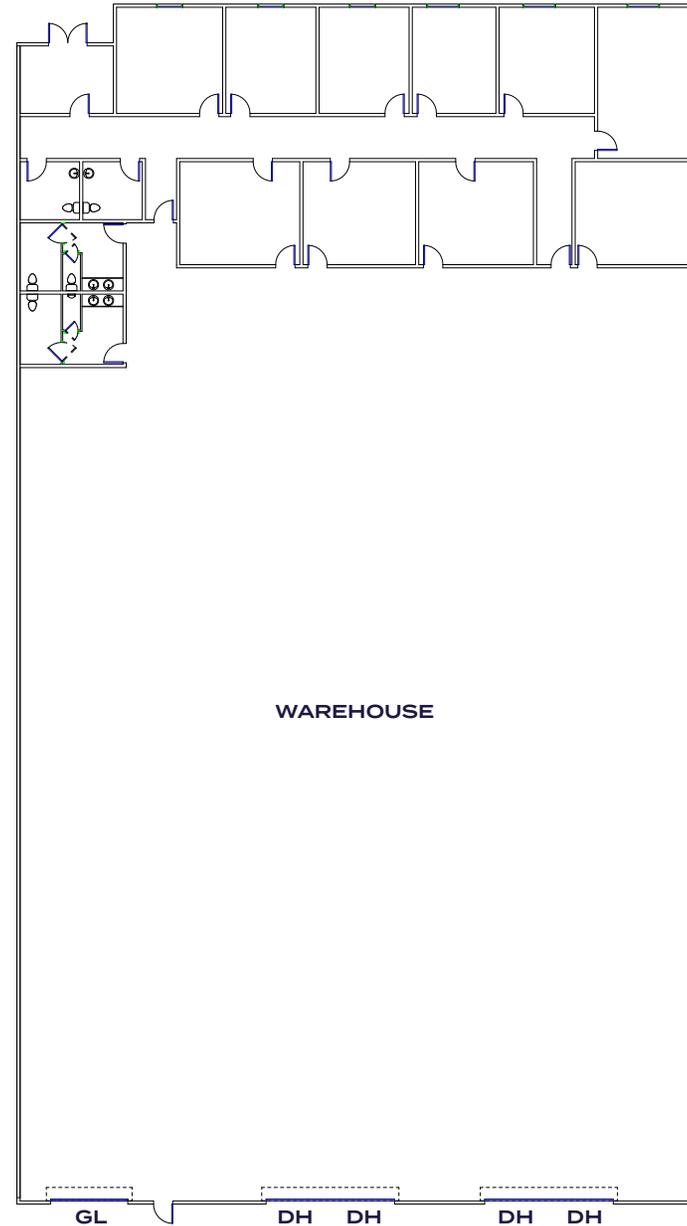
SUITE A FLOOR PLAN



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



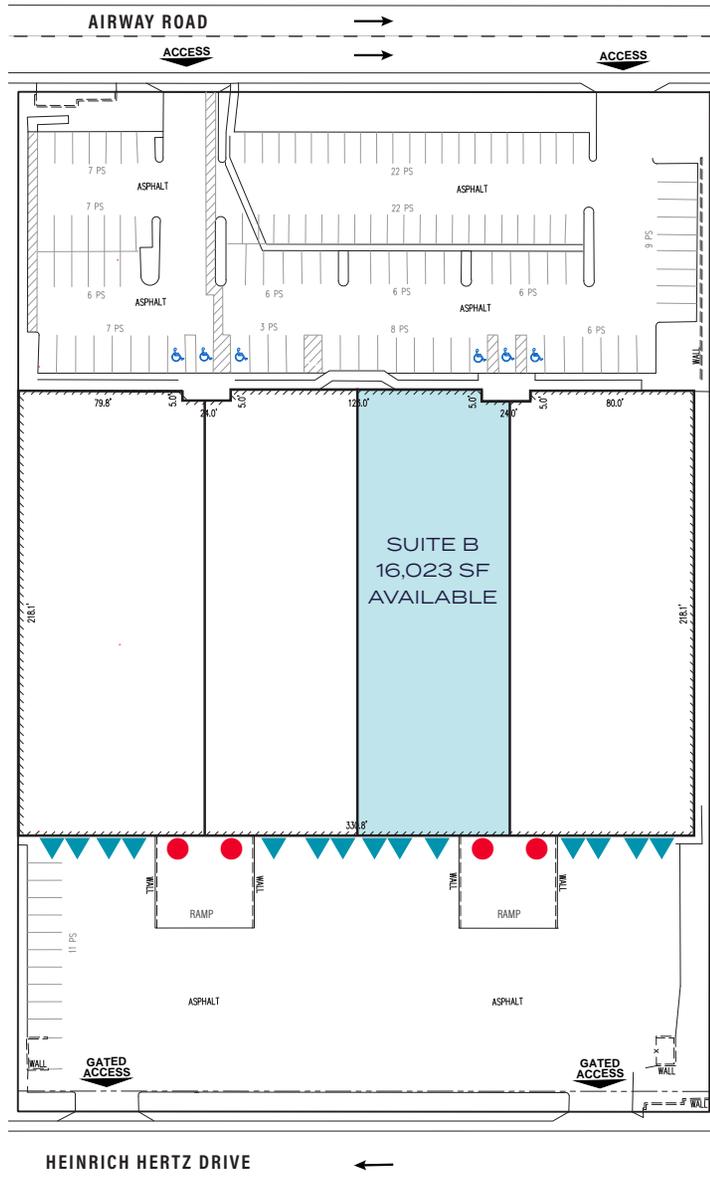
● = GRADE LEVEL LOADING DOOR ▲ = DOCK HIGH LOADING POSITION



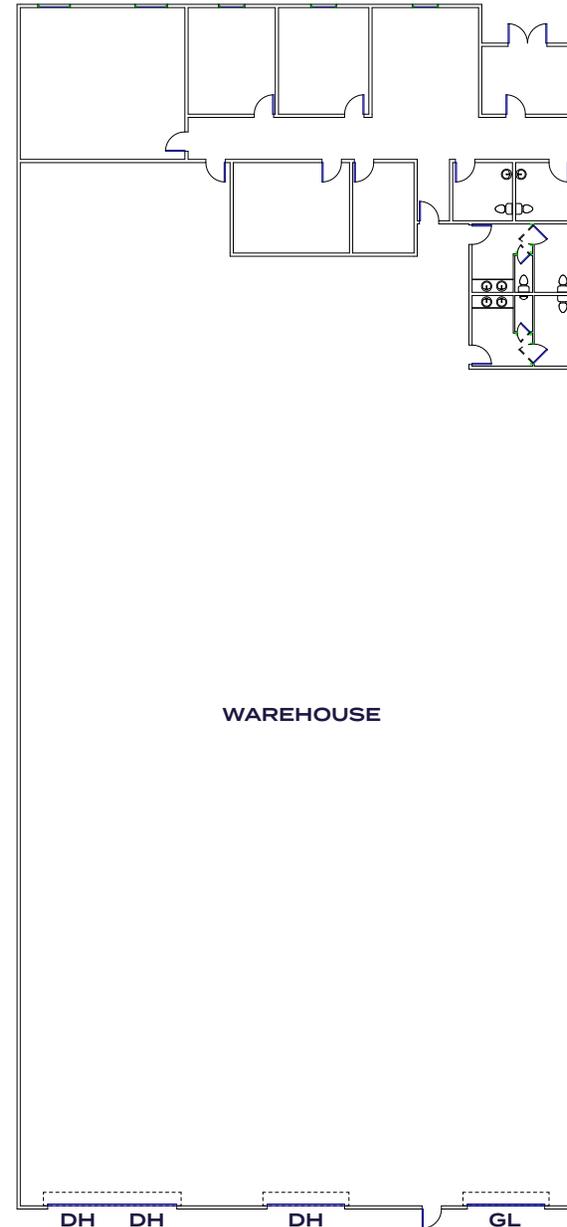
SUITE B FLOOR PLAN



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



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



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

MAD ENGINE

Chipman
Relocation & Logistics

TRINION AMERICA

amazon

EMERALD TEXTILES
Clean Matters

amazon

amazon

BROWN FIELD MUNICIPAL AIRPORT

GENERAL DYNAMICS

OTAY MESA ROAD

Rivulis

XPOLogistics

HYBRID APPAREL

905

Panasonic

FedEx

Steelcase

amazon

BOSE
Better sound through research.

ZUCARMEX

ADESA

CUBIC CORPORATION

KRAFT

ups

905

COSTCO WHOLESALE

N

Honeywell

Aj
AJINOMOTO

MASTER TOUCH

OTAY MESA PORT OF ENTRY

FUTURE OTAY MESA EASTPORT OF ENTRY

Jensen

IRON MOUNTAIN INCORPORATED

MAD ENGINE

OTAY MESA PORT OF ENTRY

CHP

SWIFT

CROSS BORDER EXPRESS TERMINAL (CBX)

GENERAL DYNAMICS

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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