

FOR LEASE

## Otay Valley Industrial Park

730, 738, 739, 744, 745, 750, & 751  
Design Court, Chula Vista, CA 91910



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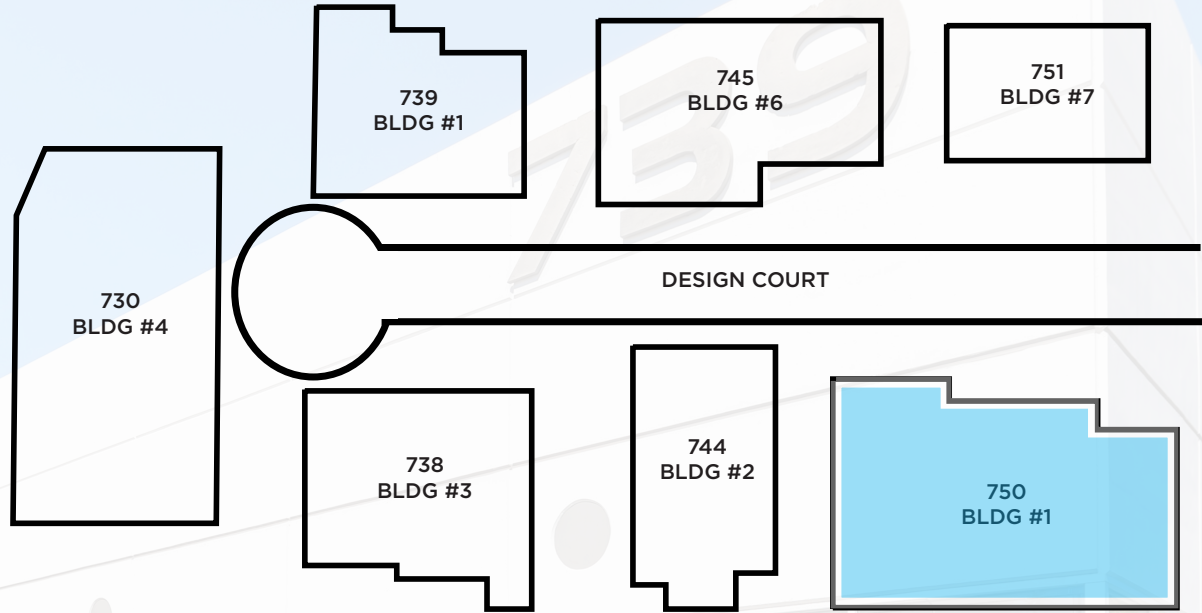
Industrial Suites  
Sizes Ranging From  
1,000 SF to 5,975 SF





# PROPERTY HIGHLIGHTS

750	Design Court	Building #1
744	Design Court	Building #2
738	Design Court	Building #3
730	Design Court	Building #4
739	Design Court	Building #5
745	Design Court	Building #6
751	Design Court	Building #7



- Seven-Building Master Planned Industrial Business Park Totaling 177,320 Square Feet
- Multiple Bay Sizes w/ Dock and High Grade Level Loading Doors
- Turn-Key Suites Available for Immediate Occupancy
- 1,000 - 7,570 SF Suites
- Close Proximity to I-805, San Ysidro & Otay Mesa International Border Crossing
- Ample On-Site Parking and Generous Landscaping
- Incubator, Multi-Tenant and Warehouse / Distributor Spaces



# PROPERTY FEATURES

AVAILABLE SPACE AS OF APRIL 6, 2025

## 738 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
301	LEASED	5,975	2,000	2	1	18'6"	X
302	LEASED	9,325	2,000	2	1	18'6"	X
303	LEASED	5,400	2,000	1	1	18'6"	X

## 739 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
500	LEASED	8,470	1,500	2	1	18'6"	X
502	LEASED	7,570	2,750	1	1	18'6"	X
503	LEASED	6,460	1,900	1	1	18'6"	X

## 744 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
201	LEASED	1,000	100	1	Common	15'5"	X
202	LEASED	1,000	100	1	Common	15'5"	X
203	Available August 2025	1,000	150	1	Common	15'5"	X



# PROPERTY FEATURES

AVAILABLE SPACE AS OF APRIL 6, 2025

## 744 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
204-205	LEASED	2,000	200	2	2	15'5"	X
206-206	LEASED	2,000	200	2	2	15'5"	X
208	LEASED	1,000	100	1	1	15'5"	X
209	LEASED	1,000	100	1	1	15'5"	X
210	LEASED	1,000	100	1	1	15'5"	X
211	LEASED	1,000	150	1	1	15'5"	X
212	LEASED	1,000	100	1	1	15'5"	X
213	LEASED	1,000	100	1	1	15'5"	X
214	LEASED	1,000	100	1	1	15'5"	X

## 745 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
601	LEASED	6,941	1,500	1	1	19'10"	X
602	LEASED	7,350	2,500	1	1	19'10"	X



# PROPERTY FEATURES

AVAILABLE SPACE AS OF APRIL 6, 2025

## 750 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
101	LEASED	1,440	400	1	COMMON	14'9"	X
102	LEASED	1,440	350	1	COMMON	14'9"	X
103	LEASED	1,440	350	1	COMMON	14'9"	X
104	LEASED	1,322	400	1	COMMON	14'9"	X
105	LEASED	1,560	350	1	COMMON	14'9"	X
<b>106-107</b>	<b>AVAILABLE</b>	<b>2,880</b>	<b>800</b>	<b>1</b>	<b>COMMON</b>	<b>14'9"</b>	<b>\$1.75</b>
108	LEASED	2,000	350	1	COMMON	14'9"	X
109	LEASED	4,000	900	2	COMMON	14'9"	X
110	LEASED	2,000	450	1	COMMON	14'9"	X
111	LEASED	2,000	500	1	COMMON	14'9"	X

\* NNN = \$0.25

\*\* Monthly water charge of \$50.00 for smaller units



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