

BRITANNIA TECH PARK

AVAILABLE FOR SUBLEASE

7498 COLCHESTER COURT & 7222 AIRWAY ROAD
SAN DIEGO, CALIFORNIA | 92154 | OTAY MESA



25,000 - 177,958 SF / CLASS A DISTRIBUTION/R&D/MANUFACTURING

**TOTAL SQUARE FEET****25,000 - 177,958 SF****BUILD OUT****Spec Office % Varies by Suite****BUILDING DESCRIPTION****Class A Distribution/R&D/Manufacturing****YEAR BUILT****2023****STORIES****Single Story with Mezzanine****VEHICLE PARKING****284 stalls (1.6 per 1,000 SF)****TRUCK DEPTH****190'****CONSTRUCTION****Reinforced Concrete Tilt-Up****CLEAR HEIGHT****32' - 34'****DOCK HIGH DOORS****35****GRADE LEVEL DOORS****5****FIRE PROTECTION****ESFR****EV CHARGING < FENCED/SECURED SITE OPPORTUNITIES <****HEAVY POWER < OUTDOOR PATIO AREAS <****ROOFTOP SOLAR CAPABLE < ADDITIONAL SKYLIGHTS <**

ASSET PROFILE

SITE PLAN



BROWN FIELD MUNICIPAL AIRPORT

METRO AIR PARK

OTAY MESA RD

7498 COLCHESTER CT
102,099 SF

BRITANNIA BLVD

CALIFORNIA
905

LA MEDIA RD

AIRWAY RD

7222 AIRWAY RD
75,859SF

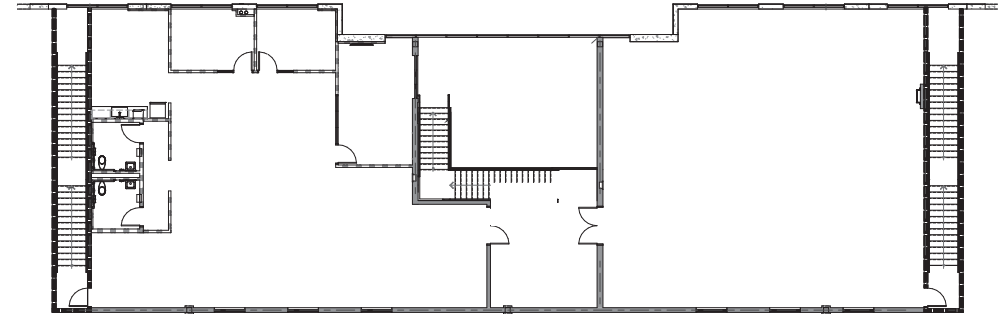


7498 COLCHESTER CT

SAN DIEGO, CA 92154

UNIT A	25,000 SF	5 DH, 1 GL via RAMP
UNIT B	25,000 SF	5 DH, 1 GL via RAMP
UNIT C	25,000 SF	5 DH, 1 GL via RAMP
UNIT D	27,099 SF	5 DH, 1 GL via RAMP
BLDG	102,099 SF	20 DH, 4 GL via RAMP

SITE PLAN



2ND FLOOR MEZZANINE

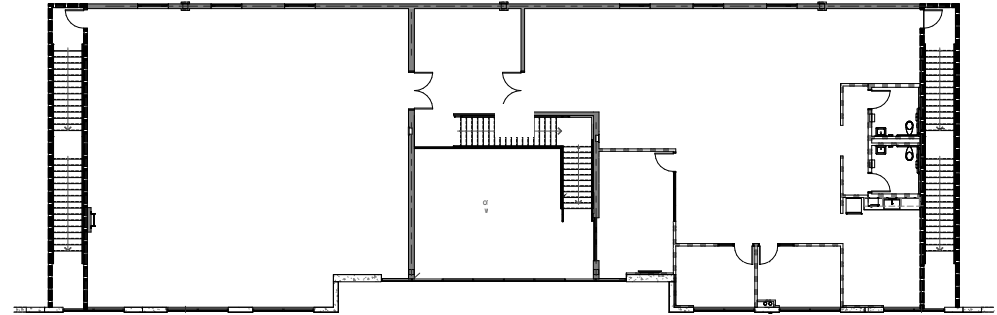


7222 AIRWAY ROAD

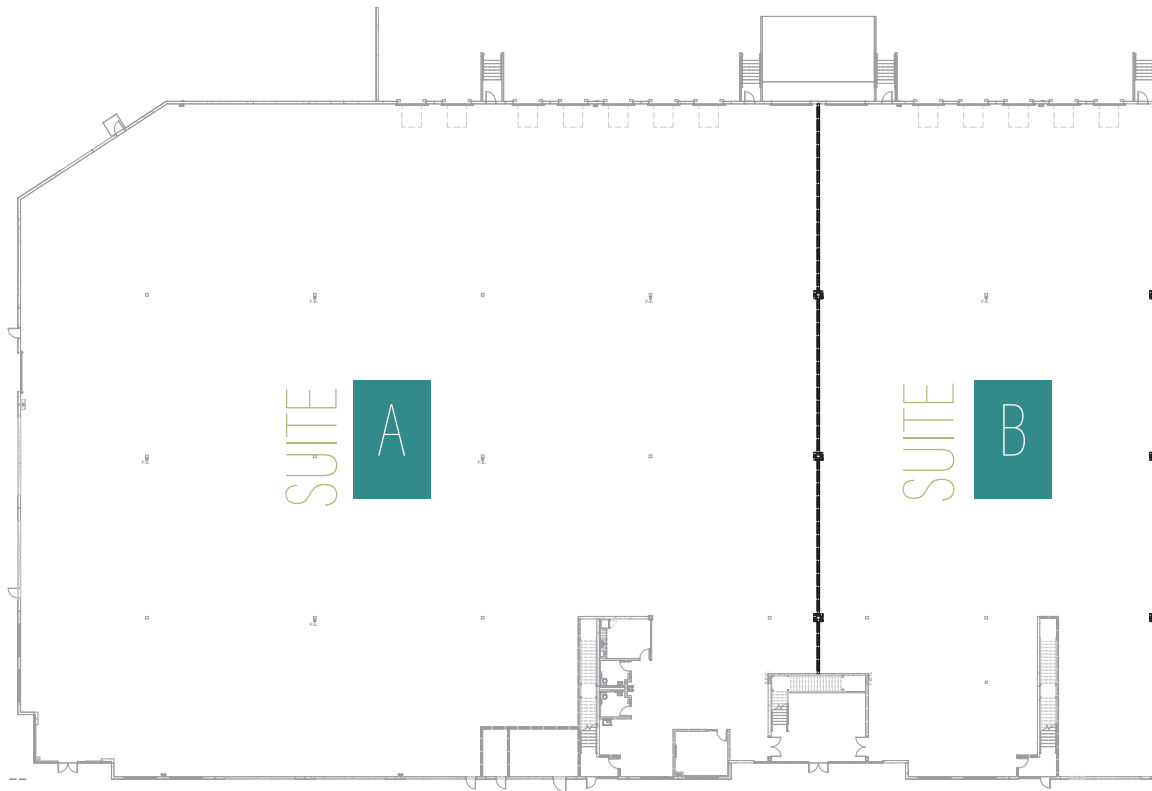
SAN DIEGO, CA 92154

UNIT A	50,573 SF	9 DH, 1 G
UNIT B	25,286 SF	6 DH
UNIT A/B	75,859 SF	15 DH, 1 GL

SITE PLAN



2ND FLOOR MEZZANINE





ASSET LOCATION



- 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



DRIVE TIME

2.5 HRS/112 MILES | INLAND EMPIRE

3.5 HRS/135 MILES | LOS ANGELES

5.5 HRS/364 MILES | PHOENIX

45 MIN/53 MILES | OCEANSIDE

25 MIN/22 MILES | KEARNY MESA

DOWNTOWN SAN DIEGO | 15 MIN/14 MILES

OTAY MESA



BRITANNIA
TECH PARK



CORPORATE NEIGHBORS



BRITANNIA TECH PARK

AVAILABLE FOR SUBLEASE



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