

BRITANNIA TECH PARK

AVAILABLE FOR SUBLEASE

7498 COLCHESTER COURT
SAN DIEGO, CALIFORNIA | 92154 | OTAY MESA



25,000 - 102,099 SF / CLASS A DISTRIBUTION/R&D/MANUFACTURING



TOTAL SQUARE FEET	102,099 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	164 stalls (1.6 per 1,000 SF)
TRUCK DEPTH	190'

CONSTRUCTION	Reinforced Concrete Tilt-Up
CLEAR HEIGHT	34'
DOCK HIGH DOORS	20
GRADE LEVEL DOORS	4
FIRE PROTECTION	ESFR

- EV CHARGING <
- HEAVY POWER <
- ROOFTOP SOLAR CAPABLE <
- FENCED/SECURED SITE OPPORTUNITIES <
- OUTDOOR PATIO AREAS <
- ADDITIONAL SKYLIGHTS <

ASSET PROFILE

SITE PLAN



BROWN FIELD MUNICIPAL AIRPORT

METRO AIR PARK

OTAY MESA RD

7498 COLCHESTER CT
102,099 SF

BRITANNIA BLVD



LAMEDIA RD

AIRWAY RD

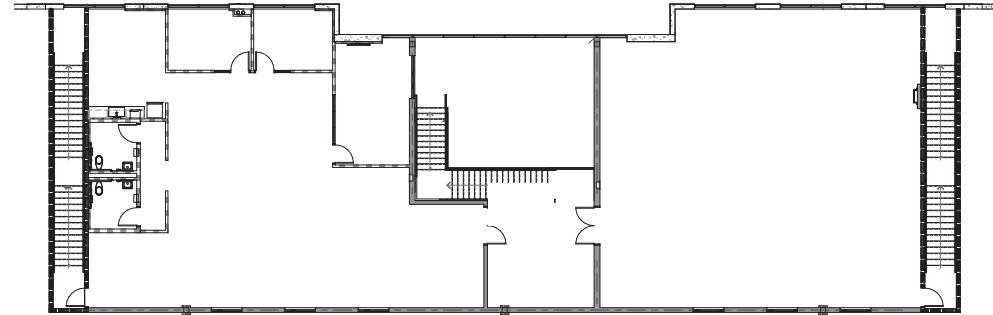


7498 COLCHESTER CT

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





ASSET LOCATION



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



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BRITANNIA TECH PARK



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