

88350 Cypress Court

OTAY MESA



POSITIONED *to perform*

Interchange offers logistics and manufacturing users an opportunity to establish a foothold in one of Southern California's most vital trade corridors. With flexible occupancy options and Foreign Trade Zone (FTZ) designation, Interchange is built for companies seeking to optimize distribution in a high-demand industrial market.



Highlights

- 92,030 SF
- DIVISIBLE TO 41,584 SF
- RARE ON-SITE YARD
- 1.09/1,000 SF PARKING RATIO
- FOREIGN TRADE ZONE 153
- POWER: 3,000 AMPS

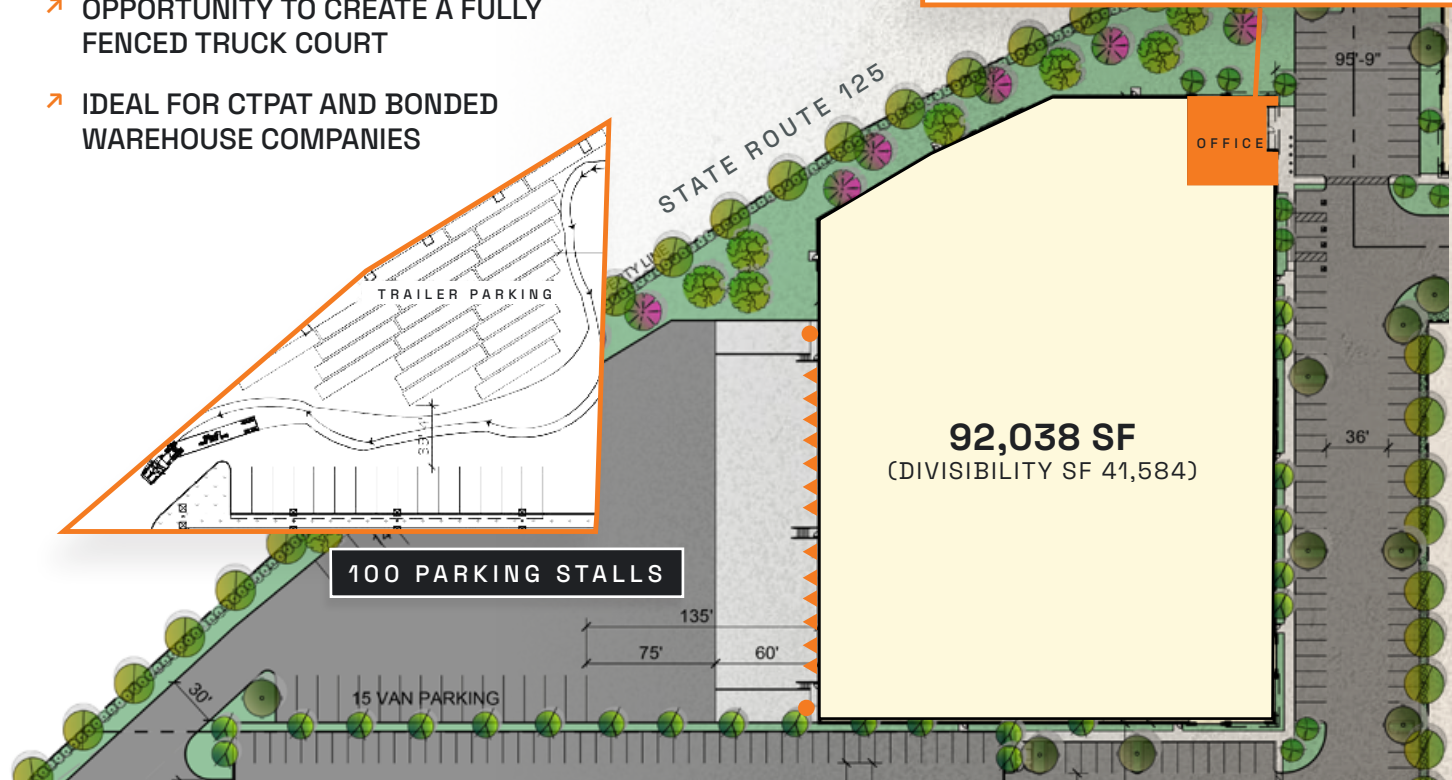
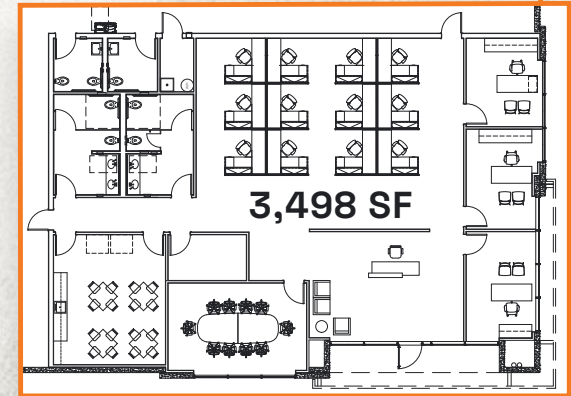
Cypress Court
OTAY MESA



SINGLE *tenant*

Rare On-site Yard

- POTENTIAL FOR DEDICATED OUTDOOR STAGING, STORAGE & FLEET PARKING
- ABILITY TO PARK UP TO TWENTY-FOUR 53' TRUCK TRAILERS
- OPPORTUNITY TO CREATE A FULLY FENCED TRUCK COURT
- IDEAL FOR CTPAT AND BONDED WAREHOUSE COMPANIES



● GRADE LEVEL DOORS (2) ▲ DOCK DOORS (13)



POWER

3,000 AMPS

COLUMN SPACING

50'-52'

SPRINKLERS

ESFR

CLEAR HEIGHT

32'

SPEED BAY

65'

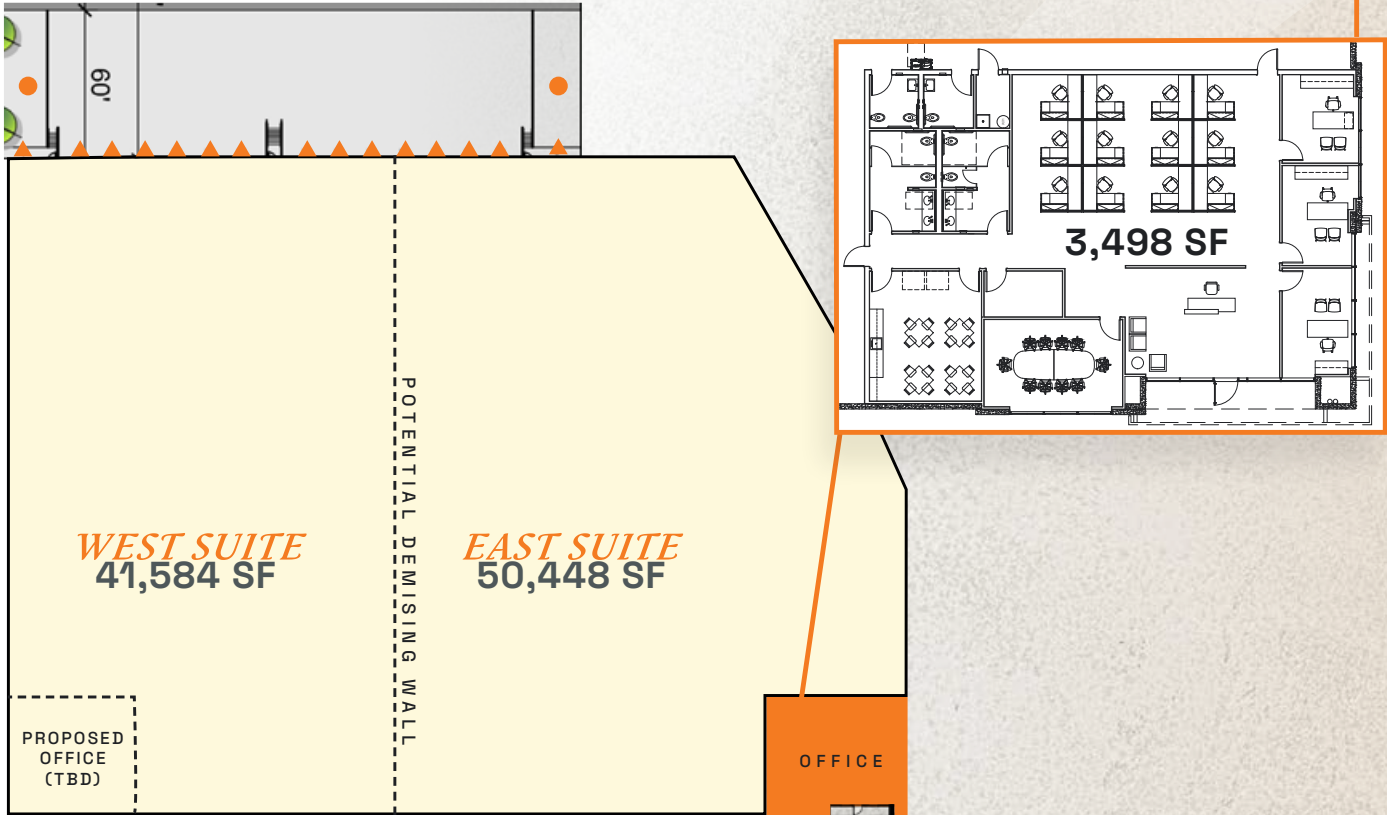
MULTI-tenant

WEST SUITE

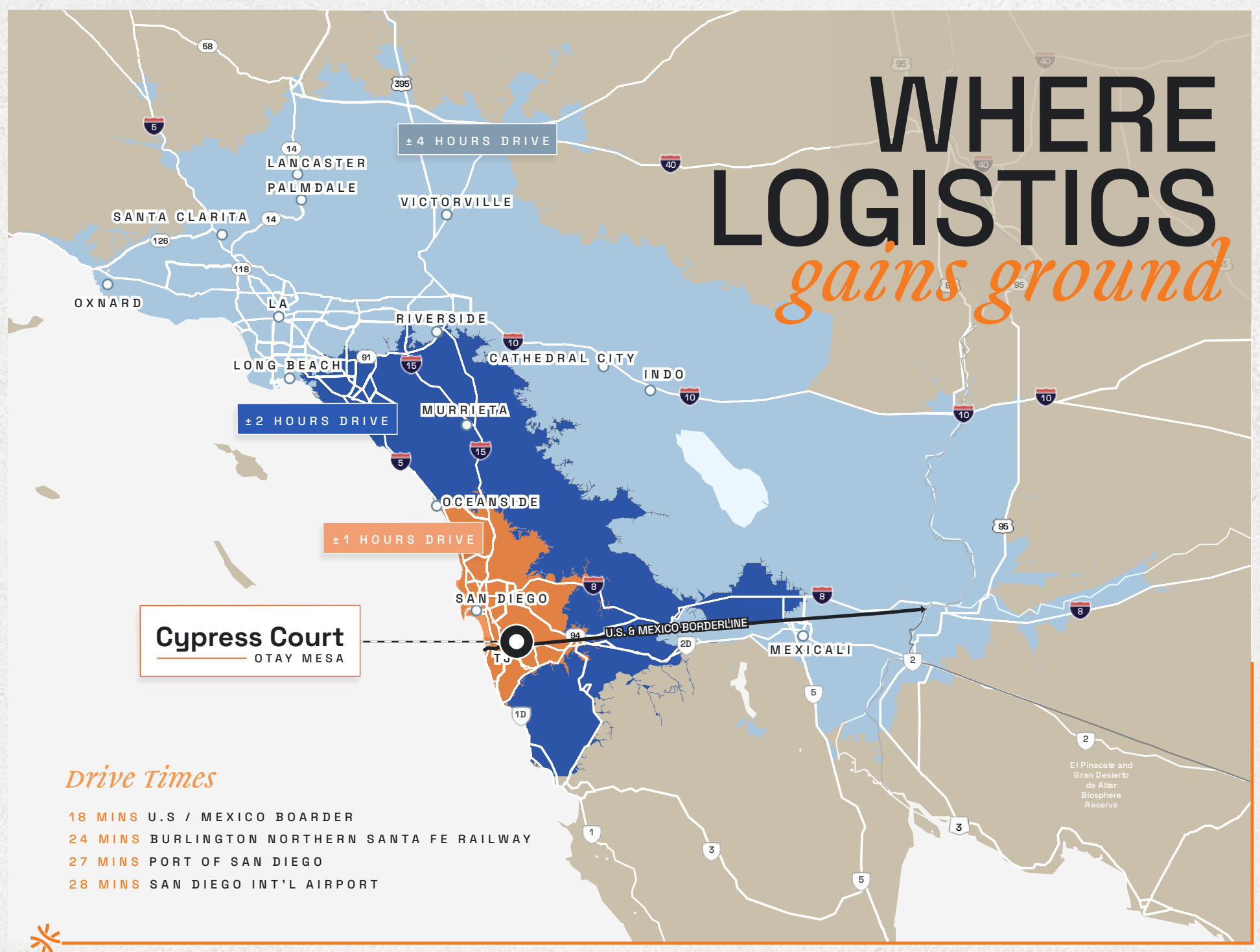
- DOCK DOORS (9)
- GRADE DOORS (1)

EAST SUITE

- DOCK DOORS (4)
- GRADE DOORS (1)



WHERE LOGISTICS gains ground



Drive Times

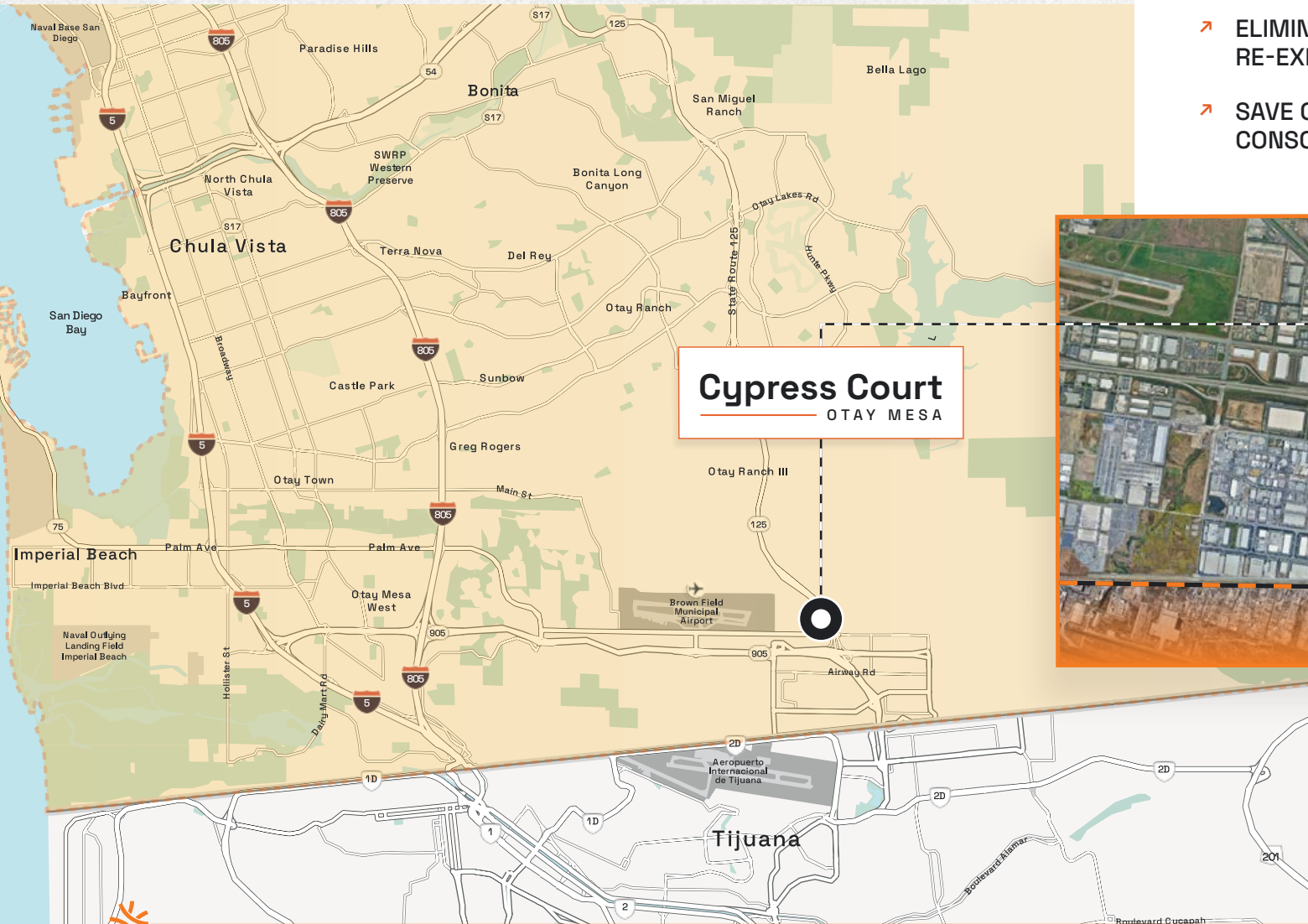
- 18 MINS U.S / MEXICO BORDER
- 24 MINS BURLINGTON NORTHERN SANTA FE RAILWAY
- 27 MINS PORT OF SAN DIEGO
- 28 MINS SAN DIEGO INT'L AIRPORT



OPERATE *smarter*

FTZ ADVANTAGES

- DEFER DUTY PAYMENTS UNTIL MERCHANDISE SHIPS INTO U.S. COMMERCE
- REDUCE TARIFFS THROUGH INVERTED TARIFF BENEFITS FOR MANUFACTURING OR ASSEMBLY
- ELIMINATE TARIFFS ENTIRELY ON GOODS RE-EXPORTED OR SCRAPPED
- SAVE ON ADMINISTRATIVE FEES VIA CONSOLIDATED WEEKLY ENTRIES



With built-in Foreign Trade Zone (FTZ) capabilities, Interchange offers businesses a smarter way to manage global trade.

8830 Cypress Court

OTAY MESA

8830 CYPRESS COURT, SAN DIEGO, CA



BRANT ABERG, S I O R

Vice Chairman

+1 858 546 5464

brant.aberg@cushwake.com

CA LIC #01773573

RYAN DOWNING, S I O R

Director

+1 858 546 5416

ryan.downing@cushwake.com

CA LIC #01955032

TRINITY CARSON

Associate Broker

+1 602 489 4876

trinity.carson@cushwake.com

CA LIC #02343245

