

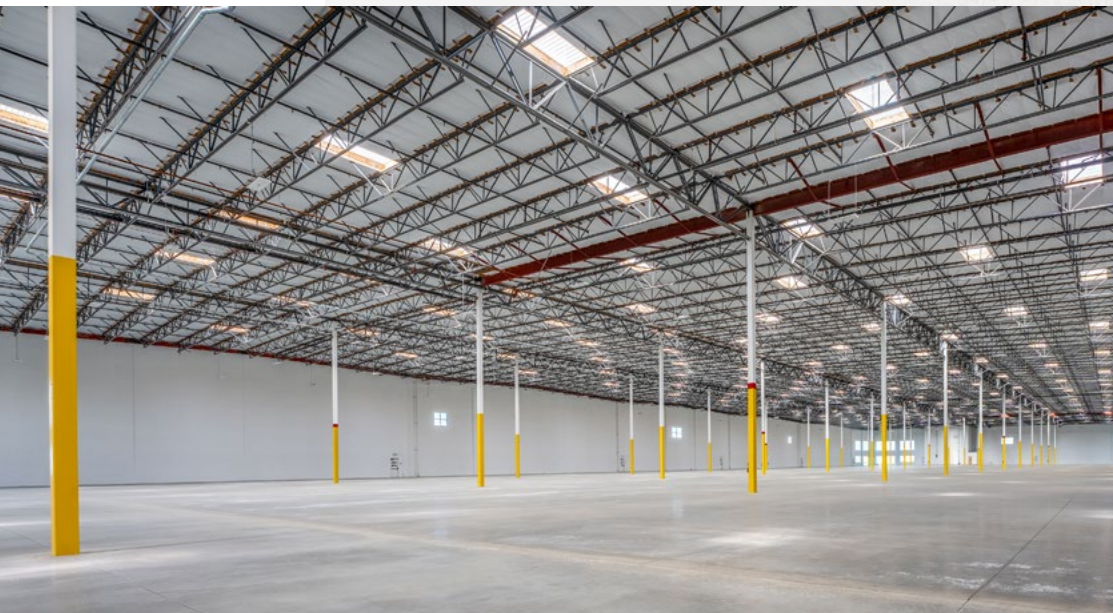
8841 Sage Way

— 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

- 183,695 SF
- DIVISIBLE TO 90,000 SF
- 1.1/1,000 SF PARKING RATIO
- 199 PARKING STALLS
- FOREIGN TRADE ZONE 153
- POWER: UP TO 4,000 AMPS

Sage Way
— OTAY MESA



SITE *plan*

TOTAL SPACE AVAILABLE (SF)

183,695

DIVISIBILITY (SF)

90,000

OFFICE (SF)

3,498

SPEED BAY

60'

VEHICLE PARKING

199

CLEAR HEIGHT

32'

DOCK DOORS

27 DOCK

GRADE DOORS

2 GRADE

COLUMN SPACING

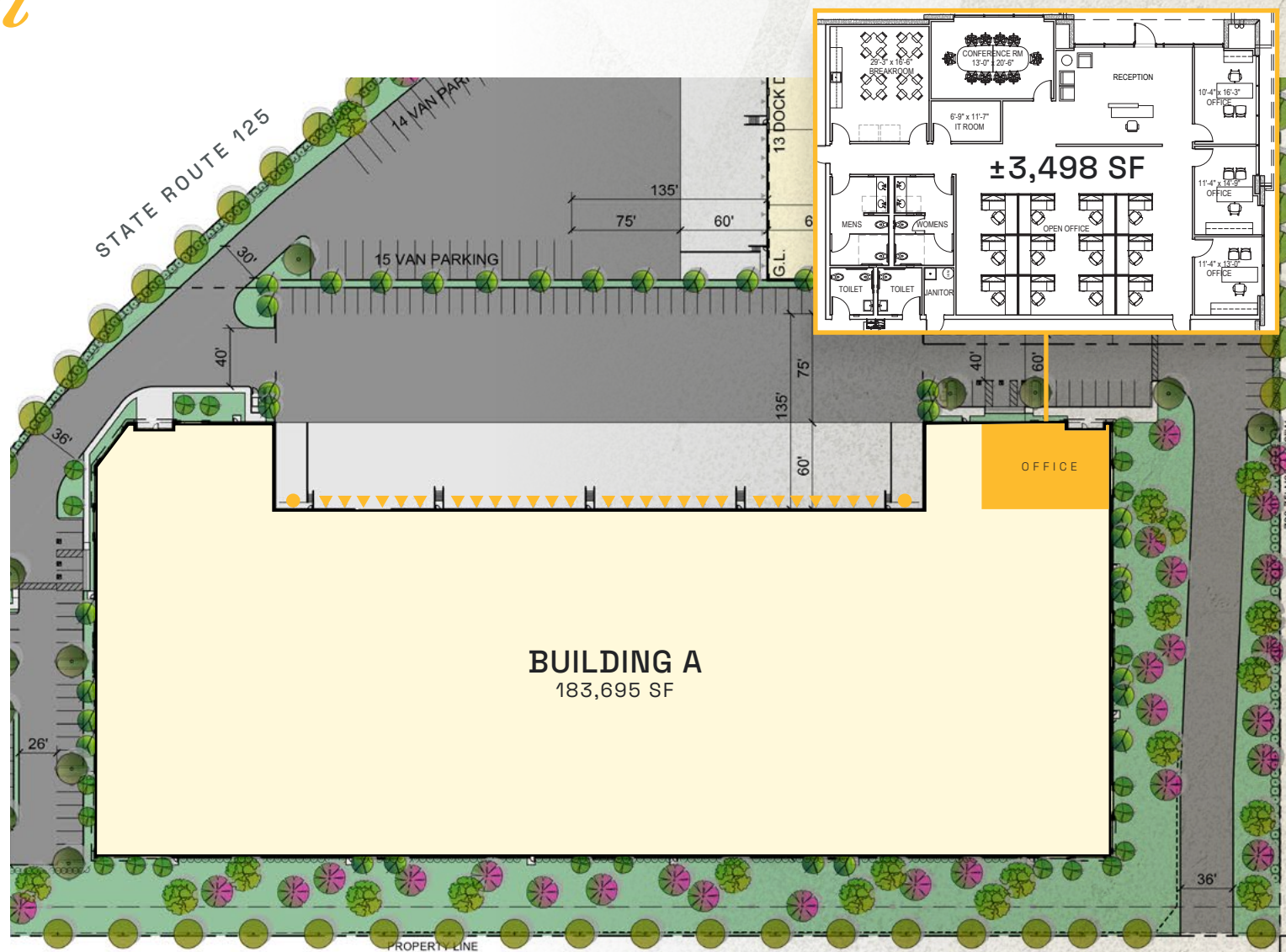
56'-60'

POWER

UP TO 4,000 AMPS

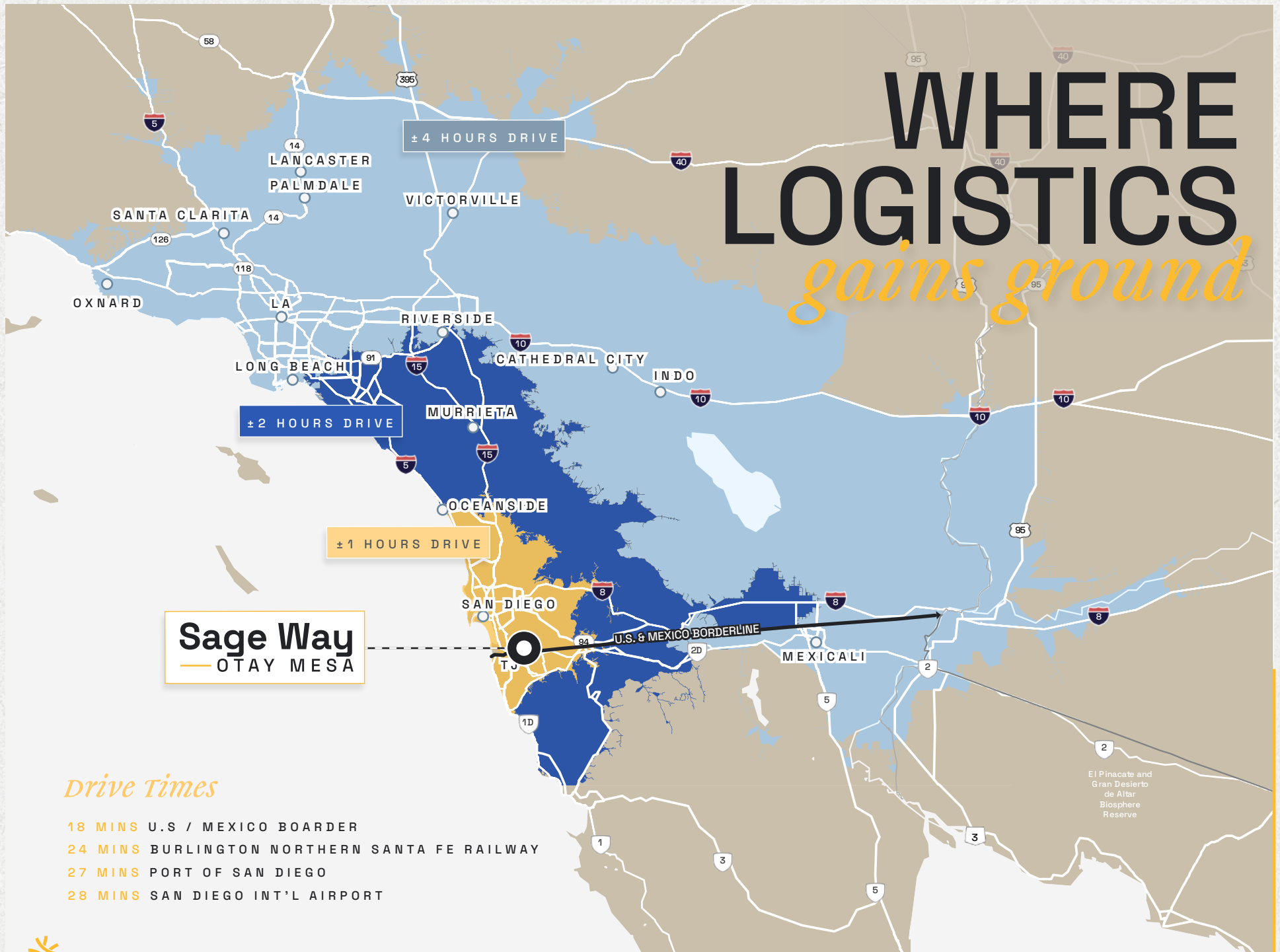
SPRINKLERS

ESFR

Sage Way
— OTAY MESA

● GRADE LEVEL DOORS (2) ▲ DOCK DOORS (27)

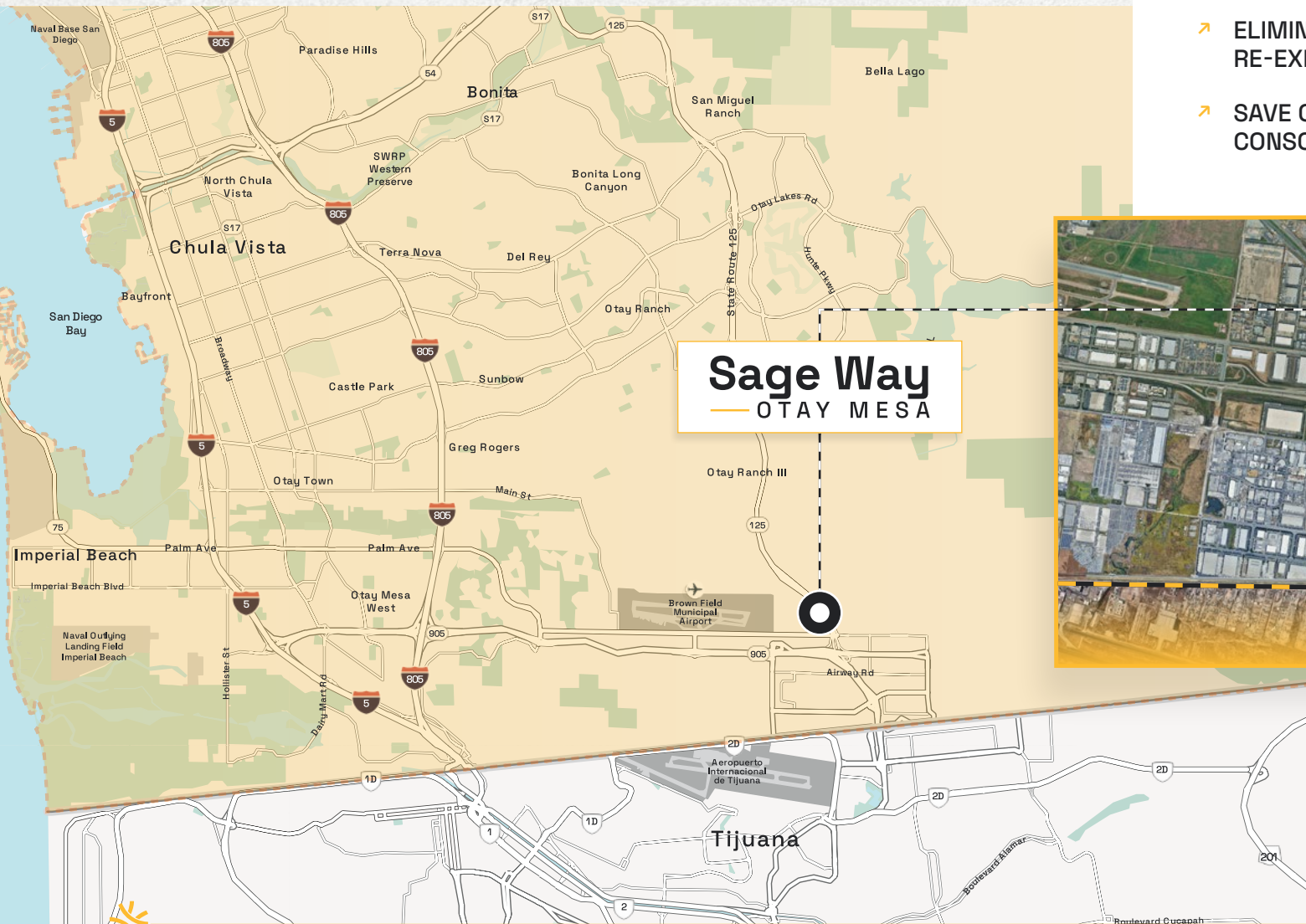
WHERE LOGISTICS *gains ground*



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.

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8841 SAGE WAY, OTAY, MESA



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