

Available For Sale or Lease



1.91 ACRES AVAILABLE

28,000 SF For Sale or Lease

9475 Nicola Tesla Ct



For more information, contact:

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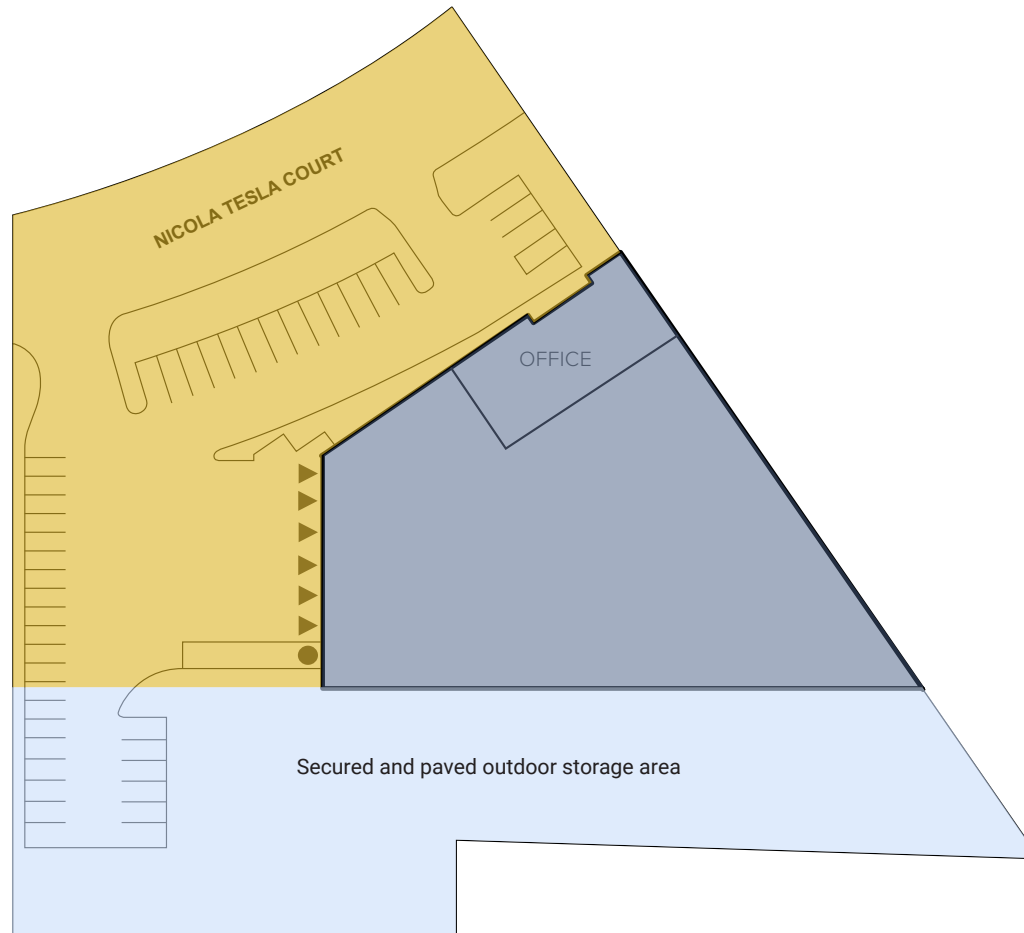


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- ▲ DOCK
● GRADE LEVEL

PROPERTY FEATURES

Total Building Size	28,000 SF
Site Size	1.91 acres
Office	5,406 SF Including Mezz (2,703 SF)
Year Built	1995
Clear Height	23'
Stories	Single Story
Car Parking	82 Spaces (2.93/1,000 SF)
Trailer Parking or Outdoor Storage	Secured Trailer Parking and Material Yard (0.6 acres)
Dock High Doors	6
Grade Level Doors	1
Zoning	IL-3-1
Power	600 amps at 120/208V (Tenant to verify)
Lease Rate	Call Broker (NNN = \$0.31 PSF)
Sale Price	\$265 PSF



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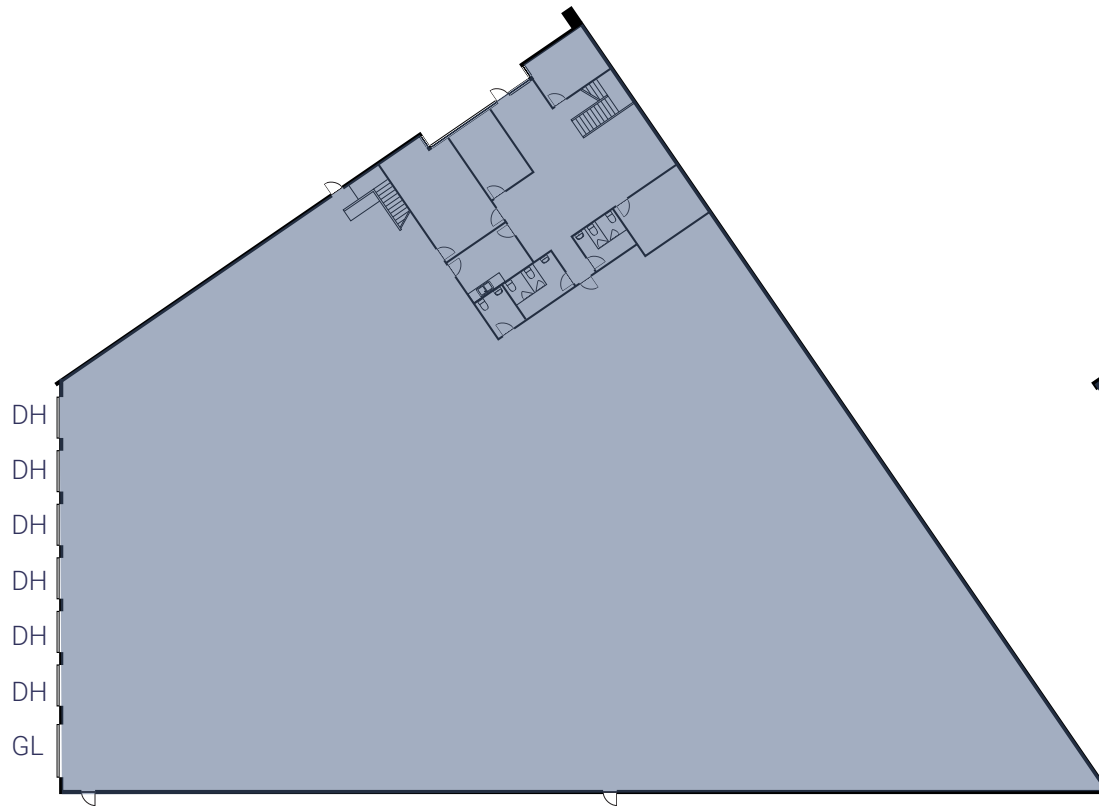
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Floor Plan



LOWER LEVEL



MEZZANINE



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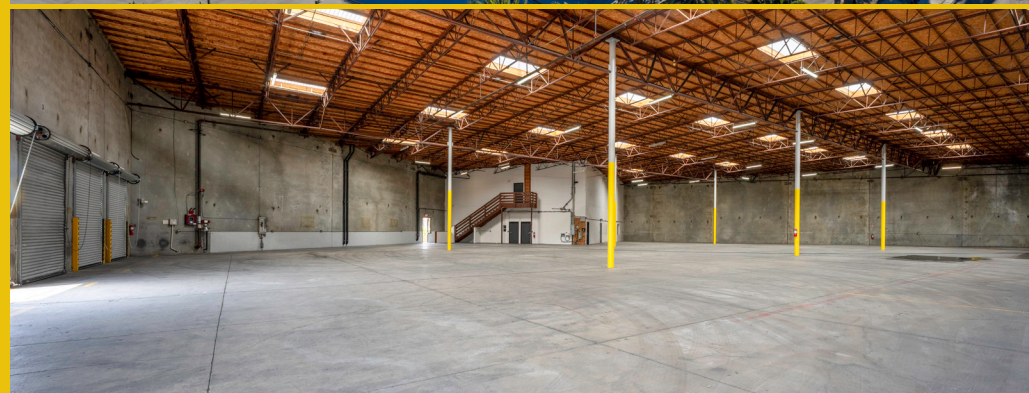
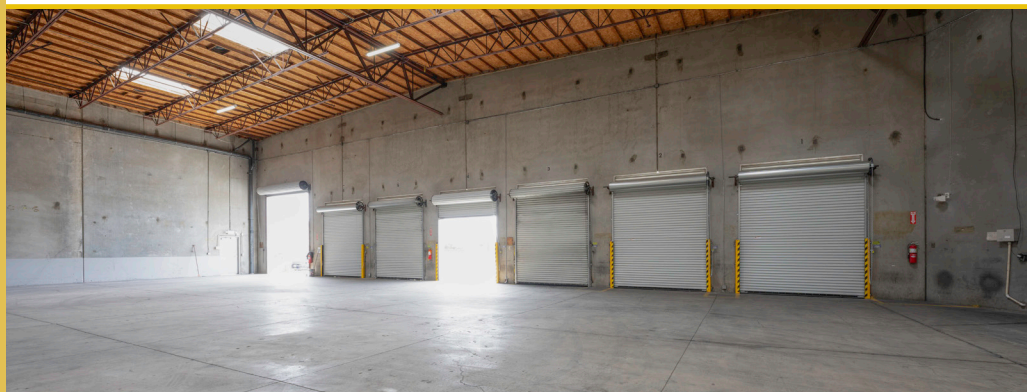
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Spec make ready work now complete.
Building is move-in ready.

CABOT



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Location



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- Freeway
- Future CA-125 Connector
- County/City Border
- Freeway On/Off Ramp

GREAT ACCESS
905 Fwy | 125 Toll | SR 11 | South county Ring Road

METRO AIRPARK
330 ACRES



EXISTING OTAY MESA POE

18 MILES

FROM SAN DIEGO'S

1 MILLION TRUCKS & \$52 BILLION
IN GOODS ANNUALLY

CBX

CROSS BORDER EXPRESS TERMINAL



NOW OPEN

OVER TWO

MILLION PASSENGERS ANNUALLY

OTAY MESA CENTRAL VILLAGE



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15 min/14 miles

TO DOWNTOWN SAN DIEGO

25 min/22 miles

TO KEARNY MESA

45 min/53 miles

TO OCEANSIDE

2.5 hrs/112 miles

TO INLAND EMPIRE

3.5 hrs/135 miles

TO LOS ANGELES

5.5 hrs/364 miles

TO PHOENIX



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Corporate Neighbors



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