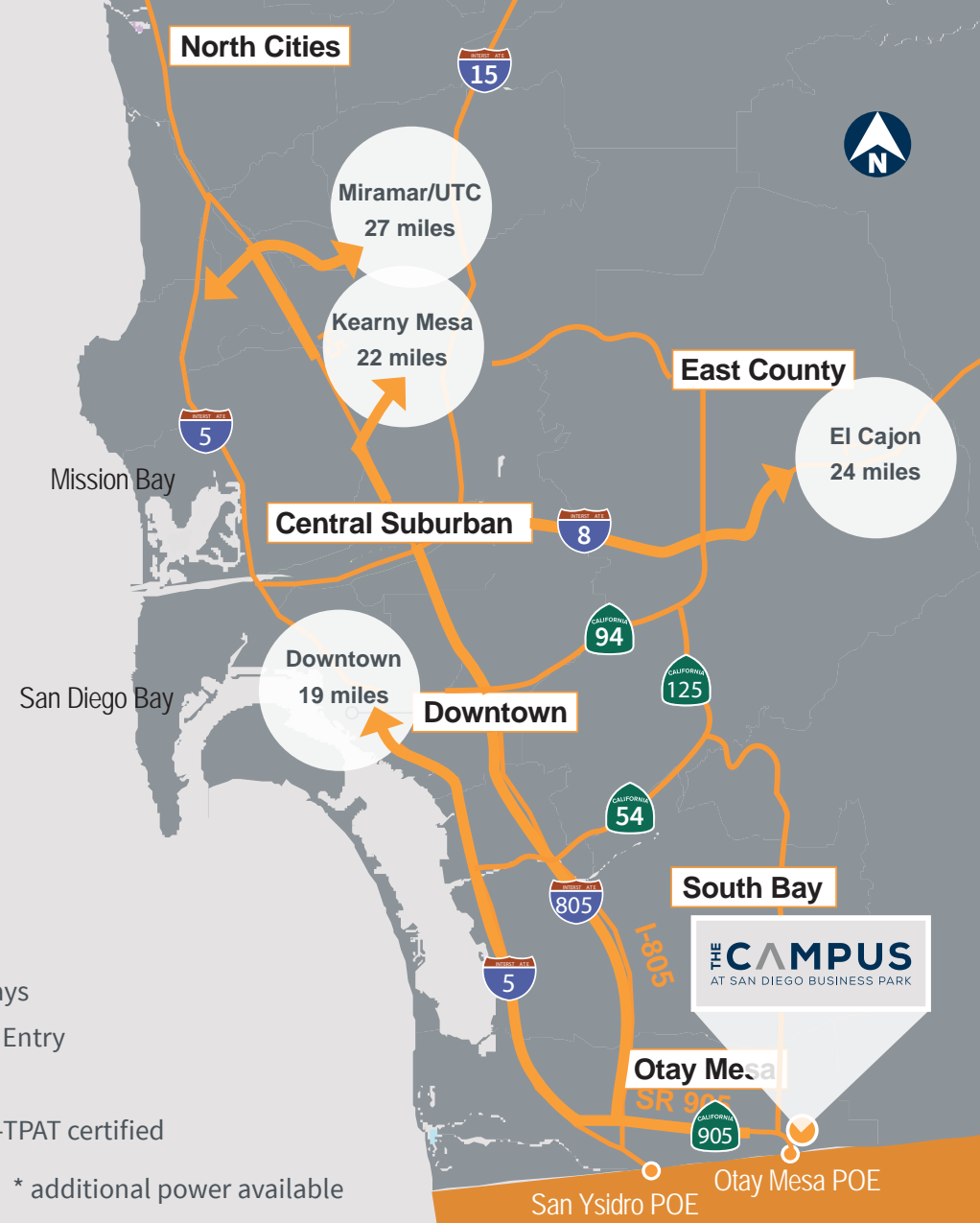




BUILDING 3 - 2065 SANYO ROAD, SAN DIEGO
137,000 SF for lease
Divisible to 39,000 SF
AVAILABLE Q2 2019

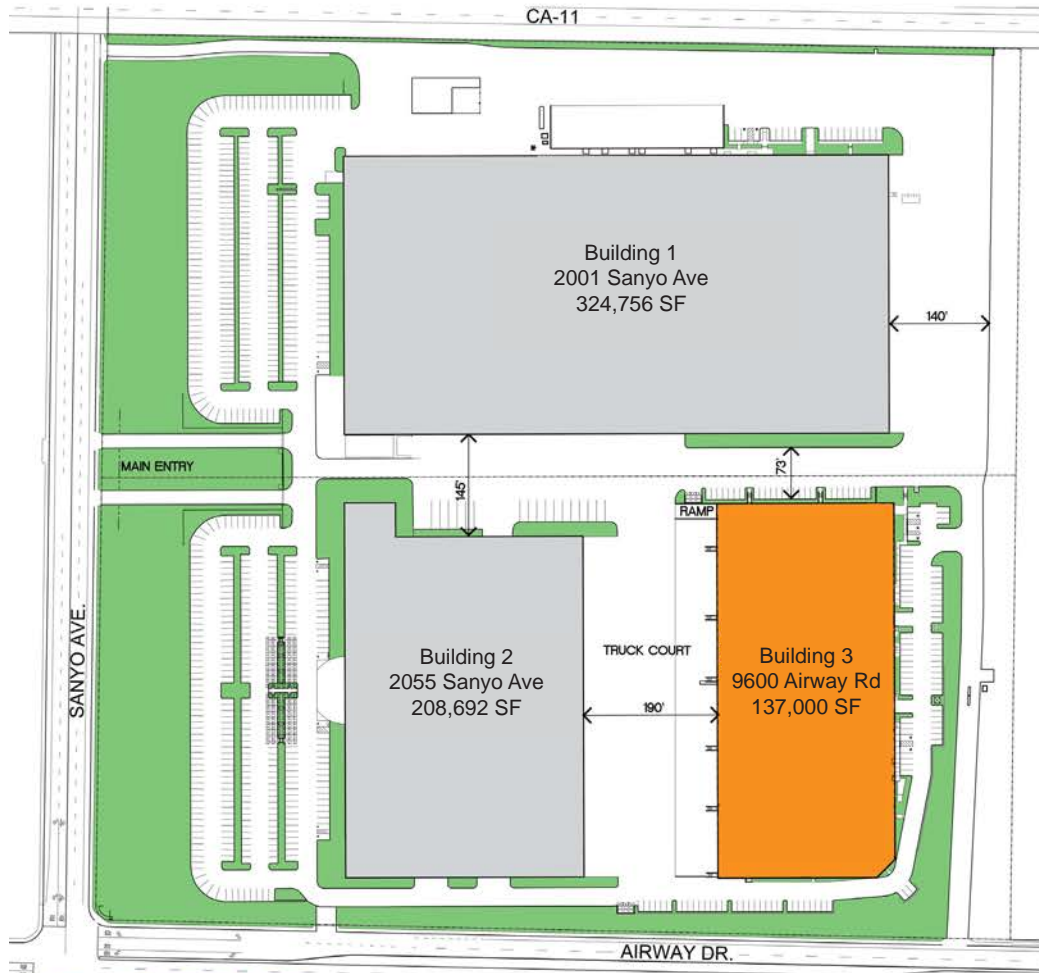
BUILDING 3 FEATURES

Total Size	137,000 SF
Mezzanine Area	5,000 SF
First Floor Area	132,000 SF
Divisible	39,000 SF
Clear Height	32'
Power	4,000 amps, 227/480 3-phase*
Sprinklers	ESFR
Loading	31 standard dock high doors 10 additional short yard docks available 4 grade level doors
Concrete Truck Yard	190'
Skylights	3%
Typical Column Spacing	50' x 54'; 60' deep dock bay
Completion	Q1 2019
Rent	\$.785 NNN
Operating Expenses	\$.15 psf estimated in year 1
Additional Details	Walking distance to Otay Mesa Border Crossing
Parking	1/1,000
Visibility	Highly visible from the SR-905 and SR-11 freeways
Location	Excellent location 1/4 mile to Otay Mesa Port of Entry with direct access to SR-905 and SR-11
Security	Fully fenced, secured site with onsite security, C-TPAT certified
Total Project Size	670,448 SF



* additional power available

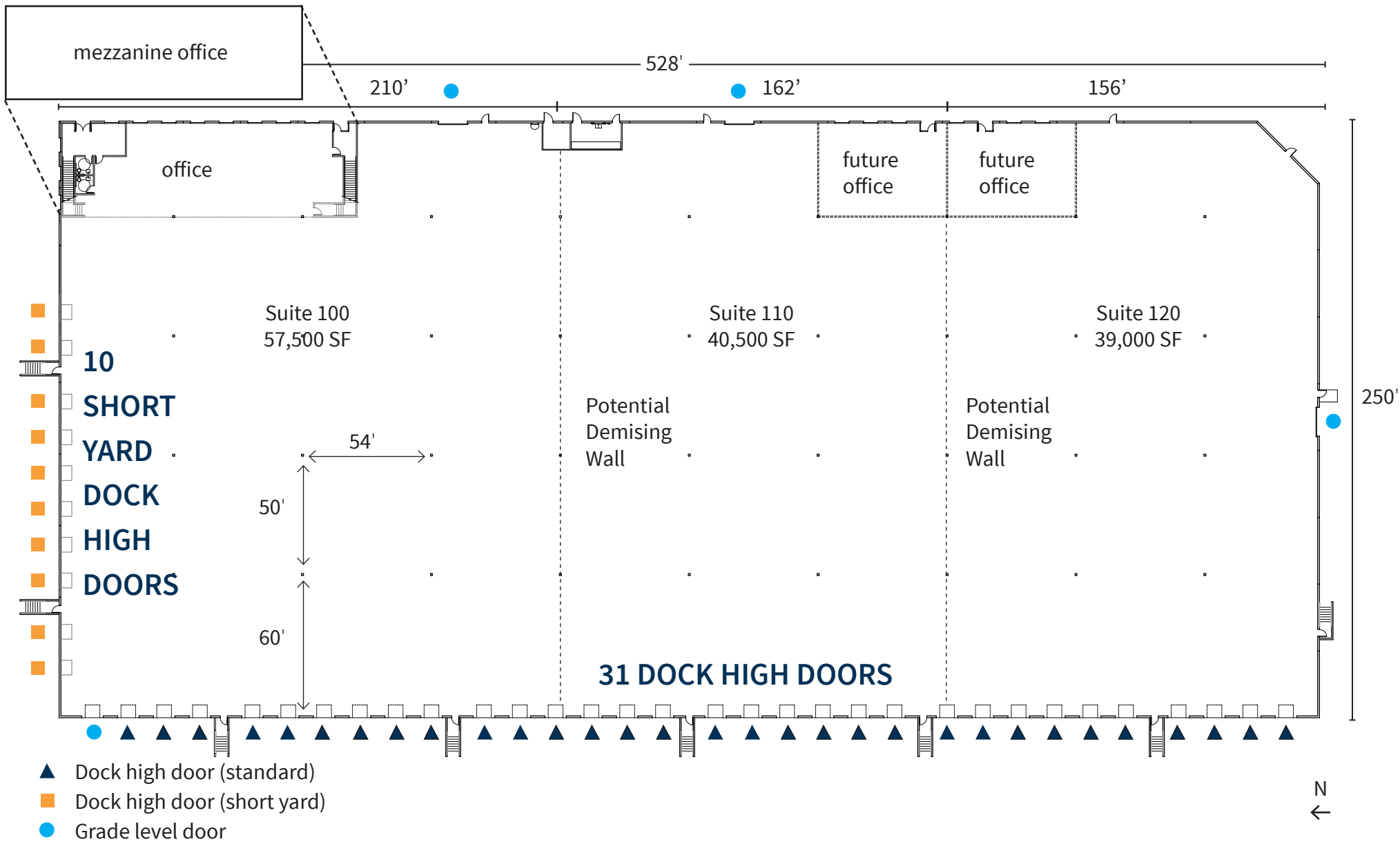
THE CAMPUS SITE PLAN



Building 3

First Floor	132,000 SF
Mezz (expandable)	<u>5,000 SF</u>
Total	137,000 SF
Dock Doors	31
Short Yard Docks	<u>10</u>
Total Docks	41
Grade Doors	4
Dock Ratio	1 / 3,100 SF

BUILDING 3 - 2065 SANYO ROAD, SAN DIEGO
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AVAILABLE Q2 2019



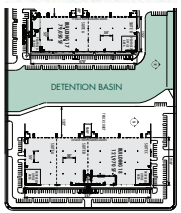


BUILDING 3 - 2065 SANYO ROAD, SAN DIEGO
137,000 SF for lease
Divisible to 39,000 SF
AVAILABLE Q2 2019





SIEMPRE VIVA BUSINESS PARK



INTERNATIONAL BORDER



BROWN FIELD TECHNOLOGY PARK



BAE SYSTEMS

United Technologies

GENERAL DYNAMICS
nosco



BAE SYSTEMS

Solar Turbines
A Caterpillar Company

OM
Owens & Minor

ZEBRA

GENERAL DYNAMICS
nosco

AVERY DENNISON

BROWN FIELD AIRPORT

Honeywell

Johnson & Johnson

CAMELBAK

LA MEDIA ON/OFF RAMP

TJ INTL AIRPORT

CROSS BORDER TERMINAL

FedEx Trade Networks

GENERAL DYNAMICS
nosco

IRON MOUNTAIN

FAT•N

Tyson

ups

BOSE

SHARP

Panasonic

THE CAMPUS
AT SAN DIEGO BUSINESS PARK

OTAY MESA PORT OF ENTRY

SIEMPRE VIVA ON/OFF RAMP

FedEx

ENRICO FERMI ON/OFF RAMP

SAN DIEGO AIRPORT
DOWNTOWN SAN DIEGO



2001 SANYO AVE

2055 SANYO AVE

BUILDING 3

BUILDING 3 - 2065 SANYO ROAD, SAN DIEGO
137,000 SF for lease
Divisible to 39,000 SF
AVAILABLE Q2 2019

Murphy Andy Irwin | 959-410-6376 | Andy Irwin



AT S DI GO U N