



**2225 & 2235  
Avenida Costa Este  
San Diego, CA 92154**

**Property Highlights**

**Zoning:** Otay Mesa Development District, Free Enterprise Zone and Foreign Trade Zone.

**Parking:** 1.21/1,000

**Ceiling Height:** 23' (average)

**Door Sizes:** Dock and Grade-Level Loading

**Availability:** Turn-Key Suites Ready for Immediate Occupancy / Divisible to 8,100 SF

**AIRWAY TRADE CENTER**  
**Base Rent: \$0.75/SF - NNN: \$0.19 PSF**

Airway Trade Center is an Industrial Warehouse Plaza conveniently located minutes from the International Border, within the Otay Mesa Development District, Free Enterprise Zone and Foreign Trade Zone, totaling 122,102 Square Feet.

Airway Trade Center offers both dock and grade level loading, 23' ceilings, an asphalt parking lot with a 1.21/1,000 square foot parking ratio, HVAC, cold storage and on-site maintenance.



# AIRWAY TRADE CENTER

## AVAILABLE SPACE AS OF MARCH 2020

**\*Net charges are estimated at \$0.19 PSF.**

2225 AVENIDA COSTA ESTE							
SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF-NNN
1000/ 1200/ 1600	Leased	40,195	5,706	1	7	23'	X
1800	Leased	12,181	1,800	0	2	23'	X
1700	Available	10,433	1,800	0	2	23'	\$0.75
2300	Available	10,540	Shell	0	3	23'	\$0.75

2235 AVENIDA COSTA ESTE							
SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF-NNN
100	Leased	8,100	1,750	2	0	23'	X
200	Leased	8,076	748	1	1	23'	X
400	Available	20,000	Shell/ BC	1	4	23'	\$0.75
600	Available	10,396	4,284	4	0	23'	\$0.75





# FOR LEASE | 8-40,00 SF AIRWAY TRADE CENTER

D = Dock  
G = Grade/ Ramp

