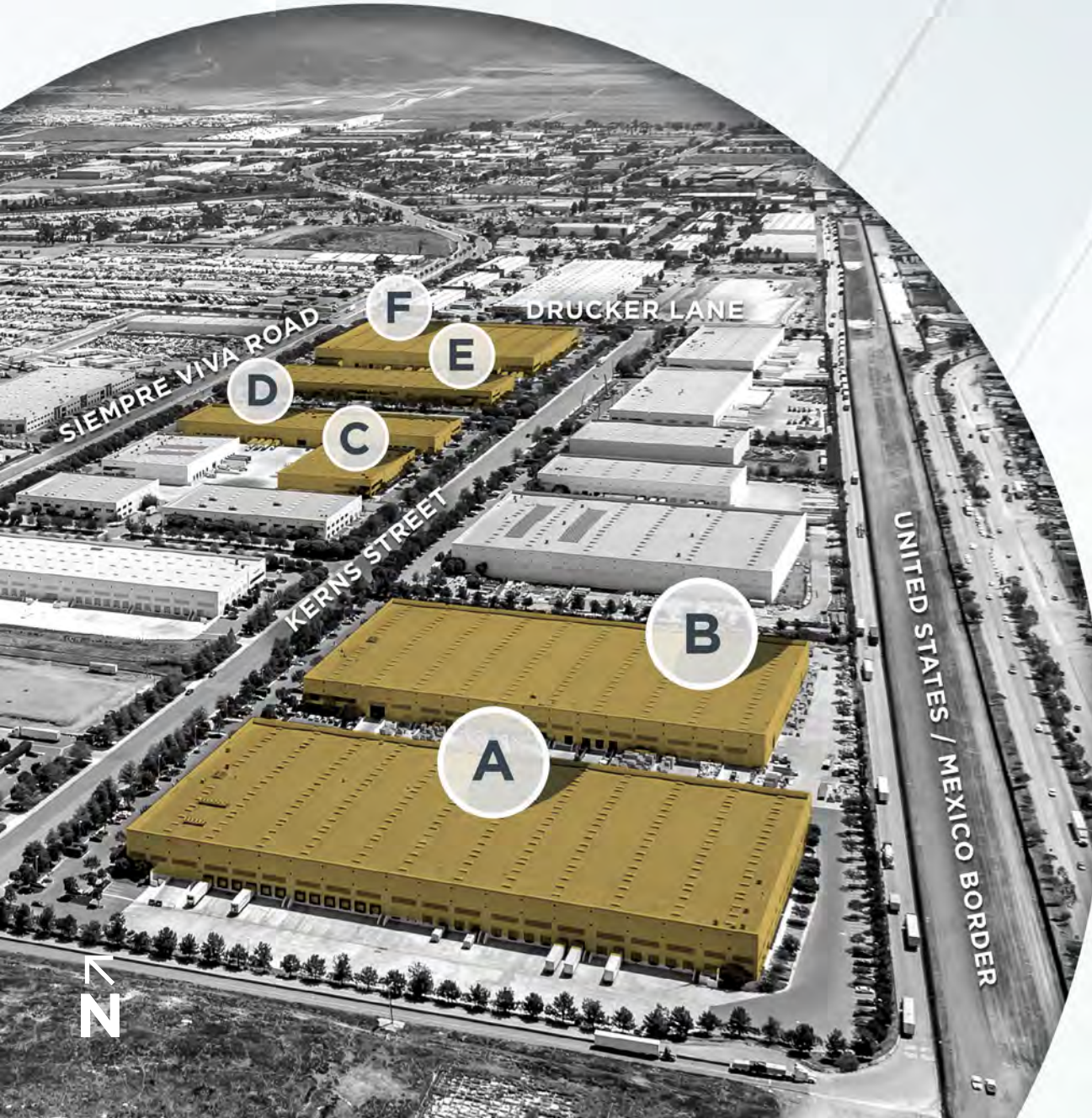


PROPERTY AERIAL



A 8409 KERNS STREET
• RSF - 248,269
• Clear Height - 36'-38'
100% LEASED

B 8511 KERNS STREET
• RSF - 225,763
• Clear Height - 32'-34'
100% LEASED

C 8690 KERNS STREET
• RSF - 57,509
• Clear Height - 24'-26'
100% LEASED

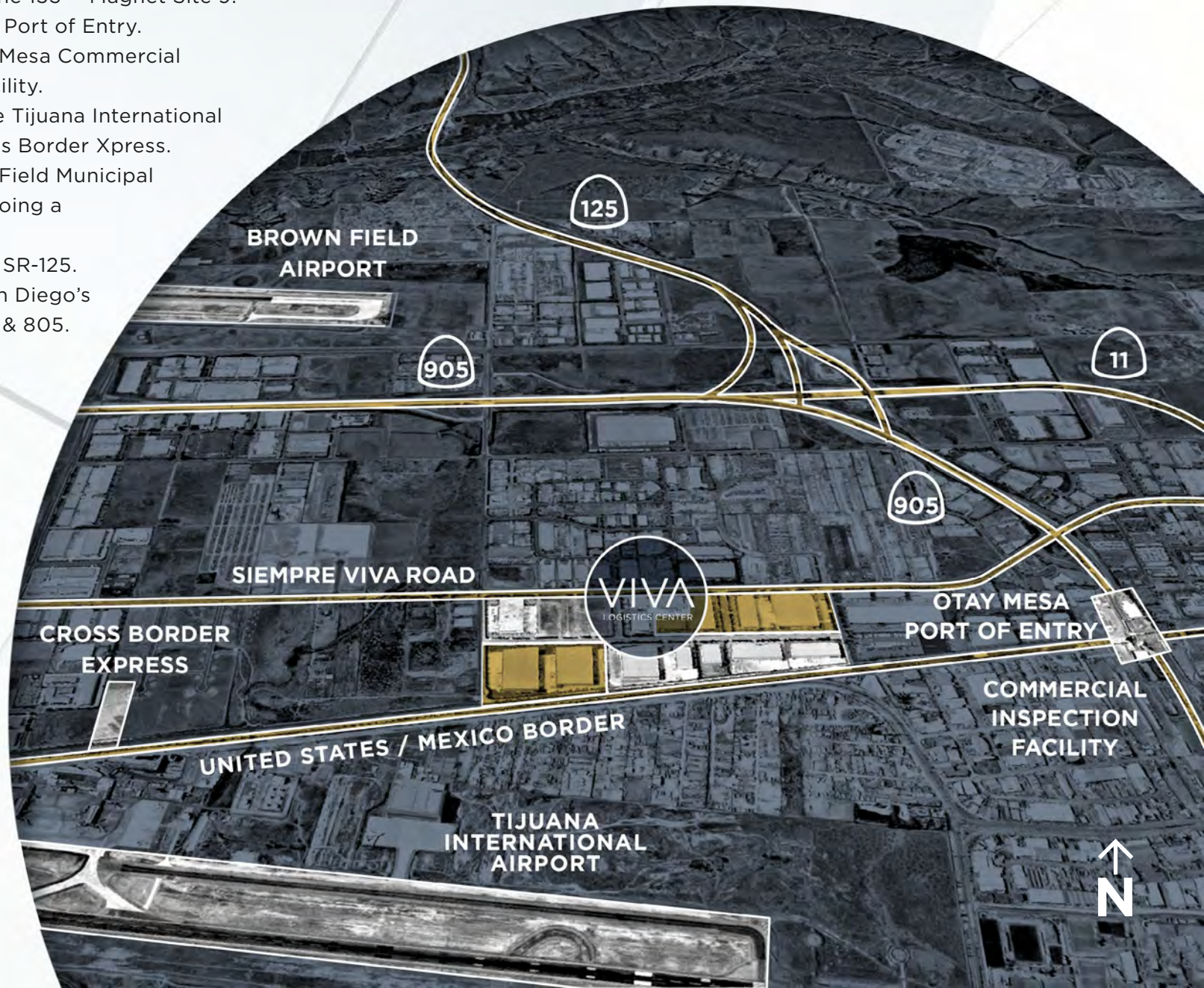
D 2660 SARNEN STREET
• RSF - 119,700
• Clear Height - 24'-26'
OFFICE SUITE AVAILABLE

E 8863 SIEMPRE VIVA ROAD
• RSF - 112,430
• Clear Height - 24'-26'
100% LEASED

F 9043 SIEMPRE VIVA ROAD
• RSF - 258,053
• Clear Height - 32'-36'
AVAILABLE

LOCATION

- Within Foreign-Trade Zone 153 - Magnet Site 9.
- 0.5 mile from Otay Mesa Port of Entry.
- 1.5 Miles from CHP Otay Mesa Commercial Vehicle Enforcement Facility.
- Less than a mile from the Tijuana International Airport through the Cross Border Xpress.
- Minutes from the Brown Field Municipal Airport currently undergoing a major renovation.
- One mile from SR-905 & SR-125.
- Convenient access to San Diego's major Interstates 5, 8, 15 & 805.

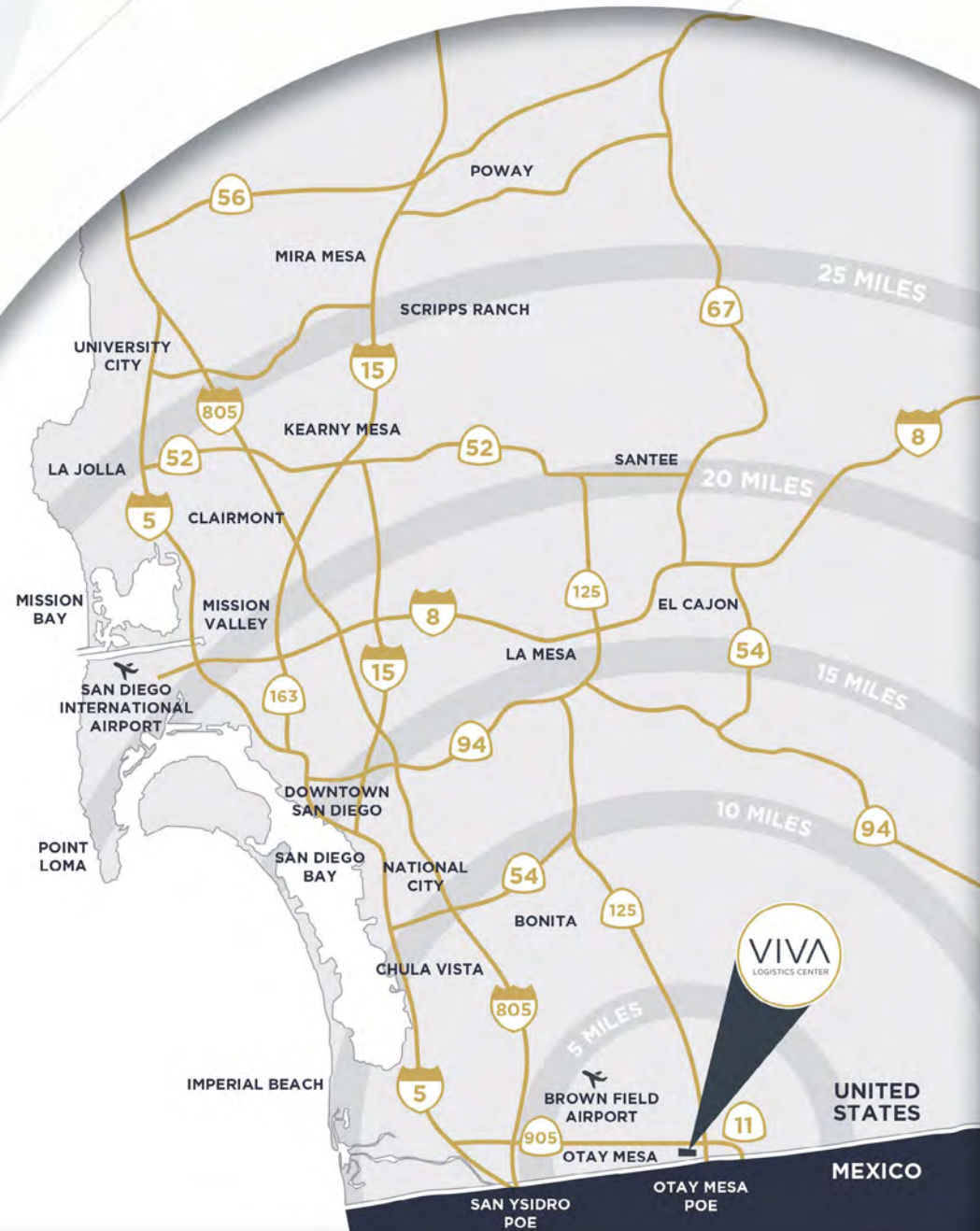


OVERVIEW

Viva Logistics Center is a six-building Class A industrial project comprised of 1,021,724 square feet within the highly desirable Otay Mesa submarket of San Diego.

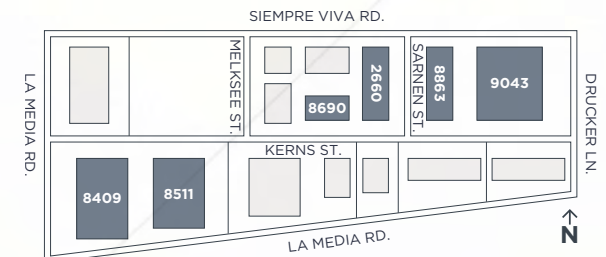
FEATURES

- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- Ample Parking
- IBT-1-1 Zoning
- 24' - 38' Clear height
- Energy efficient LED exterior lighting
- ESFR & ESFR ready fire suppression



CURRENT AVAILABILITY

	SUITE	SQ.FT	OFFICE %	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
9043 SIEMPRE VIVA ROAD	100 - 120	186,595	6,930 SF (4%)	\$0.90 - \$0.95 NNN	29	1	Divisible to ~ 57,000 SF. ESFR Sprinklers. Fully secured truck court. Trailer parking / private yard
2660 SARNEN STREET	200	4,646	4,579 SF (100%)	\$1.00 - \$1.25 NNN	N/A	N/A	Office Available Now
8690 KERNS STREET	100% LEASED						
8409 KERNS STREET	100% LEASED						
8511 KERNS STREET	100% LEASED						
8863 SIEMPRE VIVA ROAD	100% LEASED						



9043 SIEMPRE VIVA ROAD

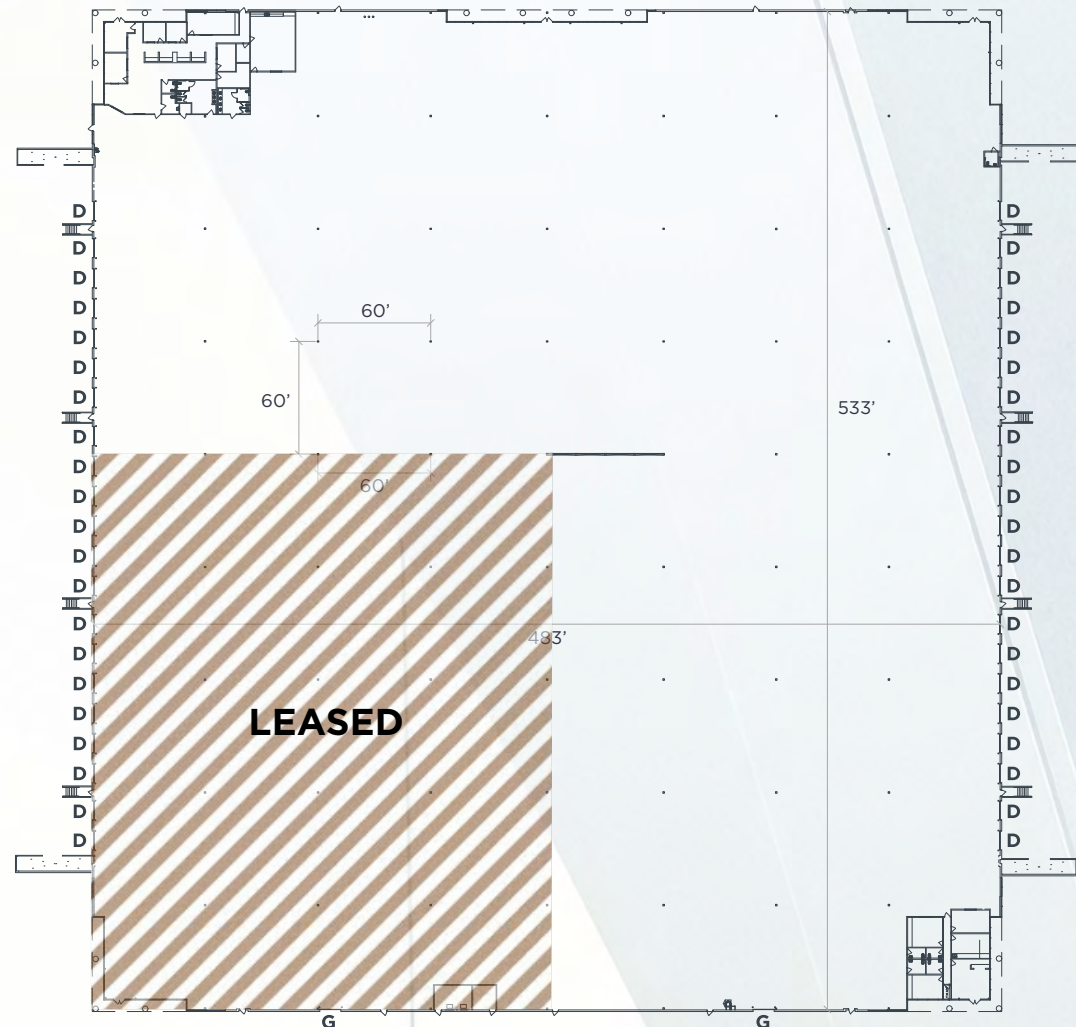
SUITE	TOTAL SF	LEASE RATE	COMMENTS
100 - 120	186,595	\$0.90 - \$0.95 NNN	Approximately 6,930 SF Office (4%) split between 2 pods (4,868 SF & 2,062 SF), 29 dock doors, 1 grade doors, ESFR Sprinklers, Fully secured truck court, trailer parking / private yard

- 186,595 square feet
- 32' - 36' Warehouse Clear Height
- Built 2003
- 60' x 60' Column Spacing
- Foundation: Cast-in-place, concrete, perimeter, wall-footings with 6" Concrete Slab
- Building Depth 483'
- 283 Parking Stalls
- Docks High Doors: 29, Grade Level Doors: 1
- 29 Hydraulic Pit Levelers
- Fire Protection: Early Suppression Fast Response (ESFR) sprinkler systems; K-17 and K-22 heads
- 3 phase / 4 wire service with 4,000 amps of 277 / 480 volt
- Dock Door / Floor Ratio: 1 door per 6,144 SF
- Fully secured truck court with guard shack



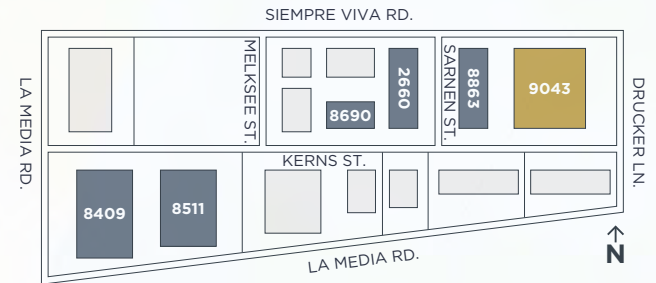
LEGEND

D = Dock Height Doors **G** = Grade Level Loading Door

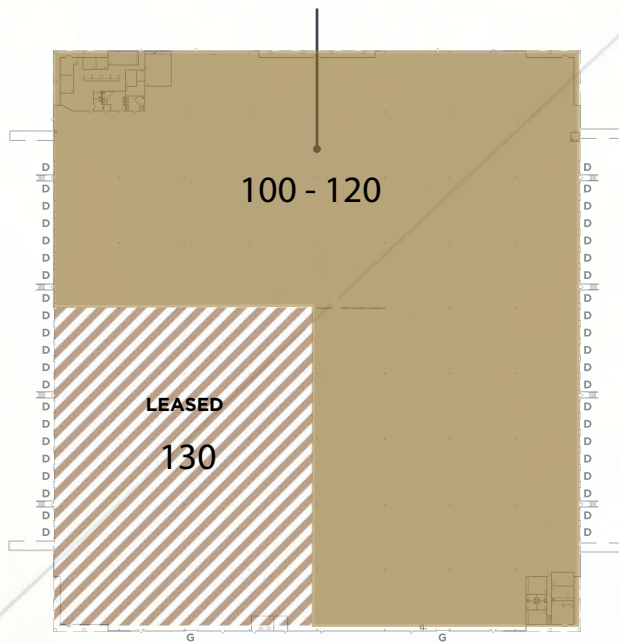


9043 SIEMPRE VIVA ROAD

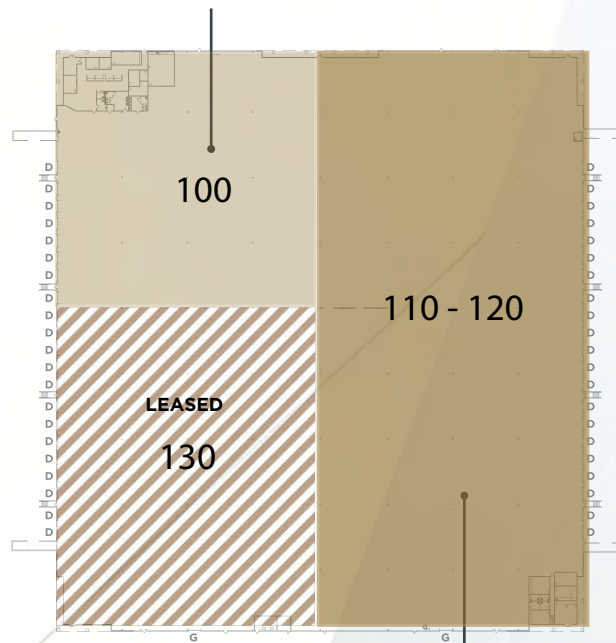
DEMISING PLANS



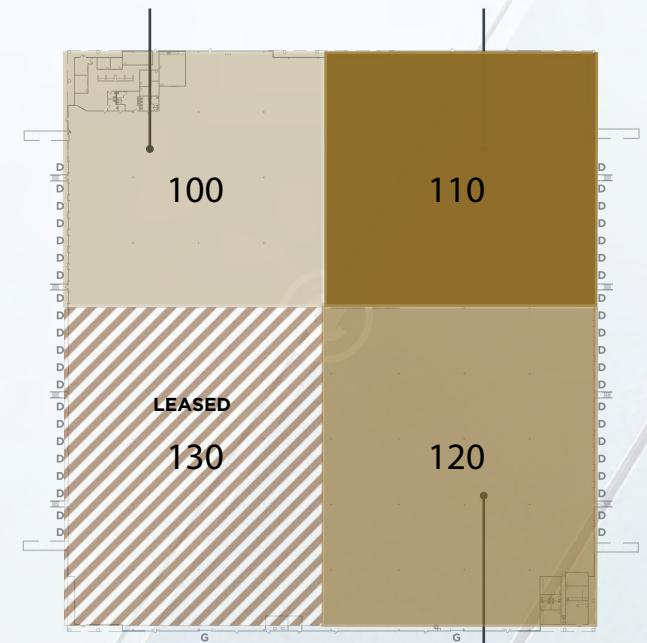
TENANT 1
186,595 RSF
29 HIGH DOCK DOORS



TENANT 1
57,348 RSF
8 HIGH DOCK DOORS



TENANT 1
57,348 RSF
8 HIGH DOCK DOORS

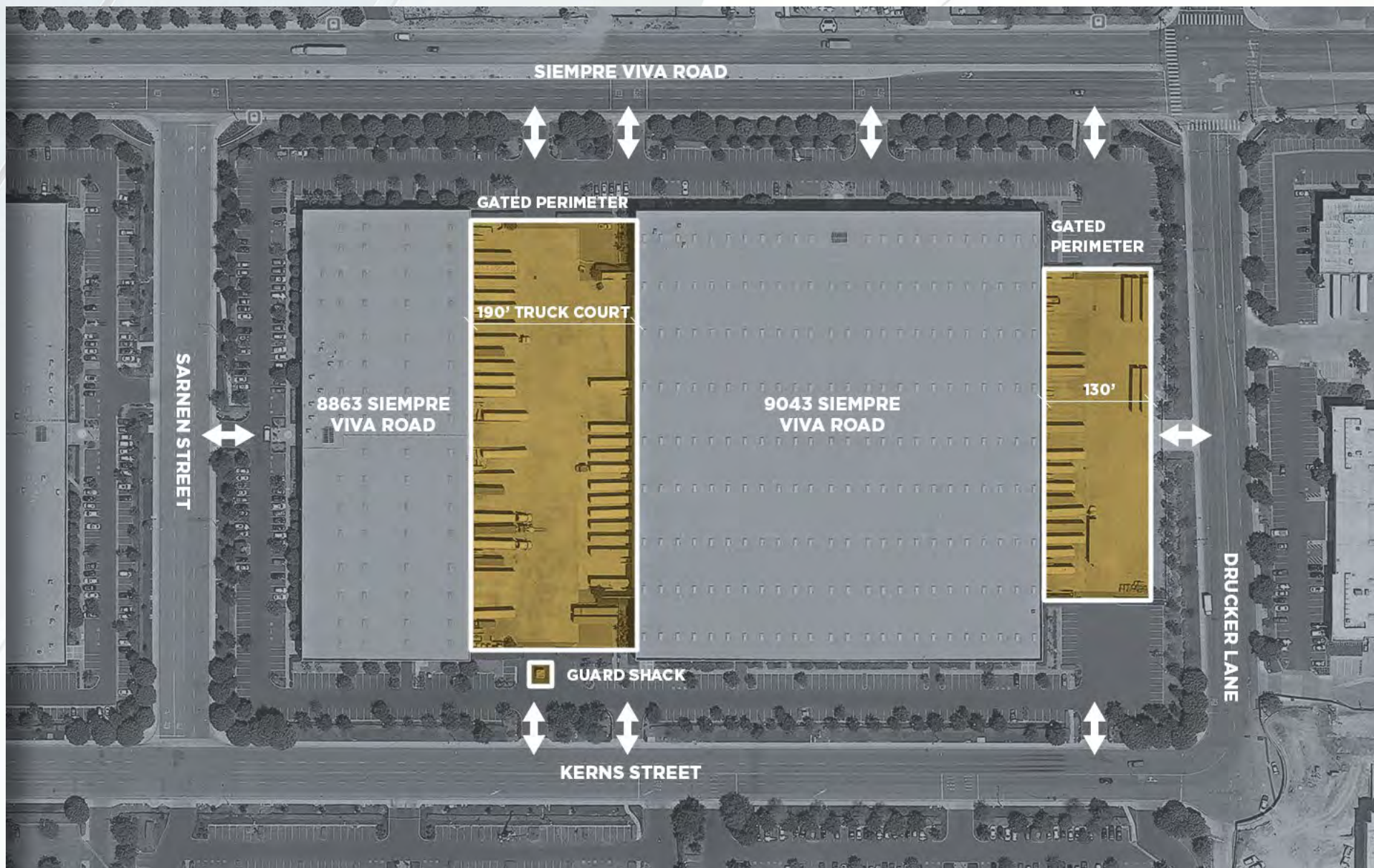


TENANT 2
57,331 RSF
8 HIGH DOCK DOORS

TENANT 2
129,247 RSF
21 HIGH DOCK DOORS
1 GRADE LEVEL DOOR

TENANT 3
71,916 RSF
13 HIGH DOCK DOORS
1 GRADE LEVEL DOOR

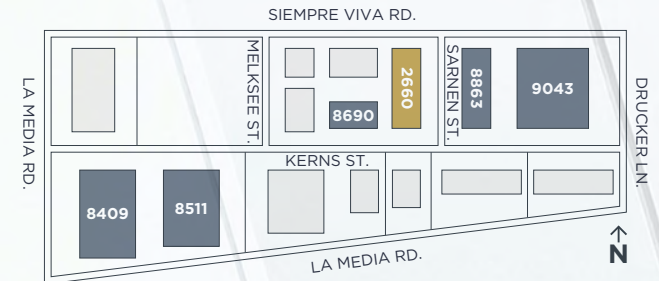
TRUCK COURT ACCESS



2660 SARNEN STREET

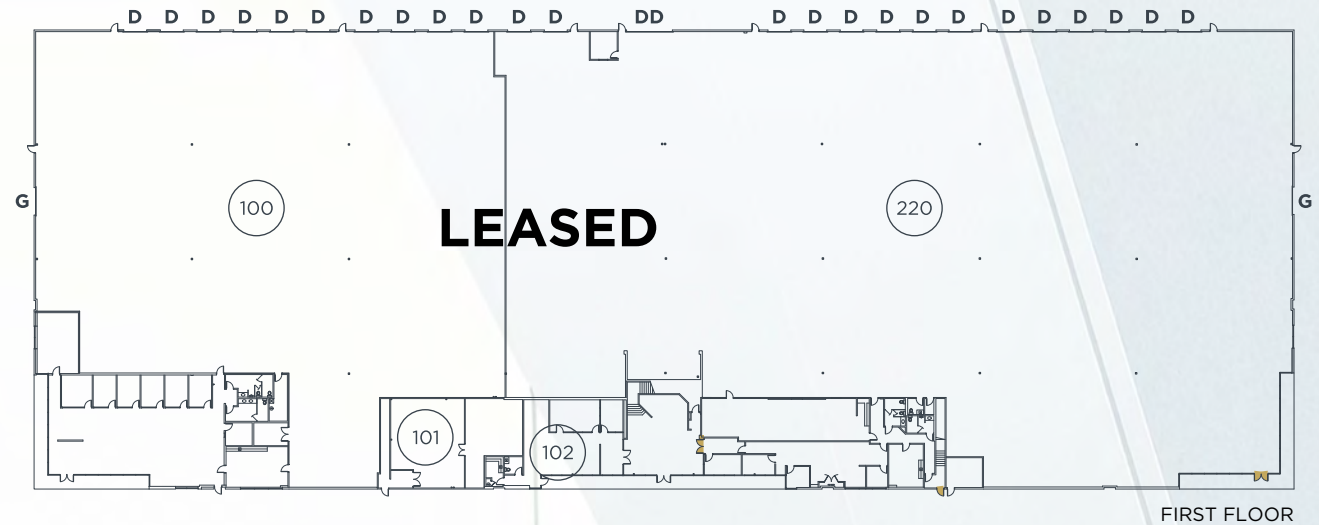
SUITE	TOTAL SF	LEASE RATE	COMMENTS
200	4,646	\$1.00 - \$1.25 NNN	100% Office, Five Private Offices, Conference Room, Break Room, Storage Room

- Built 2001
- 119,700 Square feet
- 24' - 26' Minimum clear height
- 50' x 68' Column spacing
- 181 Parking stalls
- Dock High Doors: 24
- Grade Level Doors: 2
- Fire Protection: Fully sprinklered
- .50/2,000 GPM
- Electrical: 3-phase service with 2,000 amps of 277 / 480 volt



LEGEND

- D** = Dock Height Doors
- DD** = Double-Wide Dock Height Loading Doors
- G** = Grade Level Loading Door



RECENT PROJECT ENHANCEMENTS



BUILDING MONUMENT AND WAYFINDING SIGNAGE



SUSTAINABLE LANDSCAPE DESIGN



NEW ROOFS

MODERN PAINT SCHEME

VIVA LOGISTICS CENTER

