

OTAY RIVER BUSINESS PARK

- » Multi-Tenant Warehouse/Distribution & Manufacturing Space For Lease
- » 2890 Faivre Street: 43,500 SF Multi-Tenant Distribution Space (7,250 SF Unit Available)
- » 2970 Faivre Street: 50,900 SF 100% Leased
- » Part of a 33.5 Acre Master Planned Industrial Project
- » State of the Art Industrial Buildings
- » Central Chula Vista Location
- » Easy Access to I-5 & I-805 via Main Street
- » Project is located in an Opportunity Zone (potential tax advantage)

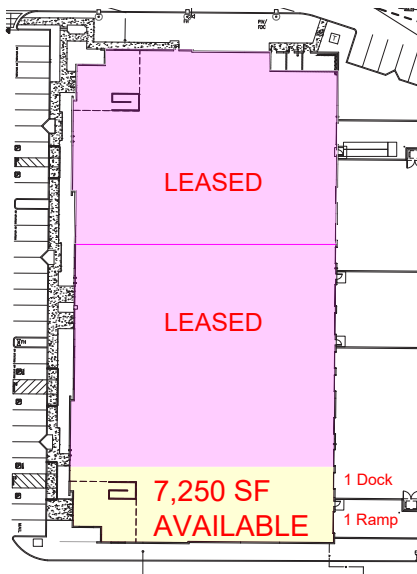
**MASTER PLANNED
BUSINESS PARK**



**BUILDINGS COMPLETED AND
AVAILABLE**

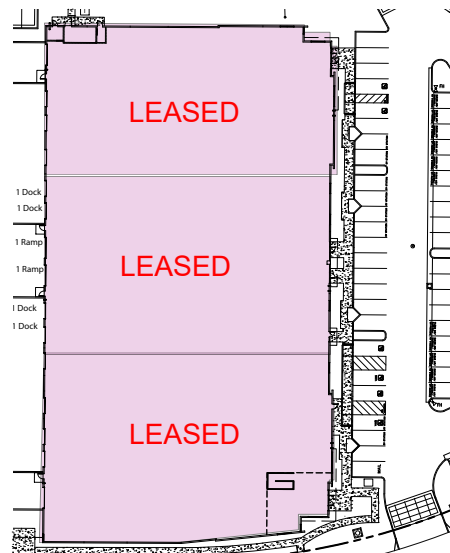
2890 FAIVRE STREET

- » 43,500 SF Freestanding Building
- » 7,250 SF Unit Available For Lease (includes a ±980 SF Mezzanine)
- » 1,000+ Amps of 277/480 Volt Power Available
- » (1) 9'x10' Dock Door and (1)12'x14' Ramp Loading Door
- » 2.2/1,000 Parking Ratio
- » 24' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Asking Lease Rate \$1.05 NNN (with \$10/SF for Tenant Improvement Allowance (TIA) for basic office build-out)



2970 FAIVRE STREET

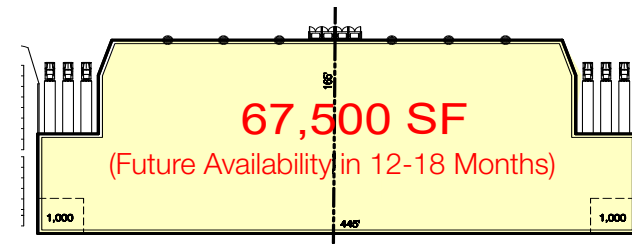
- » 50,900 SF Freestanding Building
- » 100% Leased



BUILDING C

FUTURE AVAILABILITY

- » 67,500 SF Proposed Freestanding Building
- » Divisible to 33,750 SF Units
- » 2,000 Amps of 277/480 Volt Power
- » 2.5/1,000 Parking Ratio
- » 24' Ceiling Clear Height
- » Skylights Throughout
- » ESFR Ready Sprinklers
- » Six (6) Dock Doors and Six (6) Grade Level Loading Doors
- » Available as a Build-to-Suit for Lease in 12-18 Months
- » Plan can be Modified to Accommodate Specific Build-to-Suit Specs
- » Lease Rate: TBD





SITE PLAN - 2890 & 2970 BUILDINGS

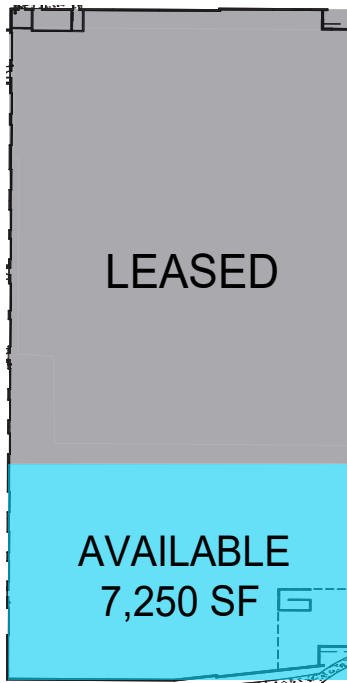


- Leased
- Available

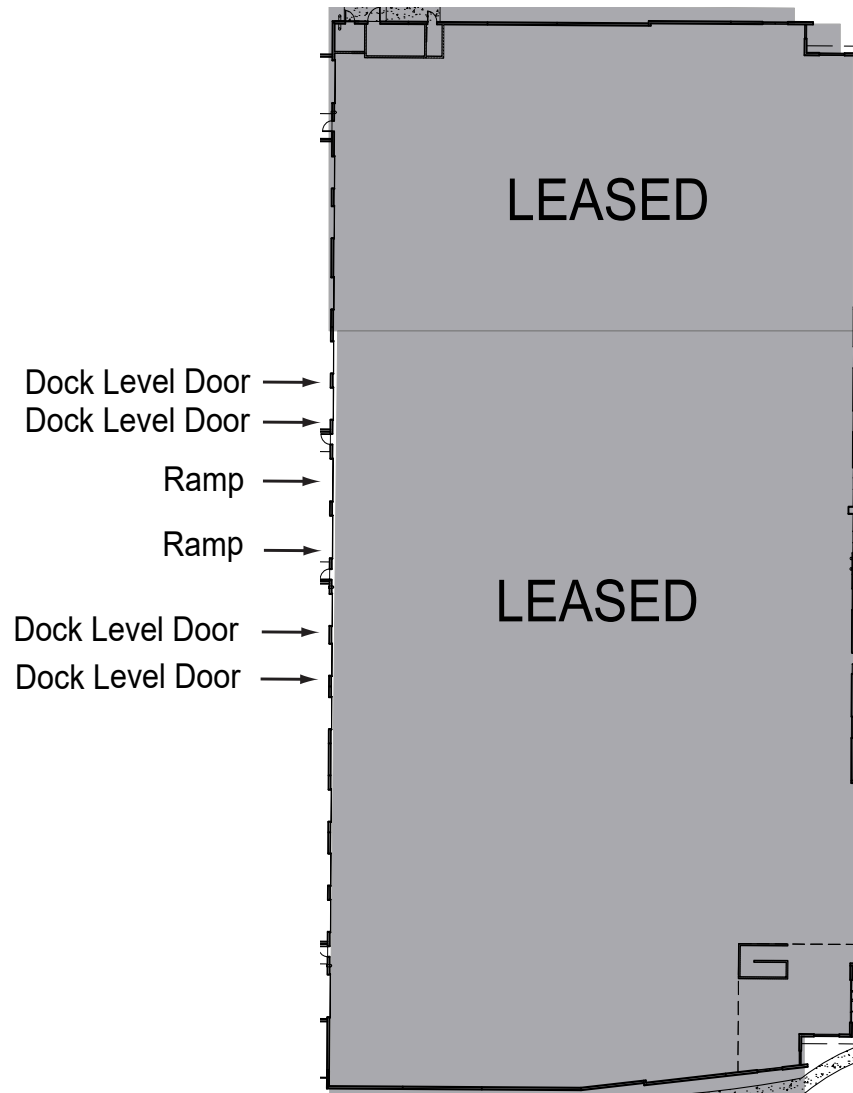
AVAILABILITY MATRIX 2890 AND 2970 FAIVRE STREET

Availability Matrix

Square Footage	Dock(s)	Ramp(s)	Office
7,250 SF	1	1	\$10/ SF TIA (Shell Condition)



2890 Faivre Street



2970 Faivre Street

CONCEPT SITE PLAN - BUILDING C

