



OTAY MESA, CALIFORNIA

INTERNATIONAL BUSINESS CENTER

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- Seven (7) buildings totaling approximately 517,000 s.f. + 9.9 acre truck yard
- Fast Access:
 - Brand new 905 completion
 - The closest industrial park to the truck inspection terminal
- Cost Effective Rents
- Flexibility to grow with your company
 - Space available from 1,800 s.f. - 97,963 s.f.

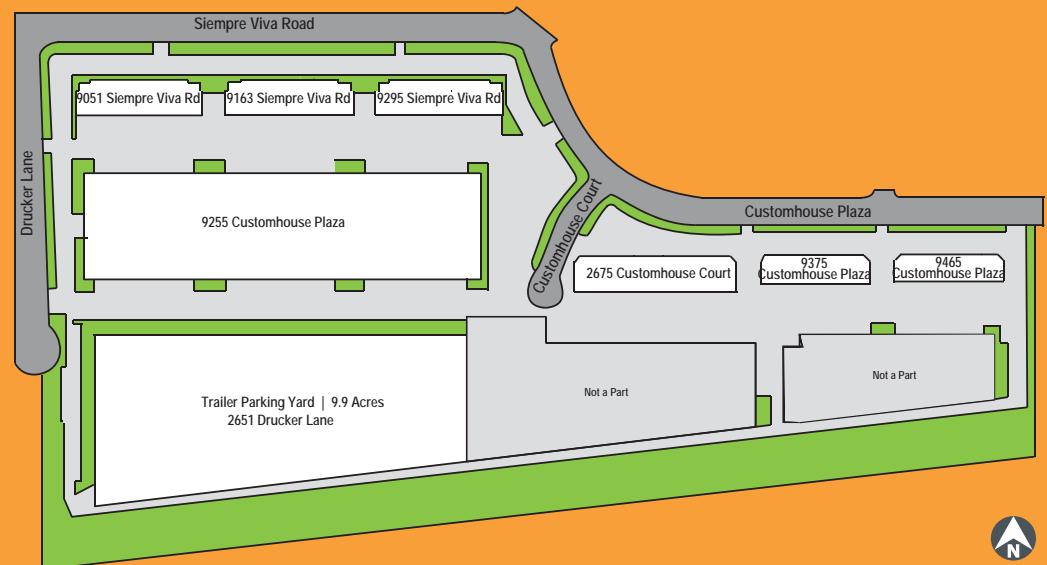
INTERNATIONAL BUSINESS CENTER

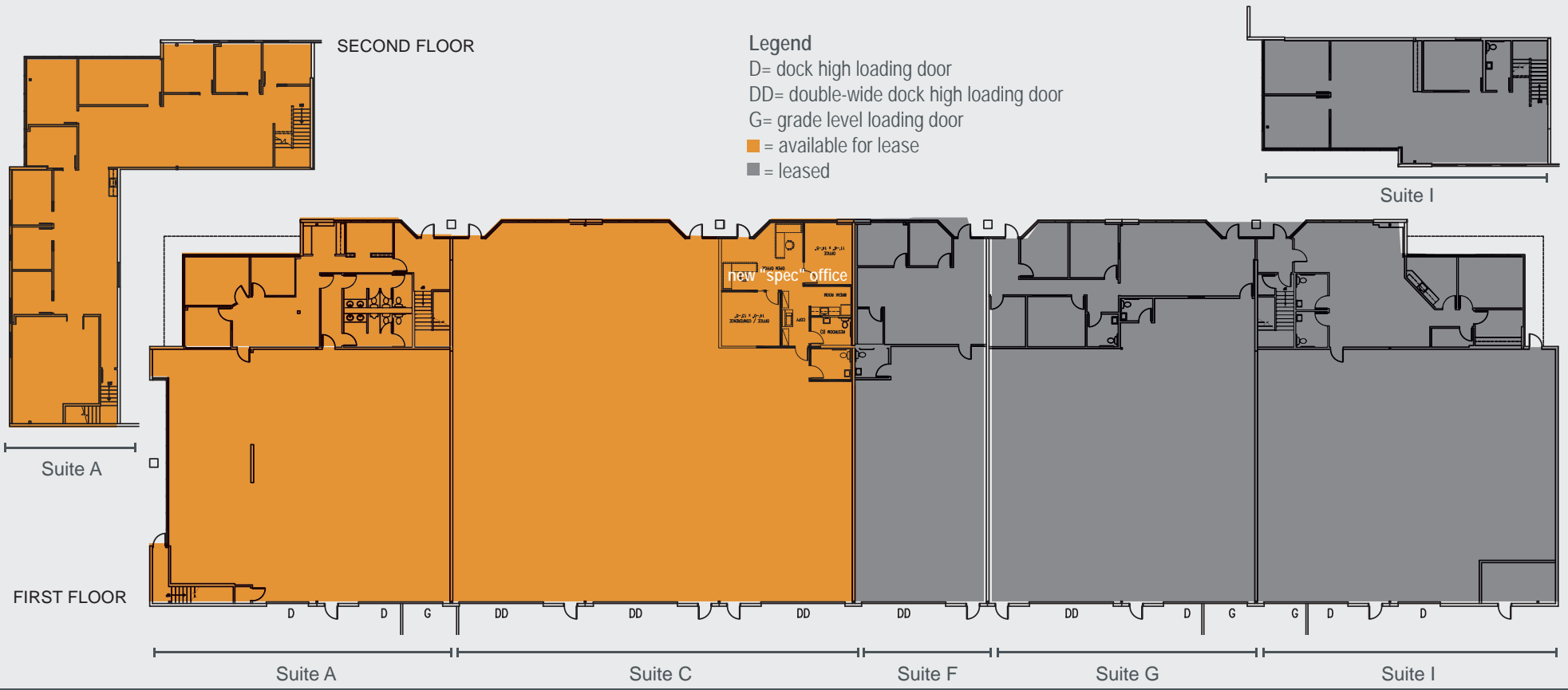


2675 Customhouse Court; 9255, 9375, 9465, 9485 Customhouse Plaza; 9051, 9163, 9295 Siempre Viva Road & 2651 Drucker Lane

Property features

- Otay Mesa's most flexible warehouse property that can accommodate tenants between 1,800 and 97,963 s.f.
- Office suites ranging from 1,800 s.f. to 5,560 s.f.
- Parking ratio of 2.12/1,000 s.f.
- 24'-26' clear heights in warehouse
- Column spacing
 Building 9: 46' x 54'
 Buildings 1-4; 6-8: 31' x 61'
- 9.9 acre fenced, paved and lighted truck trailer storage yard on-site (2651 Drucker Lane)



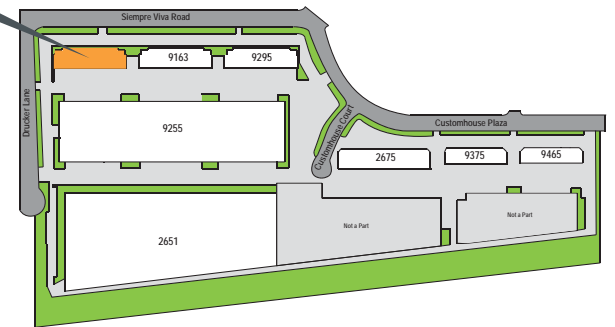


9051 Siempre Viva Road

Available Industrial Suites

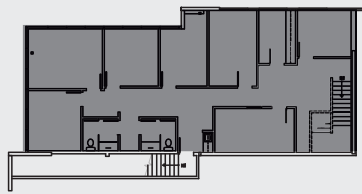
9051 Siempre Viva Road

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	10,097	5,680 (56%) 1st flr: 1,993 2nd flr: 3,630	4,471 (44%)	\$0.55 NNN	2	1	Now
C	8,907	890 (10%) 1st flr only	Approx. 8,017 (90%)	\$0.55 NNN	6	0	Now



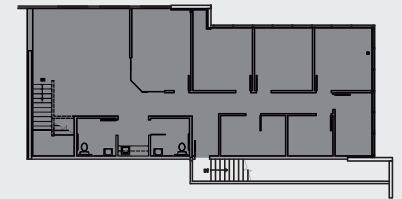
Operating Expenses: Currently estimated to be \$0.18/s.f./month



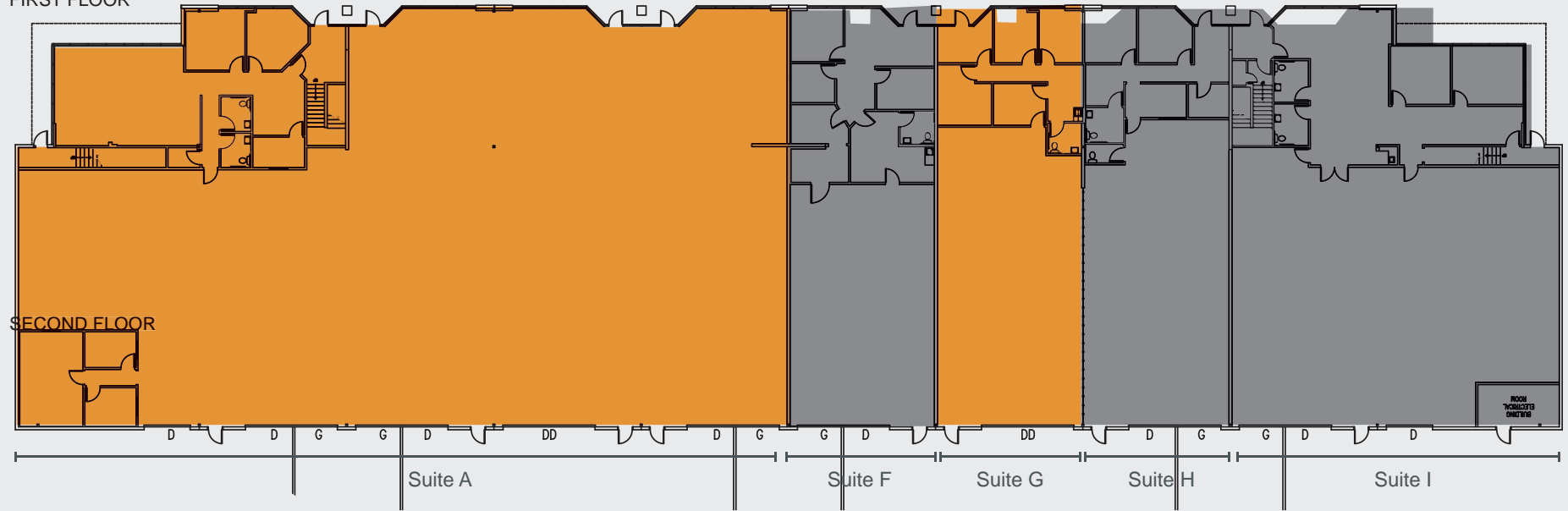


Legend

- D= dock high loading door
- DD= double-wide dock high loading door
- G= grade level loading door
- = available for lease
- = leased



FIRST FLOOR



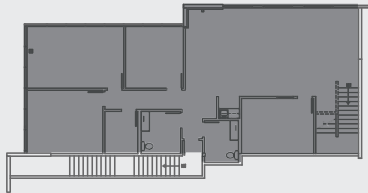
9163 Siempre Viva Road

Available Industrial Suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	17,659	5,087 (29%)	12,482 (71%)	\$0.55 NNN	6	3	Now
G	2,974	903 (30%) 1st floor only	2,054 (70%)	\$0.55 NNN	2	0	Now

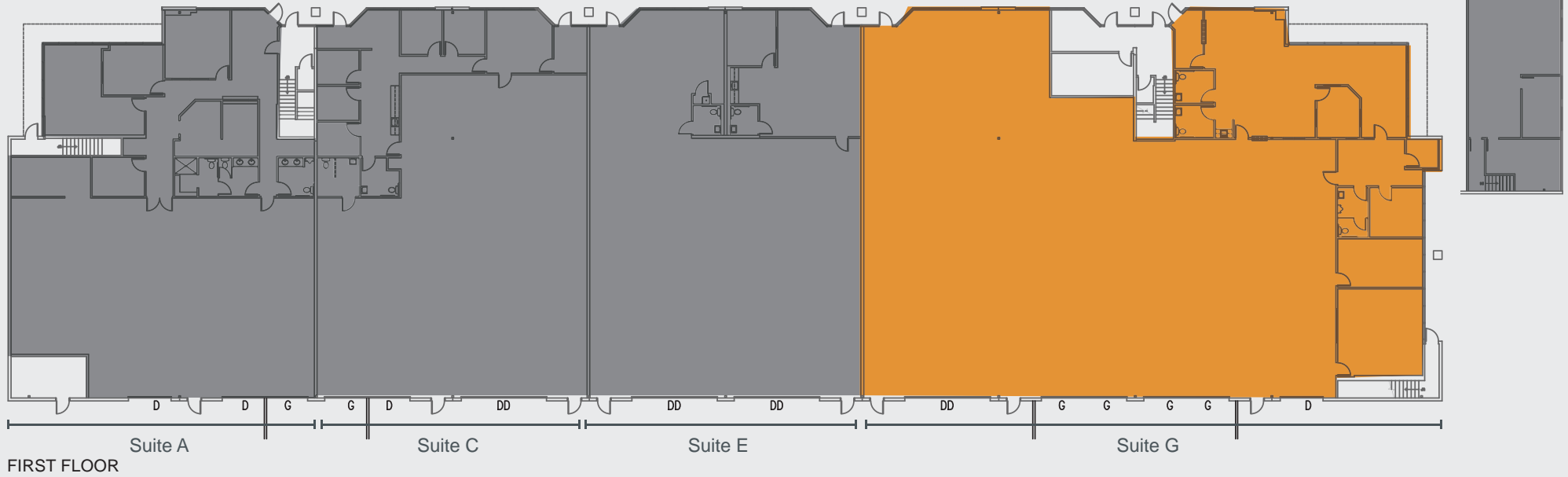


SECOND FLOOR



Legend

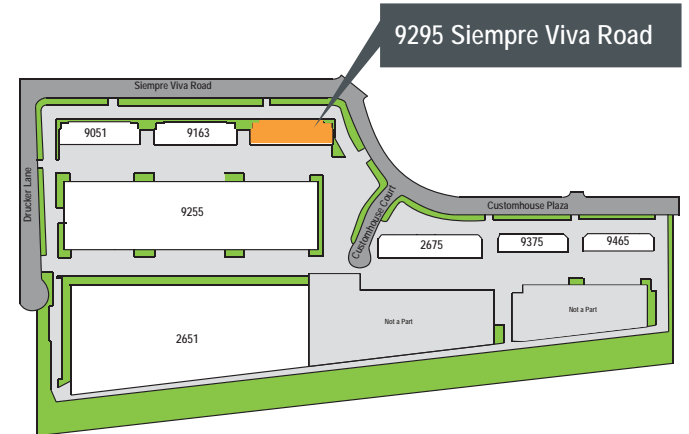
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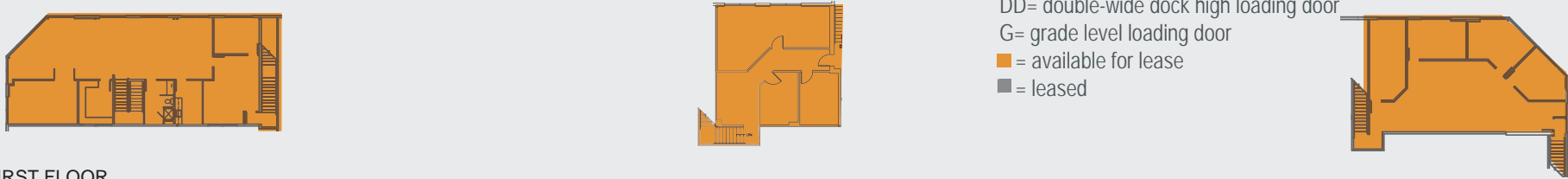
9295 Siempre Viva Road

Available Industrial Suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
G	11,669	3,237 (28%) 1st flr only	8,366 (72%)	\$0.55 NNN	3	4	Now



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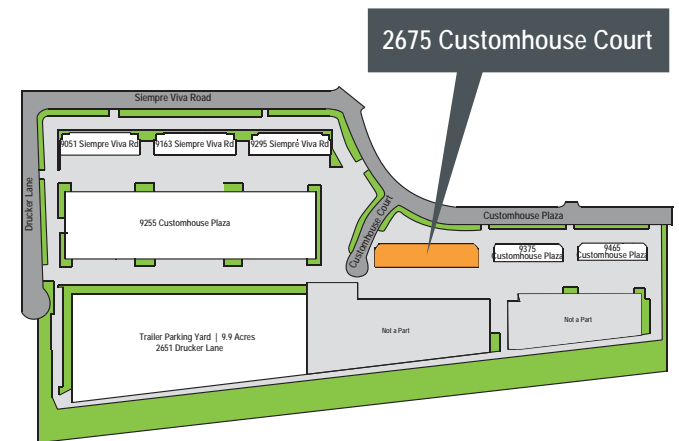
FIRST FLOOR



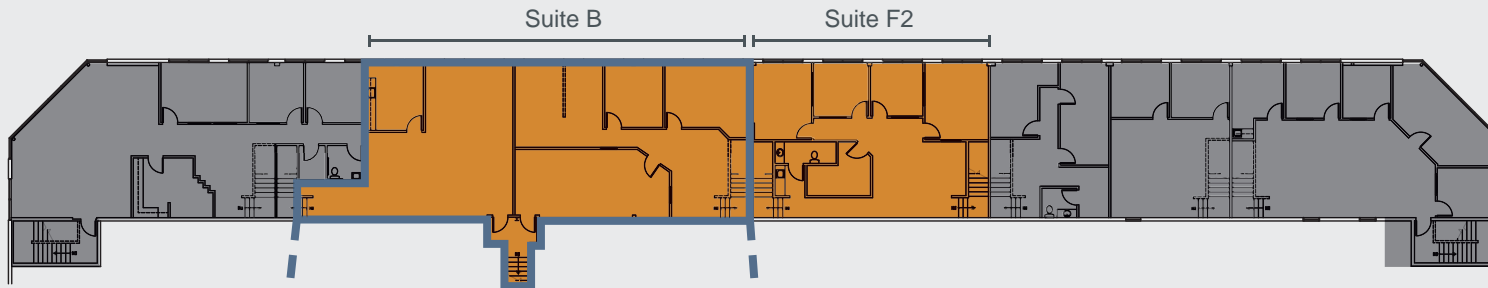
2675 Customhouse Court

Available Industrial Suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	18,827	8,158 (43%) 1st flr: 5,669 2nd flr: 2,489	10,585 (57%)	\$0.55 NNN	7	2	Now
F	8,746	2,736 (32%) 1st flr: 1,677 2nd flr: 1,059	5,971 (68%)	\$0.55 NNN	2	2	Now
J	13,684	5,468 (40%) 1st flr: 3,801 2nd flr: 1,667	8,155 (60%)	\$0.55 NNN	6	1	Now

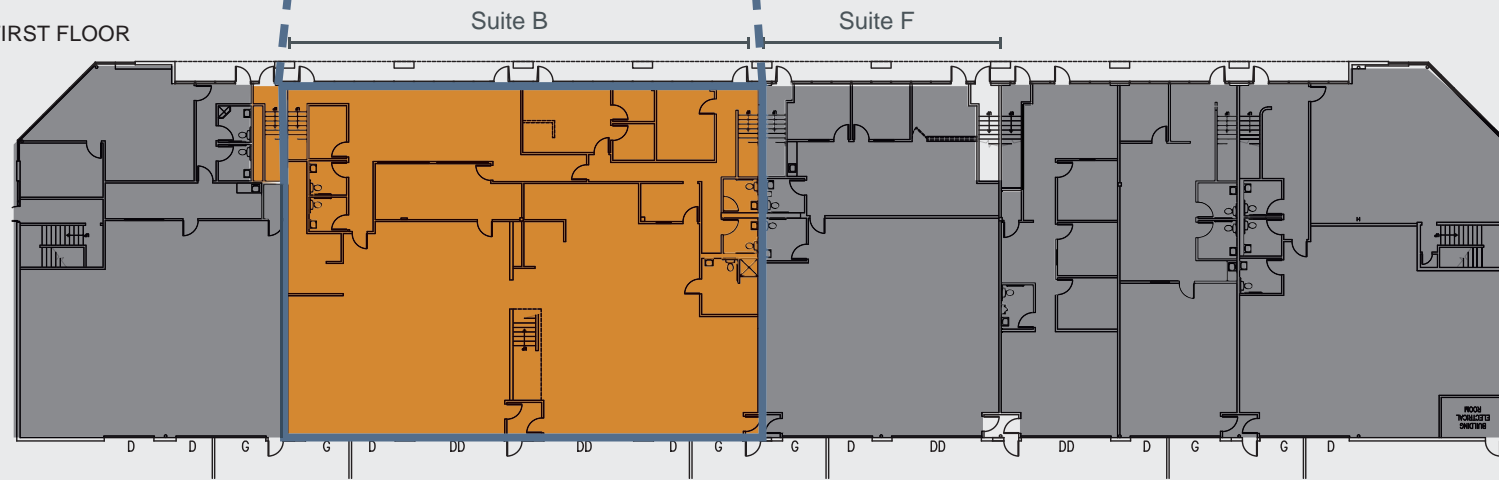


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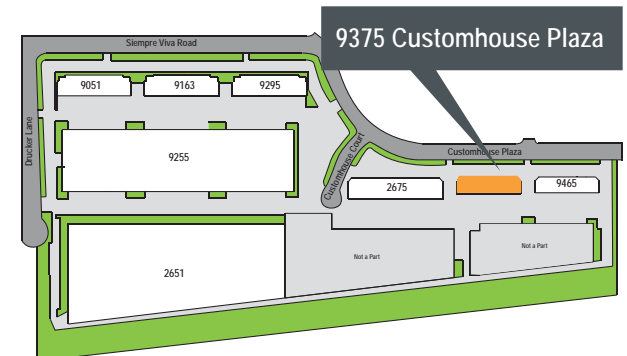
9375 Customhouse Plaza

Available industrial suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
B	10,018	6,056 (60%) 1st flr: 3,356 2nd flr: 2,700	3,924 (40%)	\$0.55 NNN	6	2	Now

Available office suites

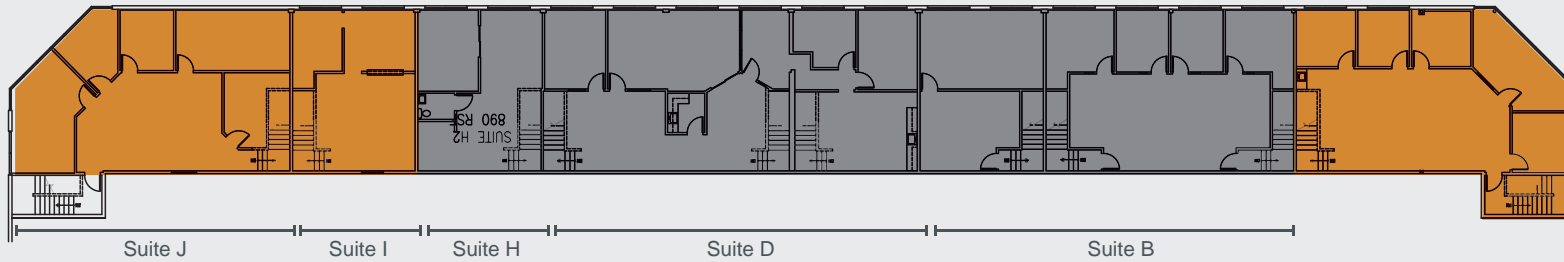
Suite	Total SF	Lease Rate
F2	1,812	\$1.00 NNN



Operating Expenses: Currently estimated to be \$0.18/s.f./month

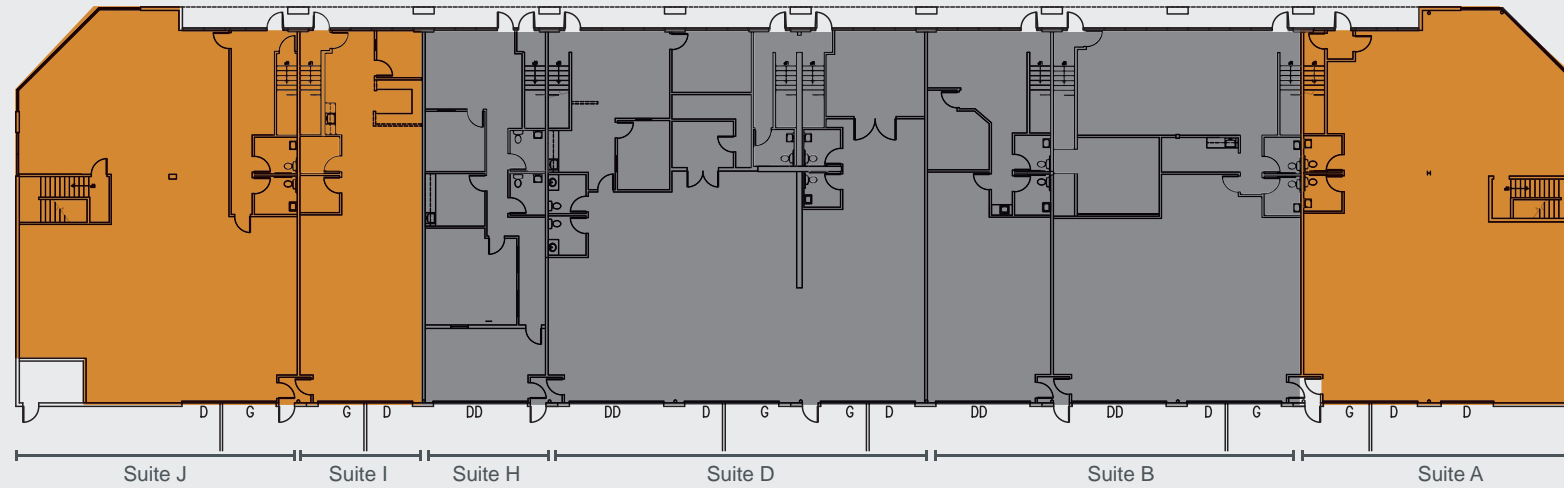


SECOND FLOOR



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FIRST FLOOR



9465 Customhouse Plaza

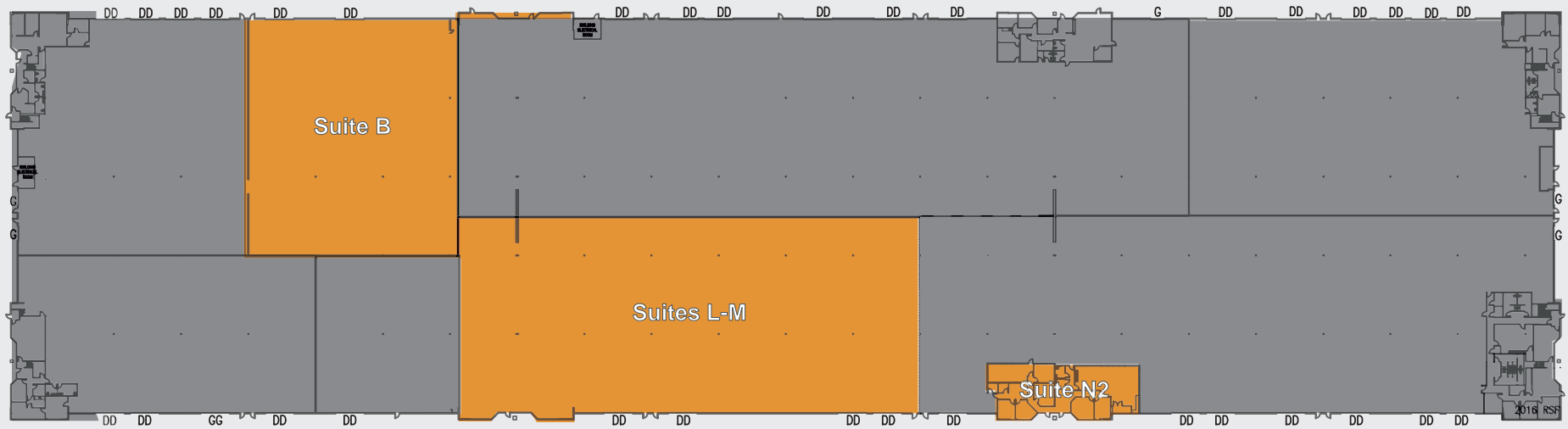
Available industrial suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions	# of grade doors	Availability
A	5,625	1,606 (29%) 2nd flr only	3,997 (71%)	\$0.55 NNN	2	1	Now
I	2,602	1,452 (56%) 1st flr: 685 2nd flr: 767	1,140 (44%)	\$0.55 NNN	1	1	Now
J	5,490	2,132 (39%) 1st flr: 535 2nd flr: 1,602	3,335 (61%)	\$0.55 NNN	1	1	Now



Operating Expenses: Currently estimated to be \$0.18/s.f./month





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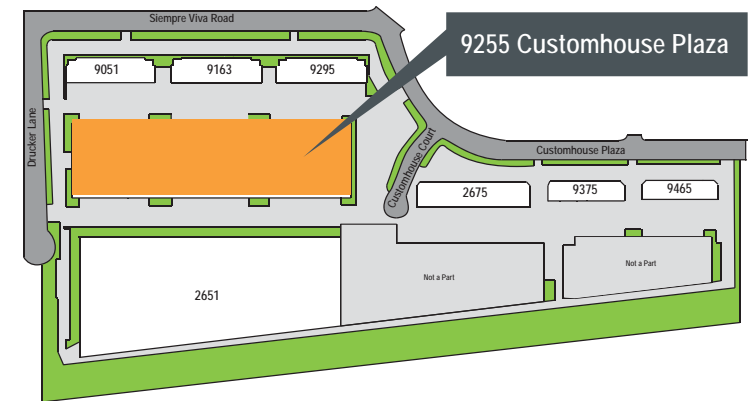
9255 Customhouse Plaza | Up to 97,963 s.f. available; divisible to 22,443 s.f.

Available industrial suites

Suite	Total SF	% Office	% Warehouse	Lease Rate	# of dock positions
B	22,443	0%	100%	withheld	4
L-M	44,347	0%	100%	withheld	8
B, C-D, L-M	97,963 (divisible)	0%	100%	withheld	18

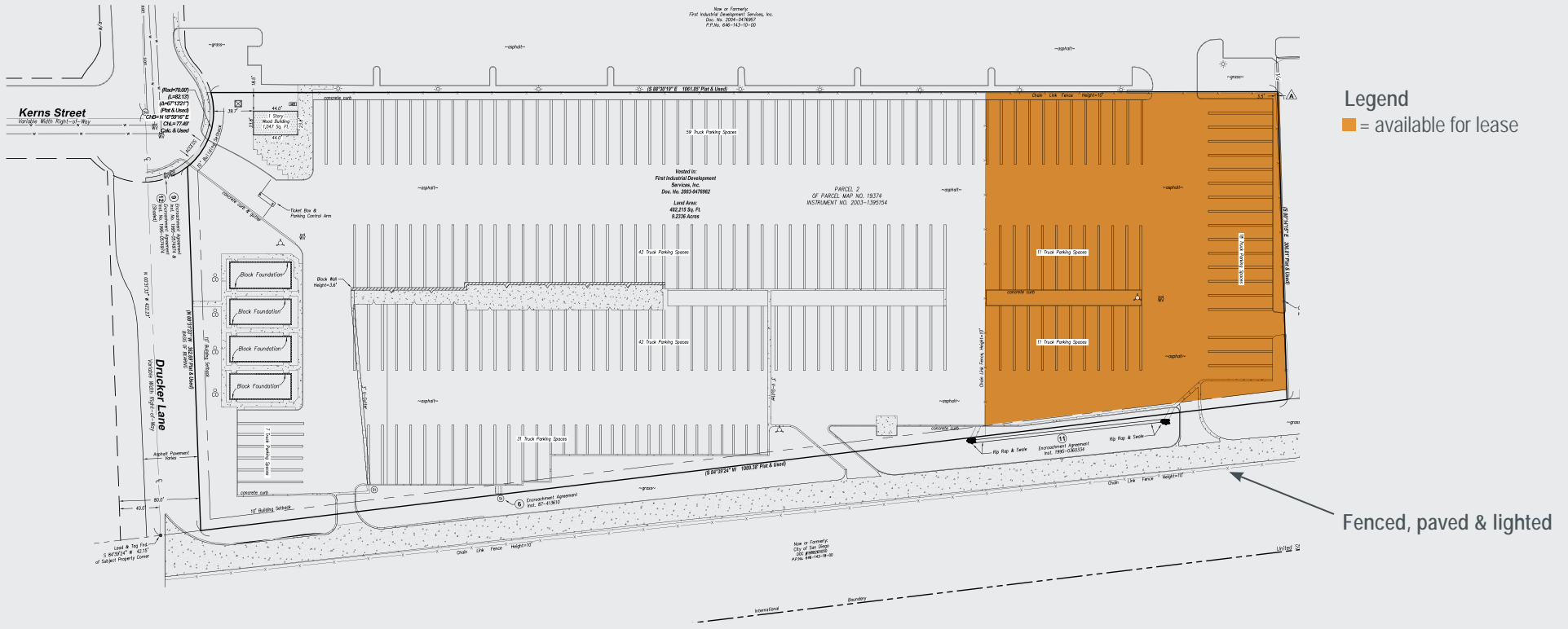
Available office suites

Suite	Total SF	Lease Rate
N2	5,560	\$0.75 NNN



Operating Expenses: Currently estimated to be \$0.16/s.f./month





2651 Drucker Lane | Truck Yard

Availability

Lot #	Acres	Rent/month	Availability
3	Approximately 2.1	call broker for pricing	Now



Drive Time Map



International Business Center offers the most cost effective, accessible and flexible industrial spaces in Otay Mesa. This project is located on the busiest land border crossing in the world and is only one mile away from the new cross border international airport terminal for Tijuana Airport.



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