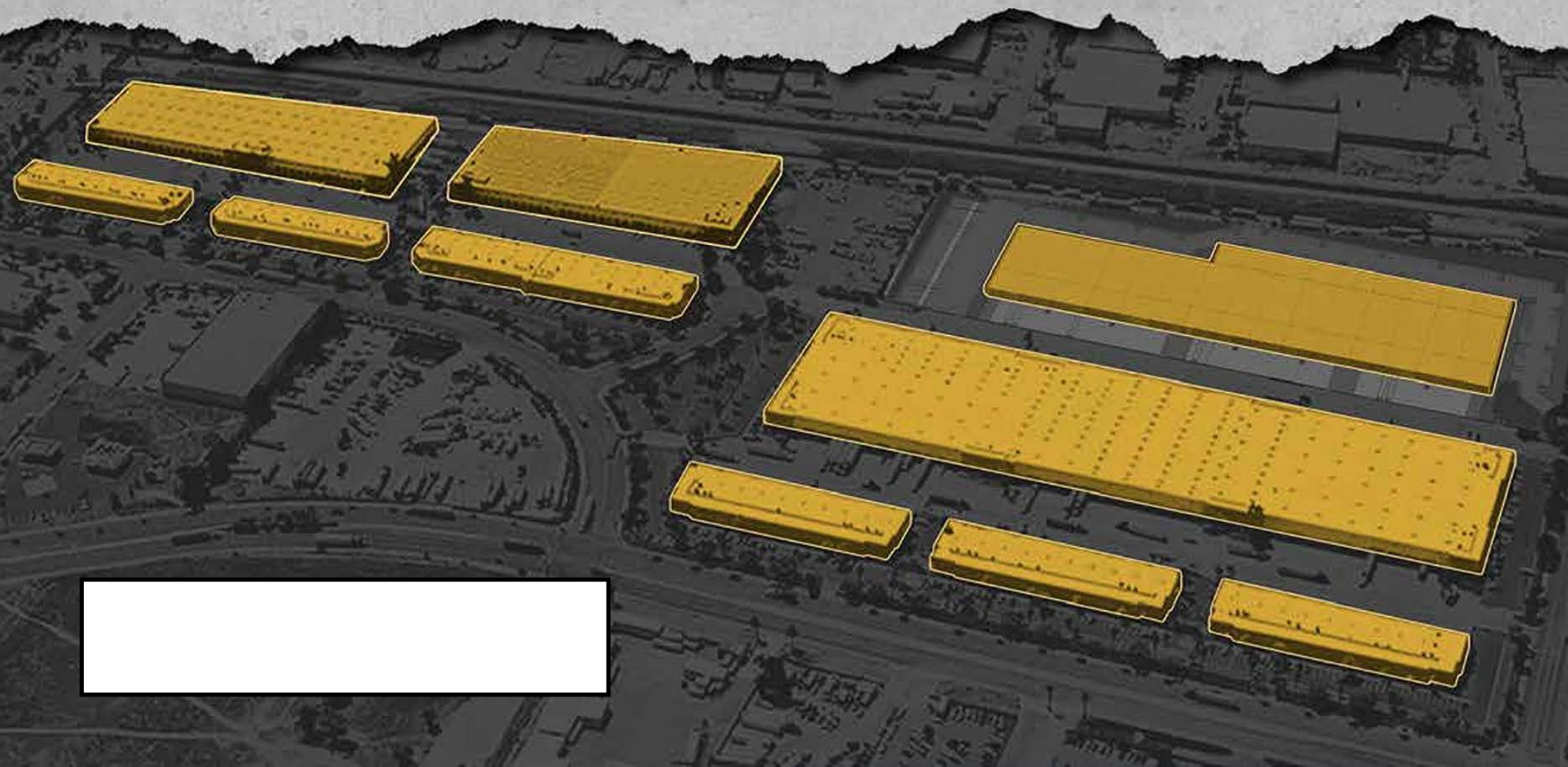


FRONTERA

B U S I N E S S P A R K



FRONTERA

BUSINESS PARK

SUMMARY

Totaling 914,488 square feet, Frontera Business Park is an Institutional-Quality multi-tenant industrial business park strategically located within the highly desirable Otay Mesa sub-market.

PROPERTY FEATURES

- 914,488 SF warehouse/distribution project
- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- 2.7/1,000 parking
- IBT-1-1 Zoning
- Skylights
- Full time security attendant
- 22' - 36' clear height
- Energy efficient lighting with motion sensors
- Transit friendly location with multiple bus stops outside
- Strategically located within the Otay Mesa Submarket, directly adjacent to the Otay Mesa Port of Entry and U.S. Customs and Border Protection inspection facility, with convenient access to SR-11, SR-125 and SR-905.



9465 CUSTOMHOUSE PLAZA

- RSF – 31,973
- Clear Height – 22'-24'
- 100% LEASED**

2695 CUSTOMHOUSE COURT

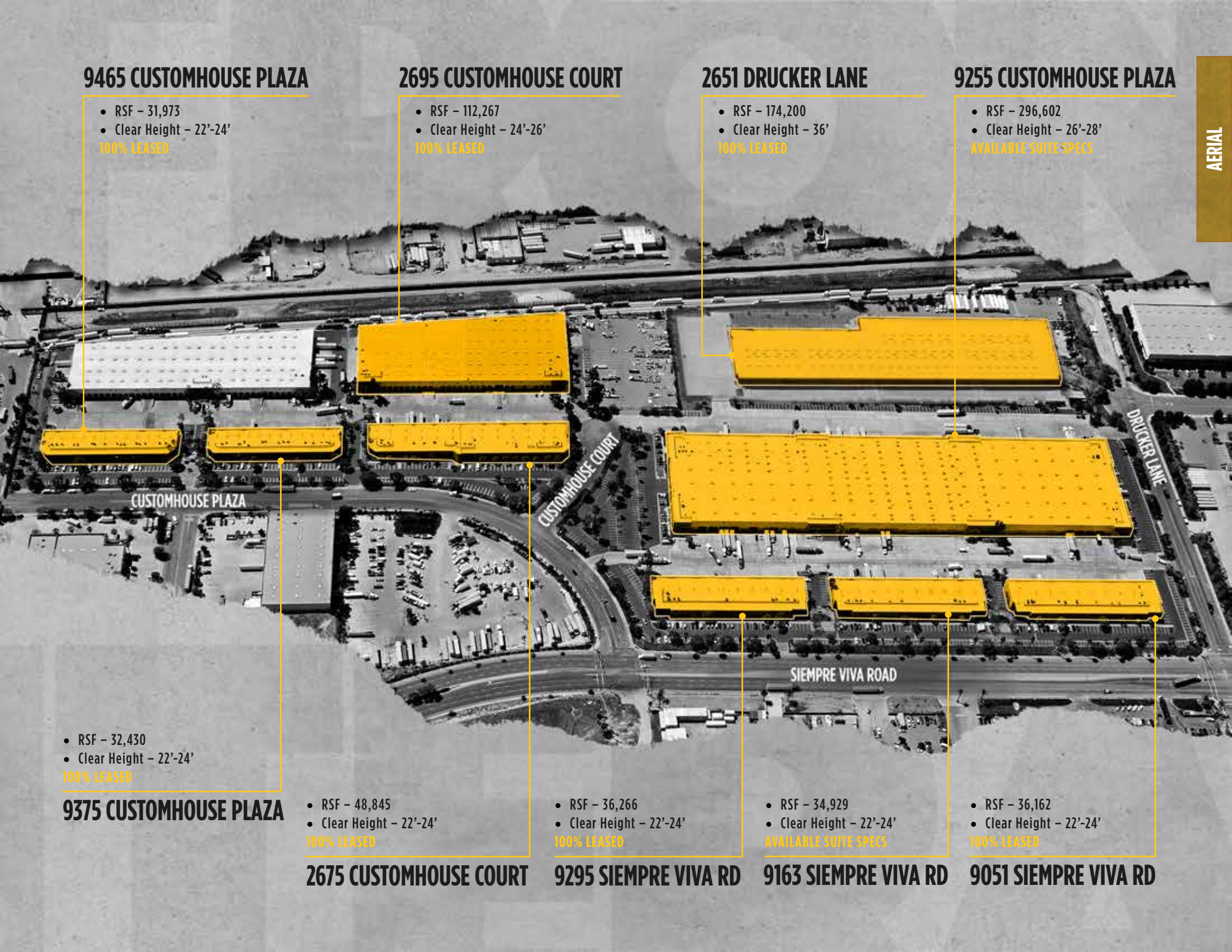
- RSF – 112,267
- Clear Height – 24'-26'
- 100% LEASED**

2651 DRUCKER LANE

- RSF – 174,200
- Clear Height – 36'
- 100% LEASED**

9255 CUSTOMHOUSE PLAZA

- RSF – 296,602
- Clear Height – 26'-28'
- AVAILABLE SUITE SPECS**



- RSF – 32,430
- Clear Height – 22'-24'
- 100% LEASED**

9375 CUSTOMHOUSE PLAZA

- RSF – 48,845
- Clear Height – 22'-24'
- 100% LEASED**

2675 CUSTOMHOUSE COURT

- RSF – 36,266
- Clear Height – 22'-24'
- 100% LEASED**

9295 SIEMPRE VIVA RD

- RSF – 34,929
- Clear Height – 22'-24'
- AVAILABLE SUITE SPECS**

9163 SIEMPRE VIVA RD

- RSF – 36,162
- Clear Height – 22'-24'
- 100% LEASED**

9051 SIEMPRE VIVA RD

CURRENT AVAILABILITY

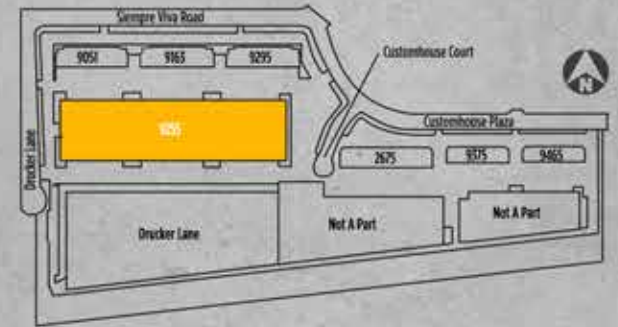
	SUITE	SQ.FT	OFFICE %	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
9255 CUSTOMHOUSE PLAZA	C-E	68,827 SF	2,675 SF (7%)	\$0.75-\$0.78 NNN	12	1 Concrete Ramp 1 Grade level loading door	Available with 30-60 day's notice. Can be combined with Suite G & N. Docks have up to five (5) parking positions for 54' trailers next to the loading dock doors.
9255 CUSTOMHOUSE PLAZA	G	36,221 SF	4,512 SF (12%)	\$0.75-\$0.78 NNN	12	1	Available now. Can be combined with Suite N.
9255 CUSTOMHOUSE PLAZA	N	43,034 SF	4,524 SF (11%)	\$0.75-\$0.78 NNN	12	1	Available now. Can be combined with Suite G.
9163 SIEMPRE VIVA ROAD	A	20,539 SF	2,211 SF (11%)	\$0.78-\$0.85 NNN	7	4	Available now.
9163 SIEMPRE VIVA ROAD	I-2	2,393 SF	2,393 SF (100%)	\$1.25 NNN	N/A	N/A	100% office, conference room, private offices, IT closet/server room, two restrooms within the space, small kitchenette. Available now.



9255 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
C-E	68,827 SF	2,675 SF (7%)	\$0.75-\$0.78 NNN	12	1 Concrete Ramp 1 Grade level loading door	Available with 30-60 day's notice. Can be combined with Suite G & N. Docks have up to five (5) parking positions for 54' trailers next to the loading dock doors.
G	36,221 SF	4,512 SF (12%)	\$0.75-\$0.78 NNN	12	1	Available now. Can be combined with Suite N or C-E.
N	43,034 SF	4,524 SF (11%)	\$0.75-\$0.78 NNN	12	1	Available now. Can be combined with Suite G.



LEGEND

■ = AVAILABLE FOR LEASE

■ = LEASED

D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

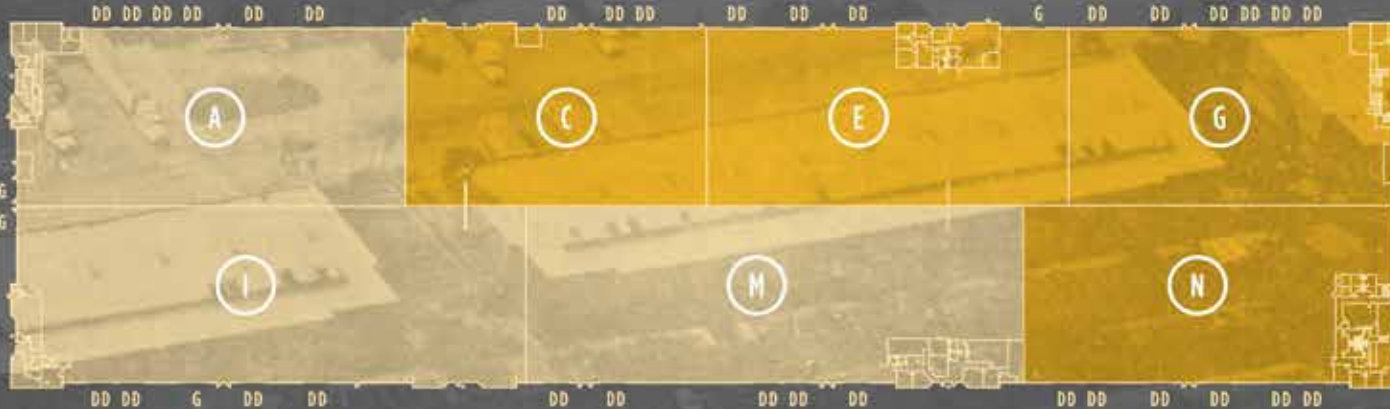
OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.20/SF MONTH

SECOND FLOOR



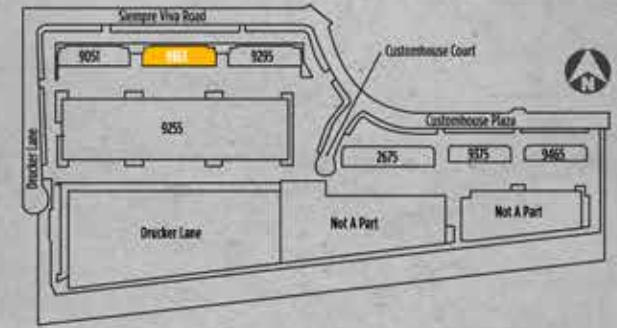
FIRST FLOOR



9163 SIEMPRE VIVA ROAD

AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
A	20,539 SF	2,211 SF (11%)	\$0.78-\$0.85 NNN	7	4	Available now.
I-2	2,393 SF	2,393 SF (100%)	\$1.25 NNN	N/A	N/A	100% office, conference room, private offices, IT closet/server room, two restrooms within the space, small kitchenette. Available now.



9163 AVAILABILITY

LEGEND

■ = AVAILABLE FOR LEASE

■ = LEASED

D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.21/SF MONTH

SECOND FLOOR



FIRST FLOOR

