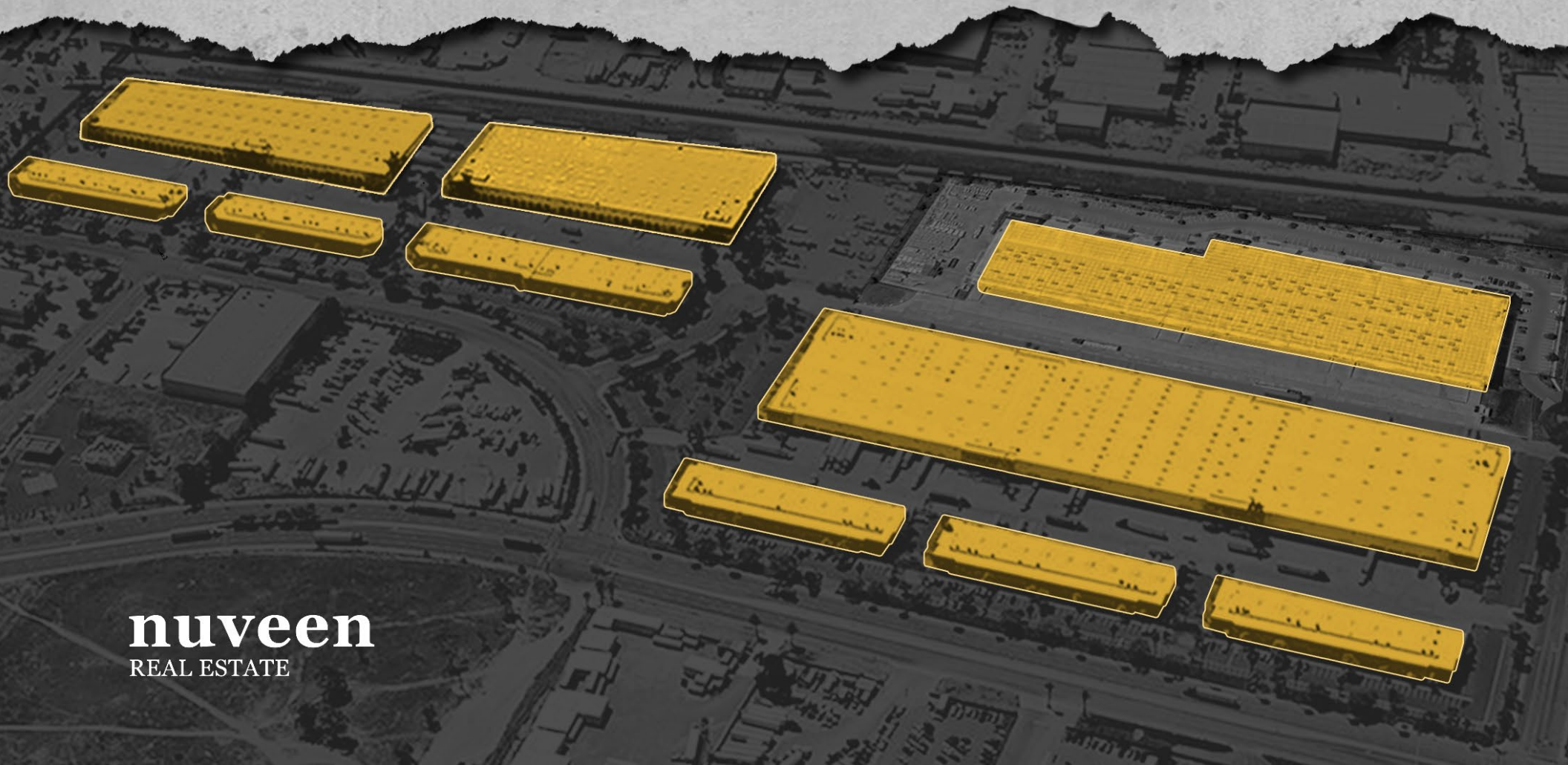


FRONTIERA

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



nuveen
REAL ESTATE

FRONTERA

BUSINESS PARK

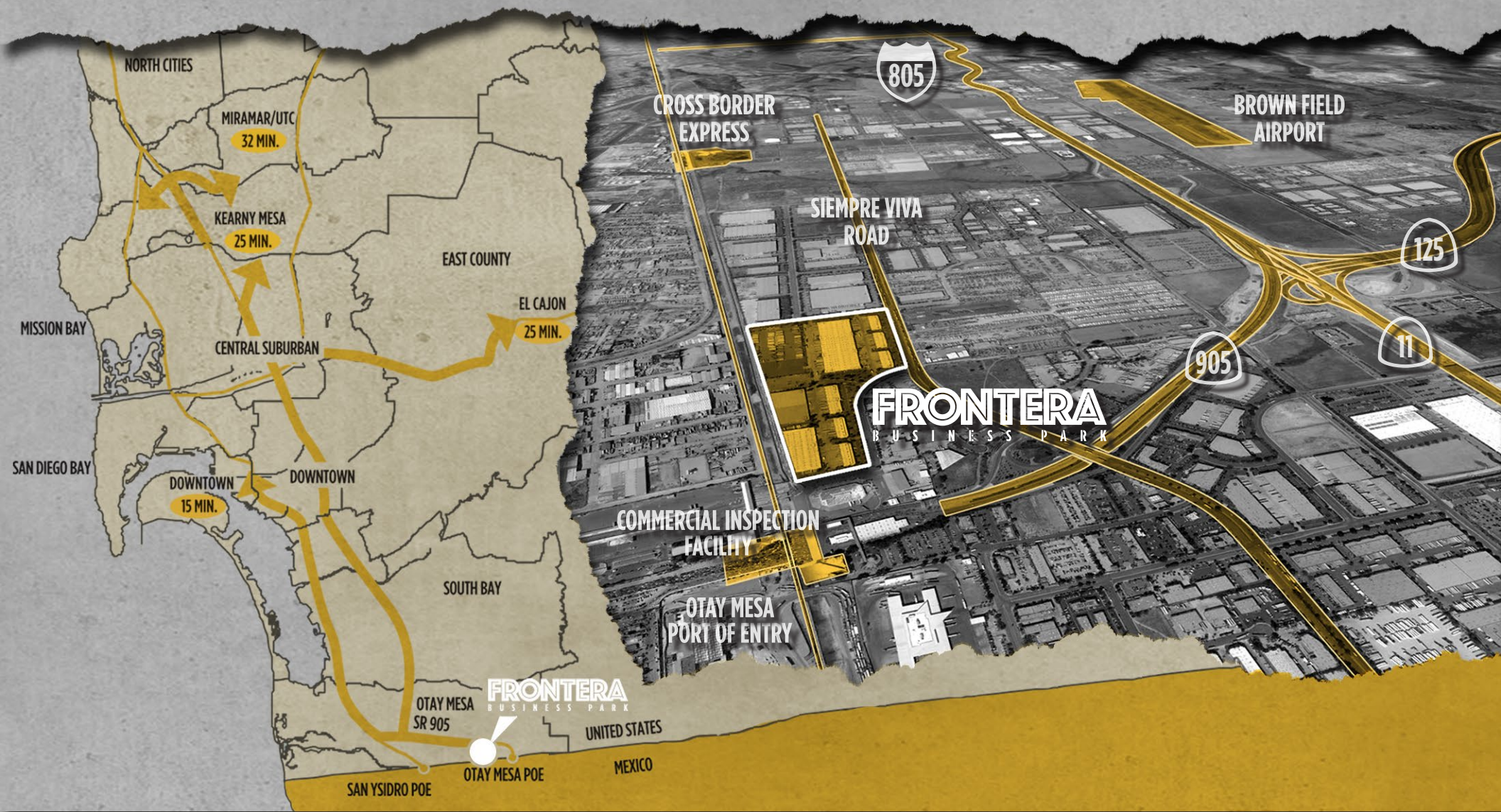
SUMMARY

Totaling 907,007 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

- 907,007 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 daytime 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.



9485 CUSTOMHOUSE PLAZA

- RSF – 102,923
 - Clear Height – 24'-26'
- 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**

- RSF – 31,973
 - Clear Height – 22'-24'
- AVAILABLE SUITE**

9465 CUSTOMHOUSE PLAZA

- RSF – 32,430
 - Clear Height – 22'-24'
- AVAILABLE SUITE**

9375 CUSTOMHOUSE PLAZA

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

2675 CUSTOMHOUSE COURT

- RSF – 36,266
 - Clear Height – 22'-24'
- AVAILABLE SUITE**

9295 SIEMPRE VIVA RD

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

9163 SIEMPRE VIVA RD

- RSF – 36,162
 - Clear Height – 22'-24'
- AVAILABLE SUITE**

9051 SIEMPRE VIVA RD

CURRENT AVAILABILITY

	SUITE	SQ.FT	% OFFICE	% WAREHOUSE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
9051 SIEMPRE VIVA ROAD	A	21,974 SF	4,471 SF (20%)	17,503 SF (80%)	\$1.15-\$1.25 NNN	10	1	Available Now
9163 SIEMPRE VIVA ROAD	A	20,539 SF	2,211 SF (11%)	18,328 SF (89%)	\$1.15-\$1.25 NNN	7	4	Available Now
9295 SIEMPRE VIVA ROAD	A-2	2,520 SF	2,520 SF (100%)	0 SF (0%)	\$1.40-\$1.45 NNN	0	0	Available April 1, 2026 100% Office Space
9255 CUSTOMHOUSE PLAZA	M	50,069 SF	2,600 SF (5%)	47,469 SF (95%)	\$1.10-\$1.20 NNN	10	0	Available Now
9465 CUSTOMHOUSE PLAZA	I	2,602 SF	770 SF (30%)	1,832 SF (70%)	\$1.40-\$1.45 NNN	1	1	Available Now
9375 CUSTOMHOUSE PLAZA	H	4,328 SF	792 SF (18%)	3,536 SF (82%)	\$1.40-\$1.45 NNN	2	1	Available March 1, 2026



9051 SIEMPRE VIVA ROAD

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A	21,974 SF	17,503 SF (80%)	4,471 SF (20%)	\$1.15-\$1.25 NNN	10	1	Available Now

LEGEND

= AVAILABLE FOR LEASE

= LEASED

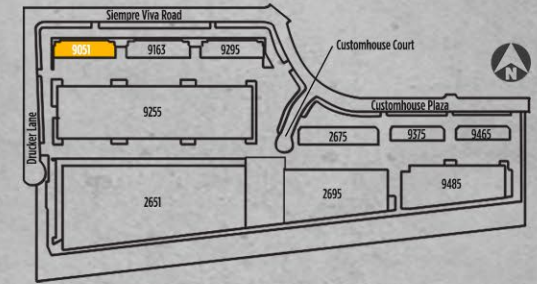
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE-WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



FRONTERA
BUSINESS PARK

9051 AVAILABILITY

SECOND FLOOR

A

K2

FIRST FLOOR

A

G

I

D D G DD DD DD DD DD D G G D D

9163 SIEMPRE VIVA ROAD

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A	20,539 SF	18,328 SF (89%)	2,211 SF (11%)	\$1.15-\$1.25 NNN	7	4	Available Now

LEGEND

 = AVAILABLE FOR LEASE

 = LEASED

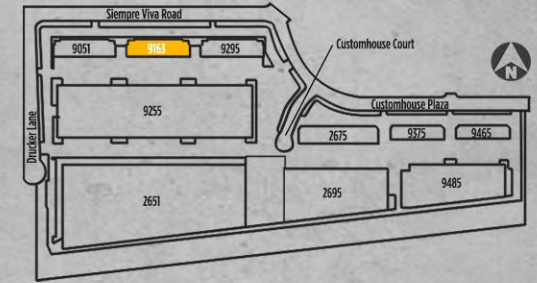
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE-WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



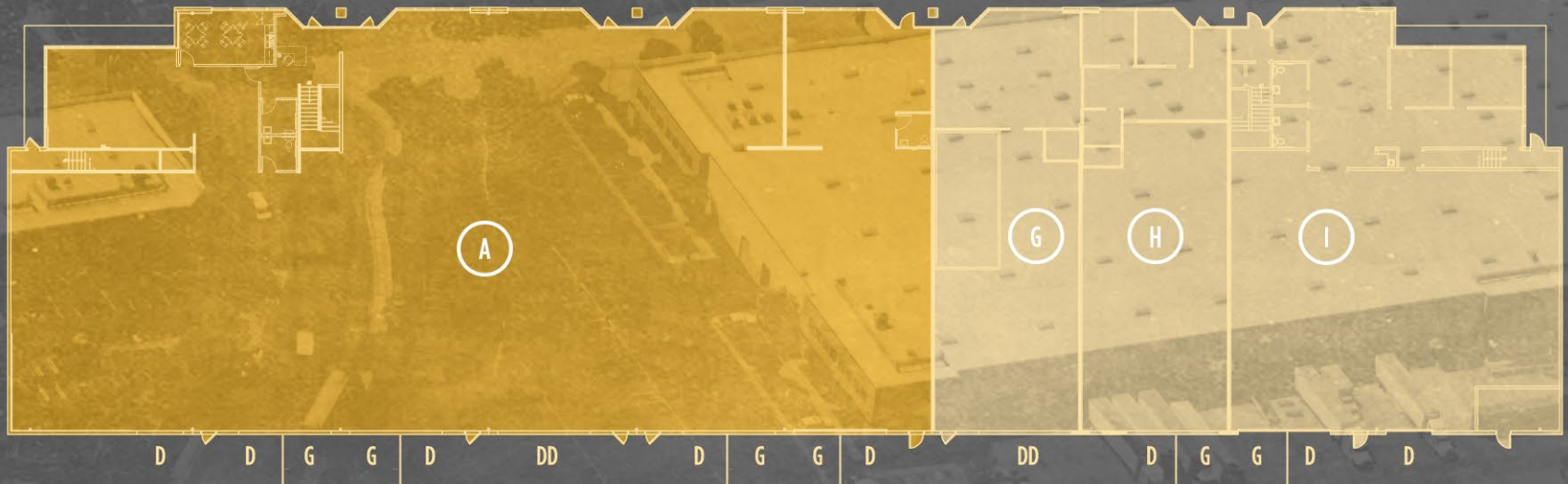
FRONTERA
BUSINESS PARK

9163 AVAILABILITY

SECOND FLOOR



FIRST FLOOR



9295 SIEMPRE VIVA ROAD

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A-2	2,520 SF	0 SF (0%)	2,520 SF (100%)	\$1.40-\$1.45 NNN	0	0	Available April 1, 2026 100% Office Space

LEGEND

= AVAILABLE FOR LEASE

= LEASED

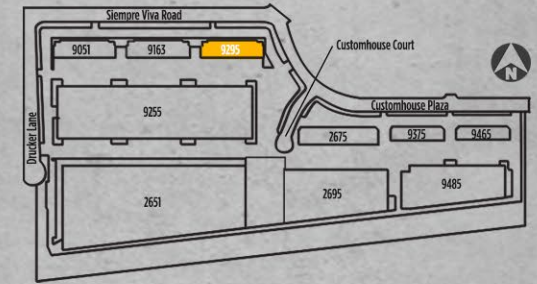
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.34 NNN/SF MONTH



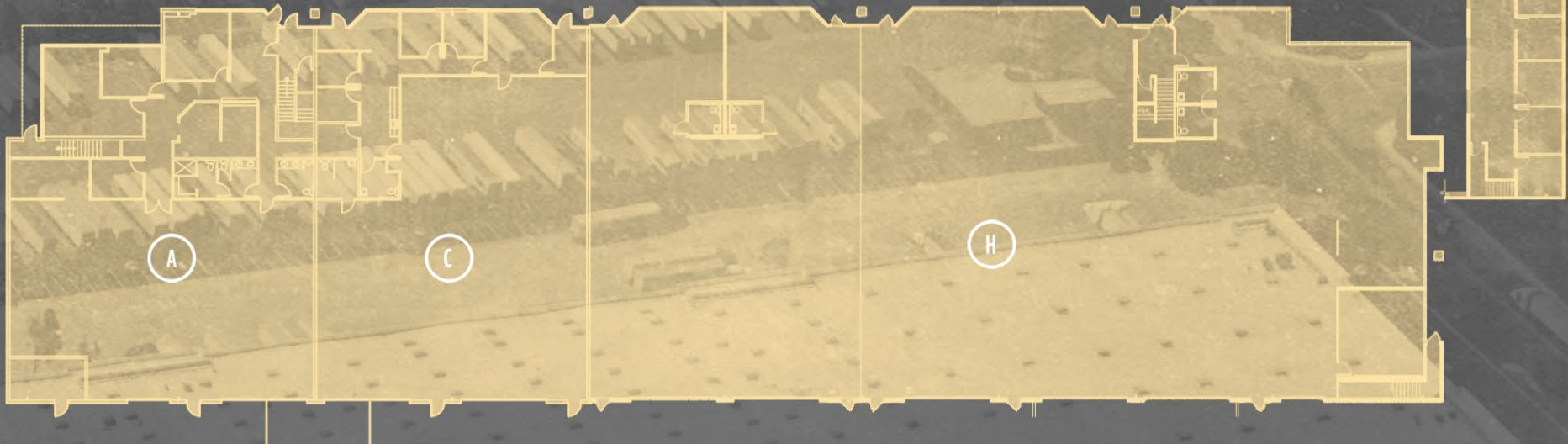
FRONTERA
BUSINESS PARK

9295 AVAILABILITY

SECOND FLOOR



FIRST FLOOR



9255 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
M	50,069 SF	47,469 SF (95%)	2,600 SF (5%)	\$1.10-\$1.20 NNN	10	0	Available Now

LEGEND

 = AVAILABLE FOR LEASE

 = LEASED

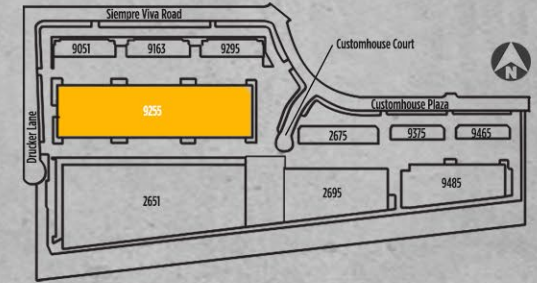
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE-WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

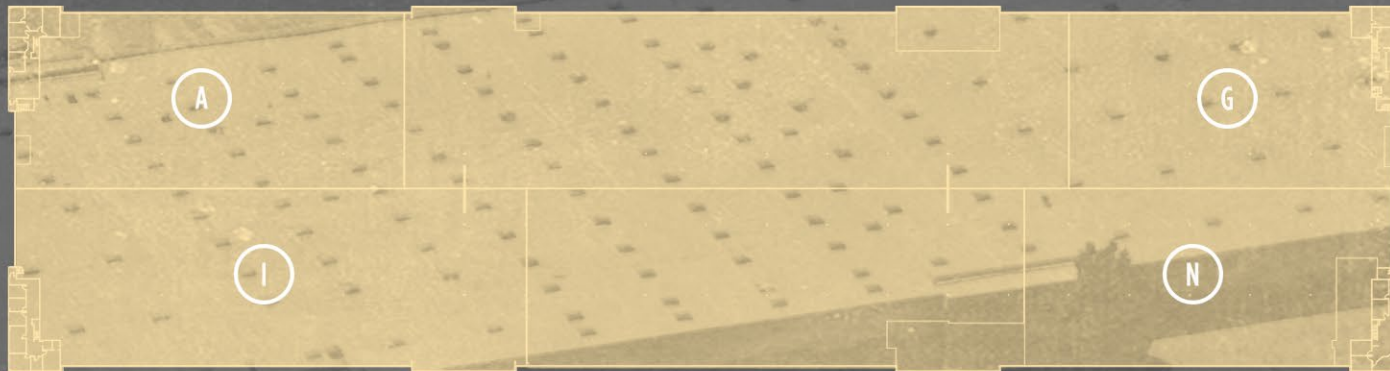
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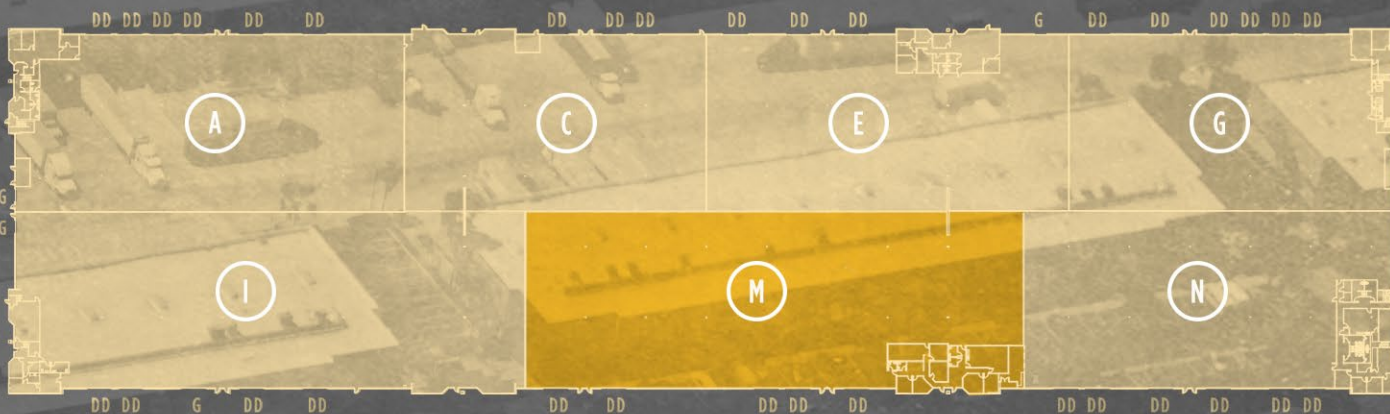
FRONTERA
BUSINESS PARK

9255 AVAILABILITY

SECOND FLOOR



FIRST FLOOR



9465 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
I	2,602 SF	1,832 SF (70%)	770 SF (30%)	\$1.40-\$1.45 NNN	1	1	Available Now

LEGEND

= AVAILABLE FOR LEASE

= LEASED

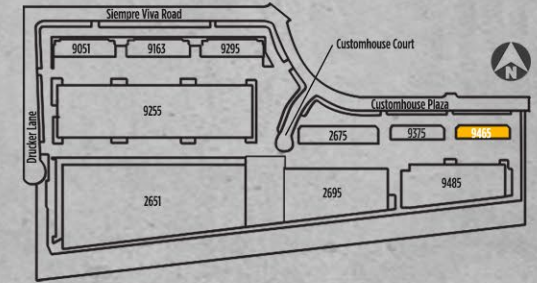
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE-WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



FRONTERA
BUSINESS PARK

9465 AVAILABILITY

SECOND FLOOR



FIRST FLOOR



9375 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
H	4,328 SF	3,536 SF (82%)	792 SF (18%)	\$1.40-\$1.45 NNN	2	1	Available March 1, 2026

LEGEND

= AVAILABLE FOR LEASE

= LEASED

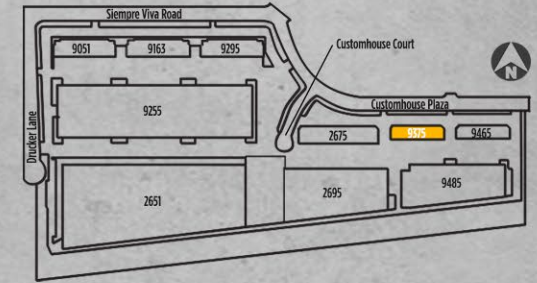
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE-WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

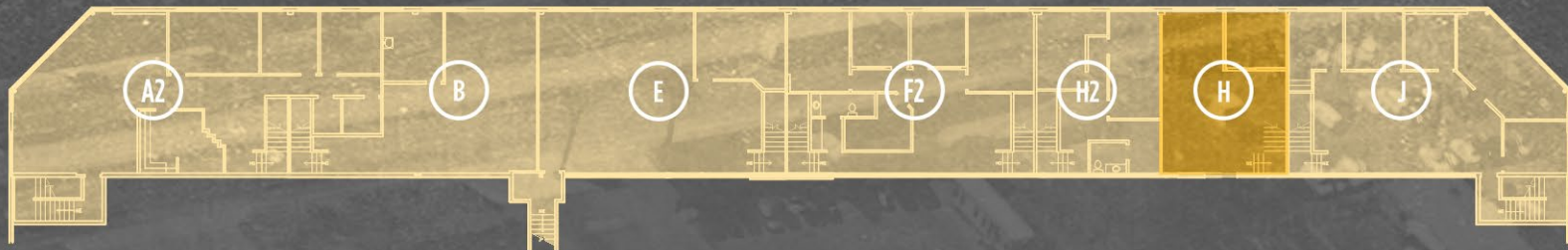
CURRENTLY ESTIMATED TO BE \$0.32 NNN/SF MONTH



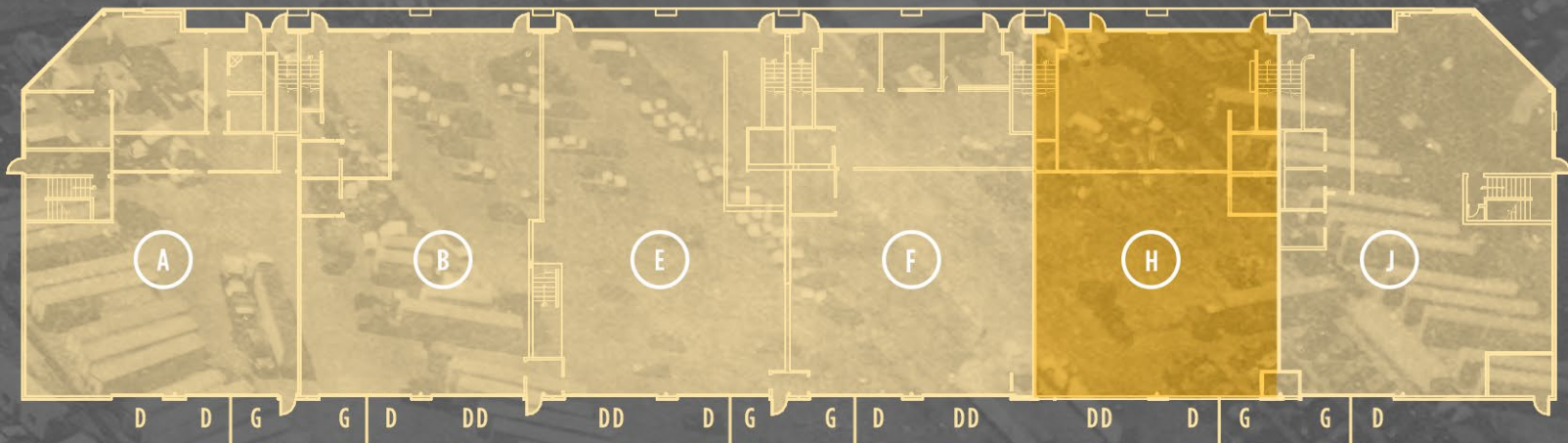
9375 AVAILABILITY

FRONTERA
BUSINESS PARK

SECOND FLOOR



FIRST FLOOR



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