



ARES
INDUSTRIAL
MANAGEMENT

AVAILABLE

FOR IMMEDIATE
OCCUPANCY

RUNWAY DISTRIBUTION CENTER

9040 & 9050 AIRWAY ROAD, OTAY MESA

FOR LEASE | 2 Building Project | 199,997 SQ FT Divisible to 30,000 SQ FT | Class A Industrial



WAREHOUSE | DISTRIBUTION | MANUFACTURING

OWNED BY



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MANAGEMENT

Location

9040 & 9050 AIRWAY ROAD
OTAY MESA



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The Site

9040 & 9050 AIRWAY ROAD
OTAY MESA



Trailer Parking

16 on-site
trailer stalls

Amenity Space

Outdoor amenity space to
boost employee retention.

Accessibility

Quick access to the
north and southbound
truck routes

Freeway Visibility

Excellent corporate identity
with visibility from SR-905,
SR-11 & SR-125



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The Site

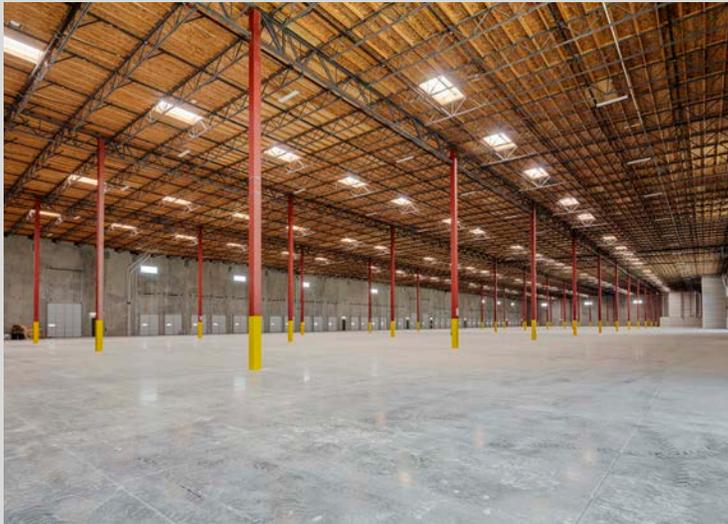
9040 & 9050 AIRWAY ROAD
OTAY MESA



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The Site

9040 & 9050 AIRWAY ROAD
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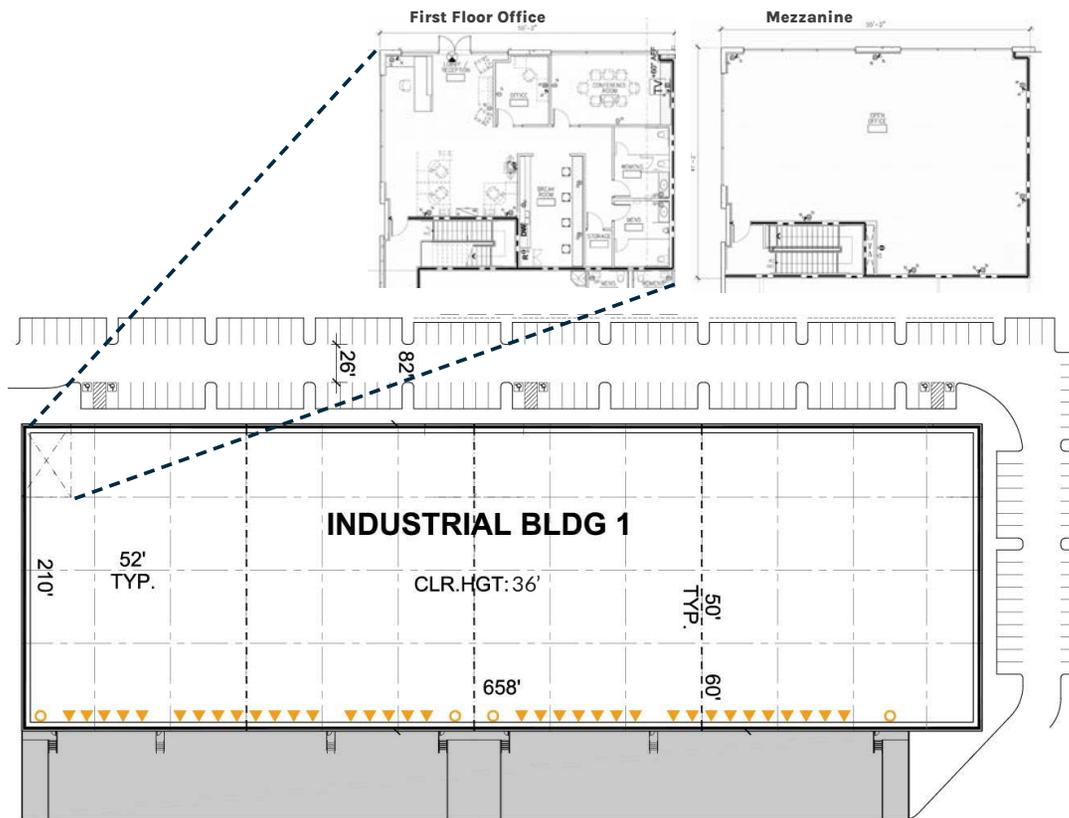


The Plans

9040 AIRWAY ROAD OTAY MESA

9040 AIRWAY ROAD

Warehouse Floor Area	135,946 SF
Office Floor Area (1st Floor)	2,234 SF
Office Floor Area (2nd Floor)	1,912 SF
Total Building 1 Area	140,092 SF



LEGEND

- ▲ 35 Dock Doors
- 4 Grade Level Doors

TOTAL SPACE AVAILABLE (SF) :	140,092
DIVISIBILITY (SF) :	45,000
SPEED BAY :	60'
VEHICLE PARKING RATIO :	1.26/1,000
MINIMUM CLEAR HEIGHT :	36'
SLAB AT 4,500 PSI :	7" (AT 4,500 PSI)
DOCK DOORS:	35
GRADE DOORS:	4
COLUMN SPACING :	50'-52'
SPRINKLERS :	ESFR
SPEC OFFICE :	4,146 SF



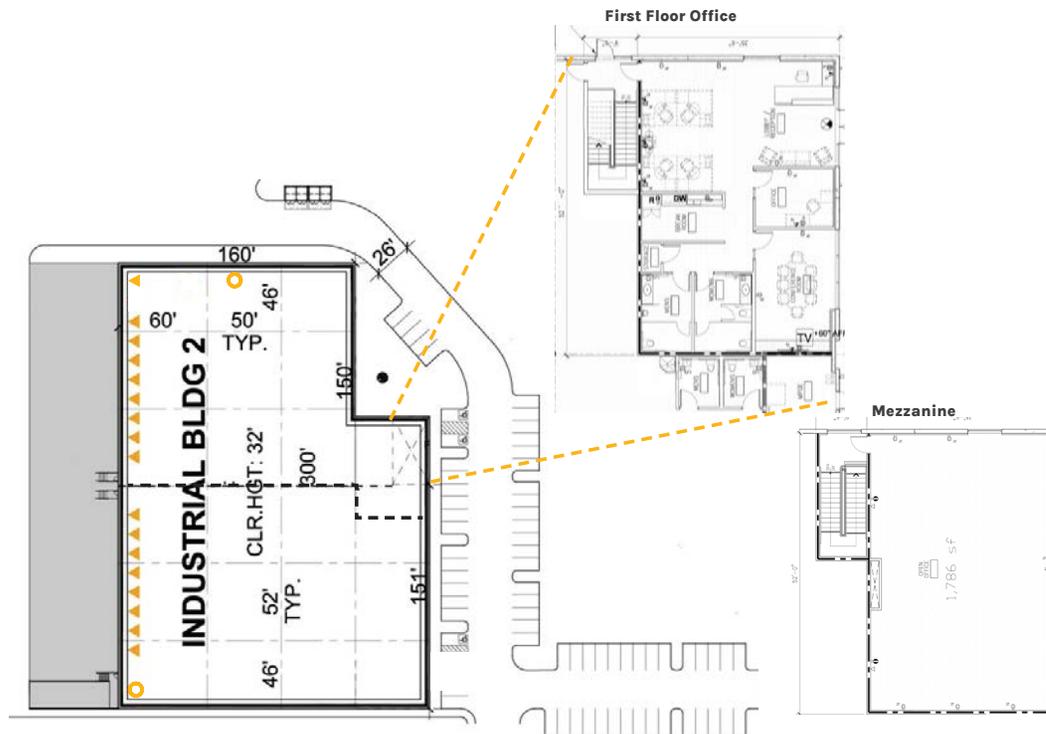
**ARES
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The Plans

9050 AIRWAY ROAD OTAY MESA

9050 AIRWAY ROAD

Warehouse Floor Area	56,096 SF
Office Floor Area (1st Floor)	2,023 SF
Office Floor Area (2nd Floor)	1,786 SF
Total Building 2 Area	59,905 SF



LEGEND

- ▲ 17 Dock Doors
- 2 Grade Level Doors

TOTAL SPACE AVAILABLE (SF) :	59,905
DIVISIBILITY (SF) :	30,000
SPEED BAY :	60'
VEHICLE PARKING RATIO :	1.26/1,000
MINIMUM CLEAR HEIGHT :	32'
SLAB AT 4,500 PSI :	7" (AT 4,500 PSI)
DOCK DOORS:	17
GRADE DOORS:	2
COLUMN SPACING :	50'-52'
SPRINKLERS :	ESFR
SPEC OFFICE :	3,809 SF



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Access at your Doorstep

2 BUILDING PROJECT TOTALING 199,997 SF

Unique industrial opportunity in San Diego's most accessible, functional, and attractive new warehouse development

CLASS A DEVELOPMENT

New development with state of the art building features to accommodate modern users needs including 32' clear height and ESFR fire suppression systems

EXCELLENT DOCK RATIO

Superior dock ratio at 2.66 docks per 10,000 SF

TRUCK PARKING

On-site truck parking



Easy access to I-125, SR-905 and SR-11



1 mile from international border crossing



Excellent Truck Access



Maximum Warehouse Capacity. No Mezzanine

The Location

9040 & 9050 AIRWAY ROAD OTAY MESA



2020 HOUSING
UNITS

5,103 within 3 miles	41,964 within 5 miles	157,562 within 10 miles
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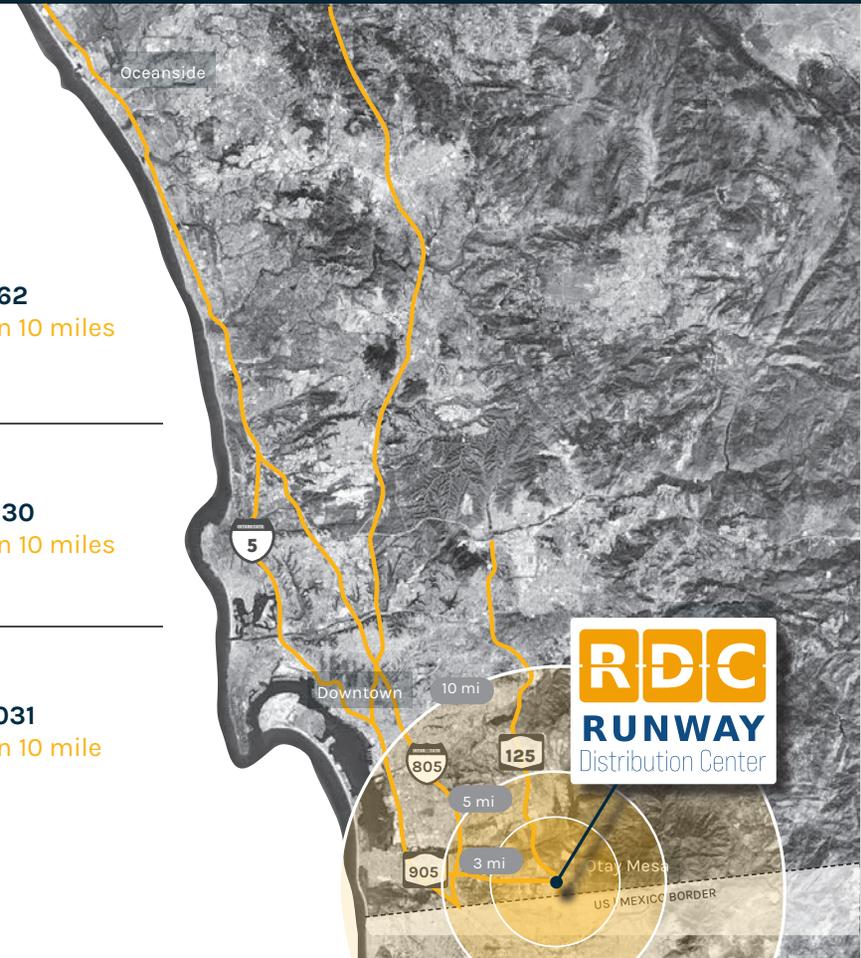
POPULATION

22,251 within 3 miles	156,955 within 5 miles	519,230 within 10 miles
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WORKFORCE

554 within 3 mile	28,499 within 5 miles	345,031 within 10 mile
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The Location

Border quick stats:

#1

the world's busiest land border crossing
(San Ysidro & OTAY MESA ports of entry)

±\$45B

in trade crosses annually
through Otay Mesa ports of entry

- 45 min
Escondido
- 27 min
Miramar/UTC
- 24 min
El Cajon
- 22 min
Kearny Mesa
- 19 min
Downtown/Airport
- RDC
Otay Mesa



Corporate Neighbors

Surrounded by strong demographics and great accessibility

40%
of population resides in communities along the U.S.-Mexico border

+106M
individual crossings per year

3
public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate

+48M
cars and trucks cross the border per year

#1
The world's busiest land border crossing (San Ysidro & Otay Mesa ports of entry)

±\$45B
in trade crosses annually through Otay Mesa ports of entry



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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