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MANAGEMENT

# RUNWAY DISTRIBUTION CENTER

9040 AIRWAY ROAD, OTAY MESA

**AVAILABLE**

FOR IMMEDIATE  
OCCUPANCY

**FOR LEASE** | **77,932 SF Class A Industrial Building**



TAKE A VIRTUAL TOUR OF  
9040 AIRWAY ROAD



WAREHOUSE | DISTRIBUTION | MANUFACTURING

OWNED BY



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# Location

9040 AIRWAY ROAD  
OTAY MESA



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# The Site

9040 & 9050 AIRWAY ROAD  
OTAY MESA



## Trailer Parking

14 on-site (9 Available)  
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



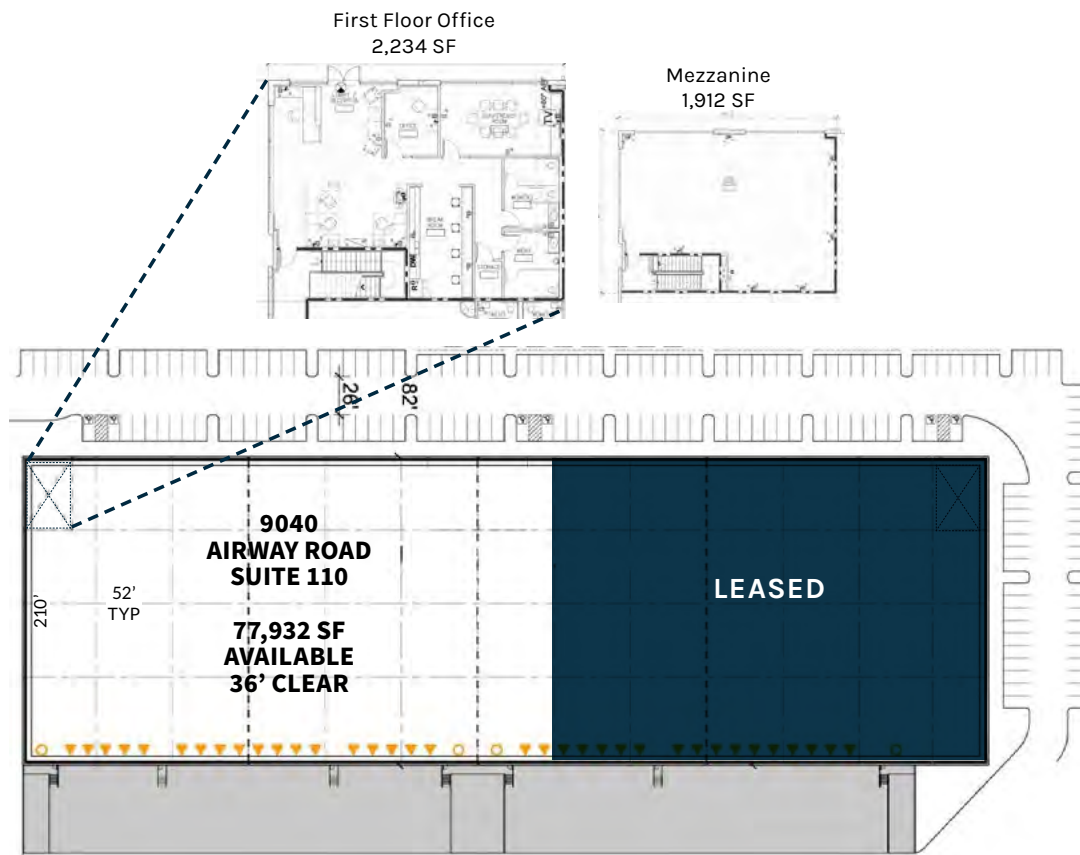
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# The Plans

## 9040 AIRWAY ROAD OTAY MESA

### 9040 AIRWAY ROAD | SUITE 110

Warehouse Floor Area	73,786 SF
Office Floor Area (1st Floor)	2,234 SF
Office Floor Area (2nd Floor)	1,912 SF
<b>Total Suite Area</b>	<b>77,932 SF</b>



#### LEGEND

- ▲ 20 Dock Doors
- 3 Grade Level Doors

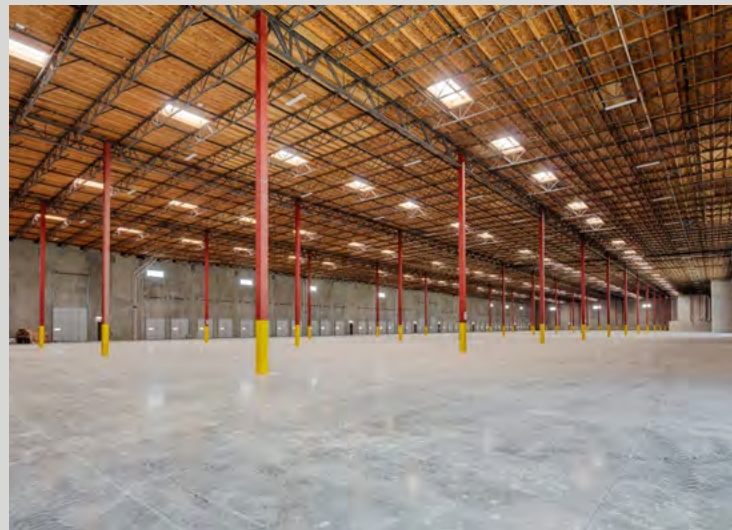
TOTAL SPACE AVAILABLE (SF) :	77,932 SF
SPEED BAY :	60'
VEHICLE PARKING RATIO :	1.26/1,000
MINIMUM CLEAR HEIGHT :	36'
SLAB AT 4,500 PSI :	7" (AT 4,500 PSI)
DOCK DOORS:	20
GRADE DOORS:	3
COLUMN SPACING :	50'-52'
SPRINKLERS :	ESFR
POWER:	HEAVY POWER AVAILABLE



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# The Site

9040 & 9050 AIRWAY ROAD  
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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 36' 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



POPULATION

**22,251**

within 3 miles

**156,955**

within 5 miles

**519,230**

within 10 miles



WORKFORCE

**554**

within 3 mile

**28,499**

within 5 miles

**345,031**

within 10 mile



# The Location

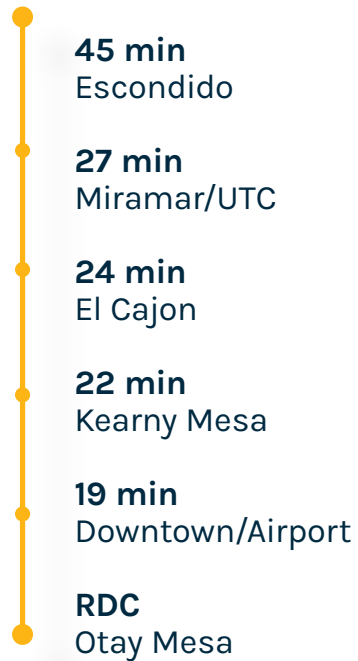
## Border quick stats:

**#1**

busiest commercial land port in California with increased capacity from future Otay II crossing

**±\$45B**

in trade crosses annually through Otay Mesa ports of entry





# Corporate Neighbors

Surrounded  
by strong  
demographics  
and great  
accessibility

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

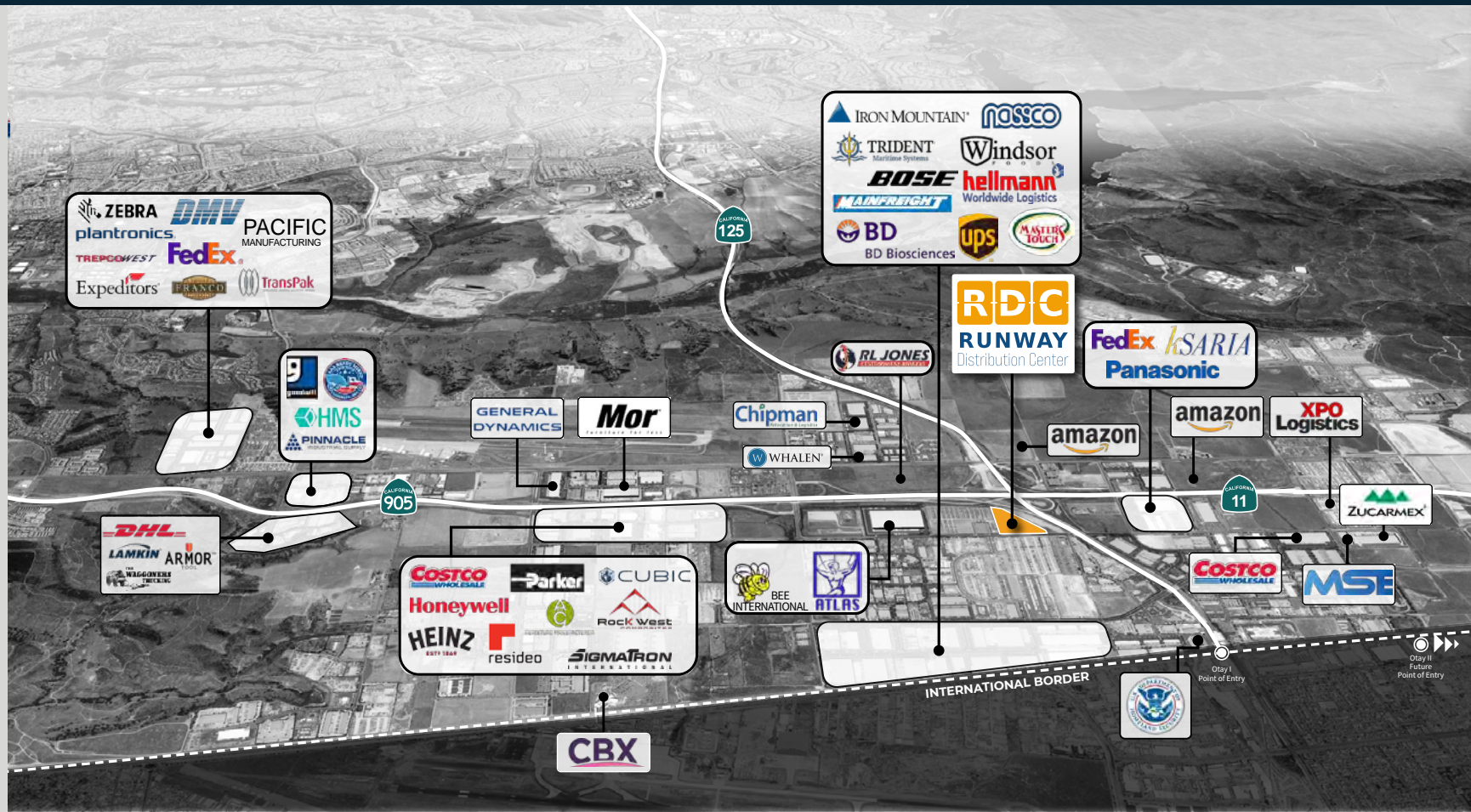
**+106M**  
individual crossings  
per year

**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](http://www.aresmgmt.com).



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