

THE CAMPUS

AT SAN DIEGO BUSINESS PARK

2001 SANYO AVENUE
OTAY MESA, CA



— **264,957 SF FOR LEASE** —
Suites from 36K, 57K, 95K, 170K, 265K

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PROJECT FEATURES



±665,229 SF

3-building industrial campus



FREEWAY VISIBLE

From SR-905, SR-125 and SR-11 freeways



SECURE SITE

Fully fenced and gated with on-site security



FOREIGN TRADE ZONE

Located within a magnet site



FREEWAY ACCESS

Via three adjacent interchanges



PROXIMITY TO BORDER

Located 1/4 mile from Otay Mesa Port of Entry



REVERSE COMMUTE

Reverse commute during rush hour and key traffic times



YARD AREA

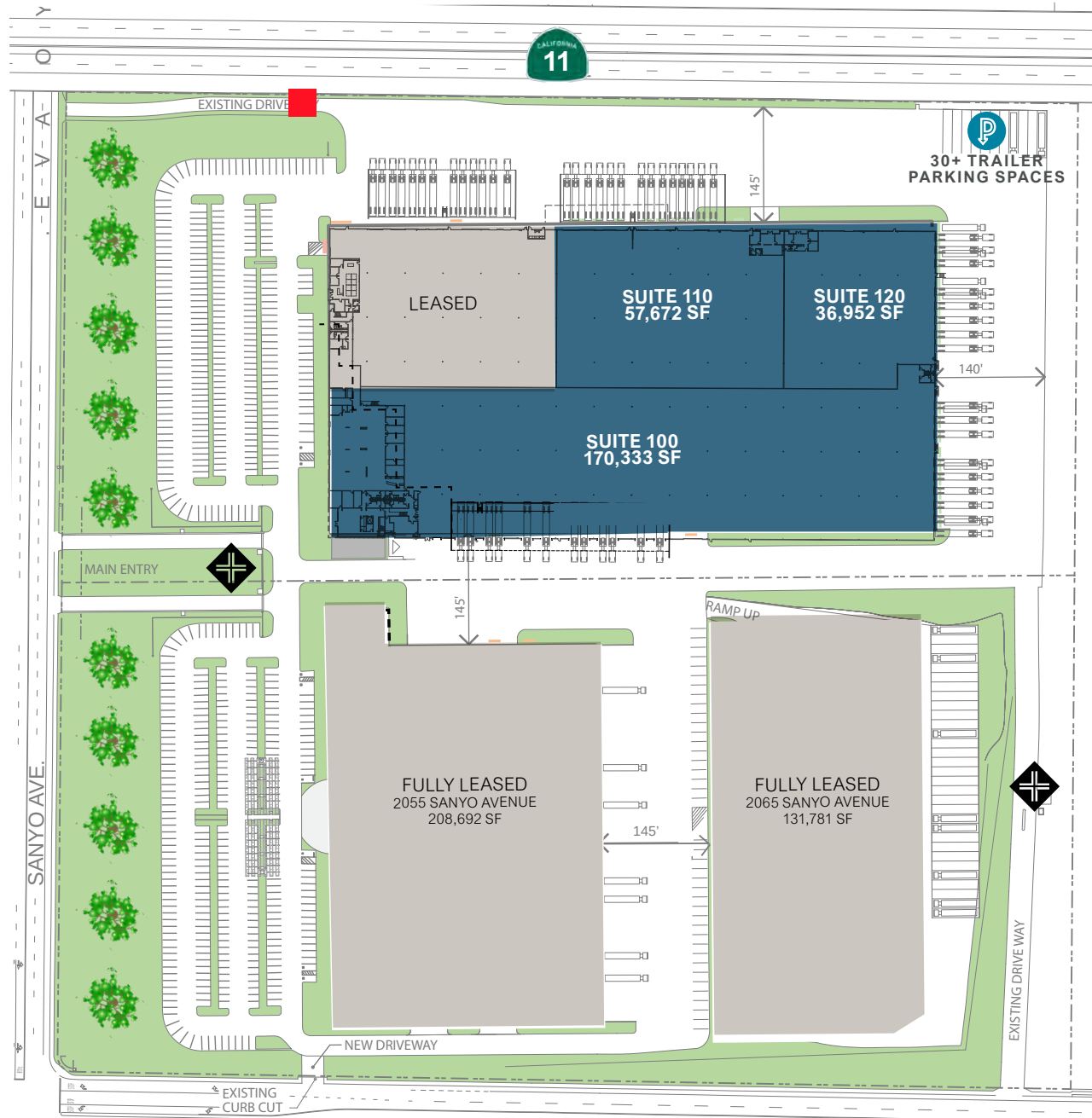
Offers trailer or outside storage options



SITE PLAN

Address	2001 Sanyo Avenue
Availability	±264,975 SF
Divisibility	±36,952 SF
Dock Loading	43
Grade Doors	4
Clear Height	24' - 26'
Power	3,200 amps
Gas	Yes
Sprinklers	0.33/3,000
Column Spacing	48' x 56'
Parking	1.5/1,000
Trailer Parking	30+ Parking Stalls
Operating Expenses	\$0.37 PSF

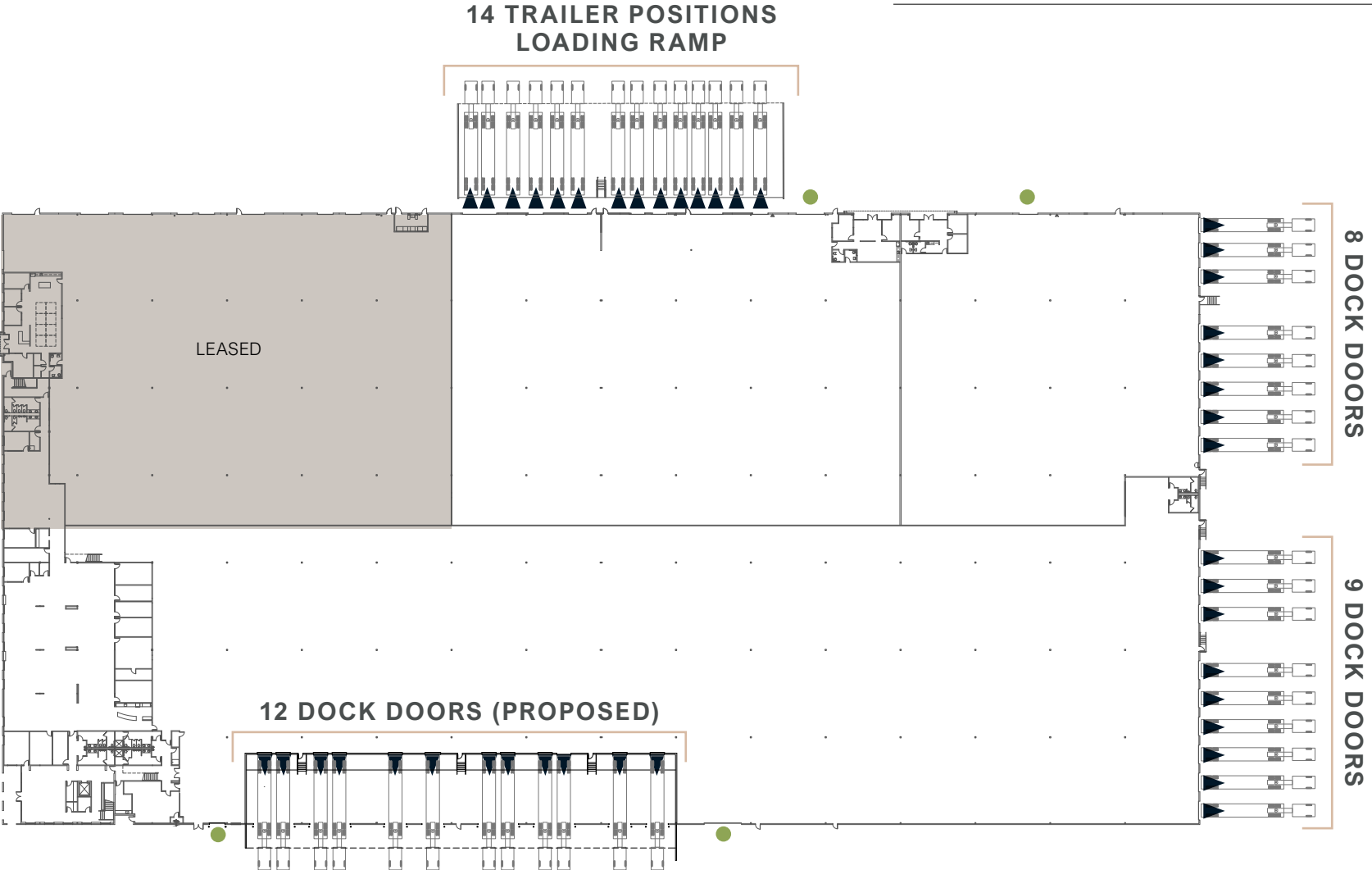
	AVAILABLE
	LEASED
X	GUARD SHACK
	GATED ENTRY



SUITE 100 | 110 | 120

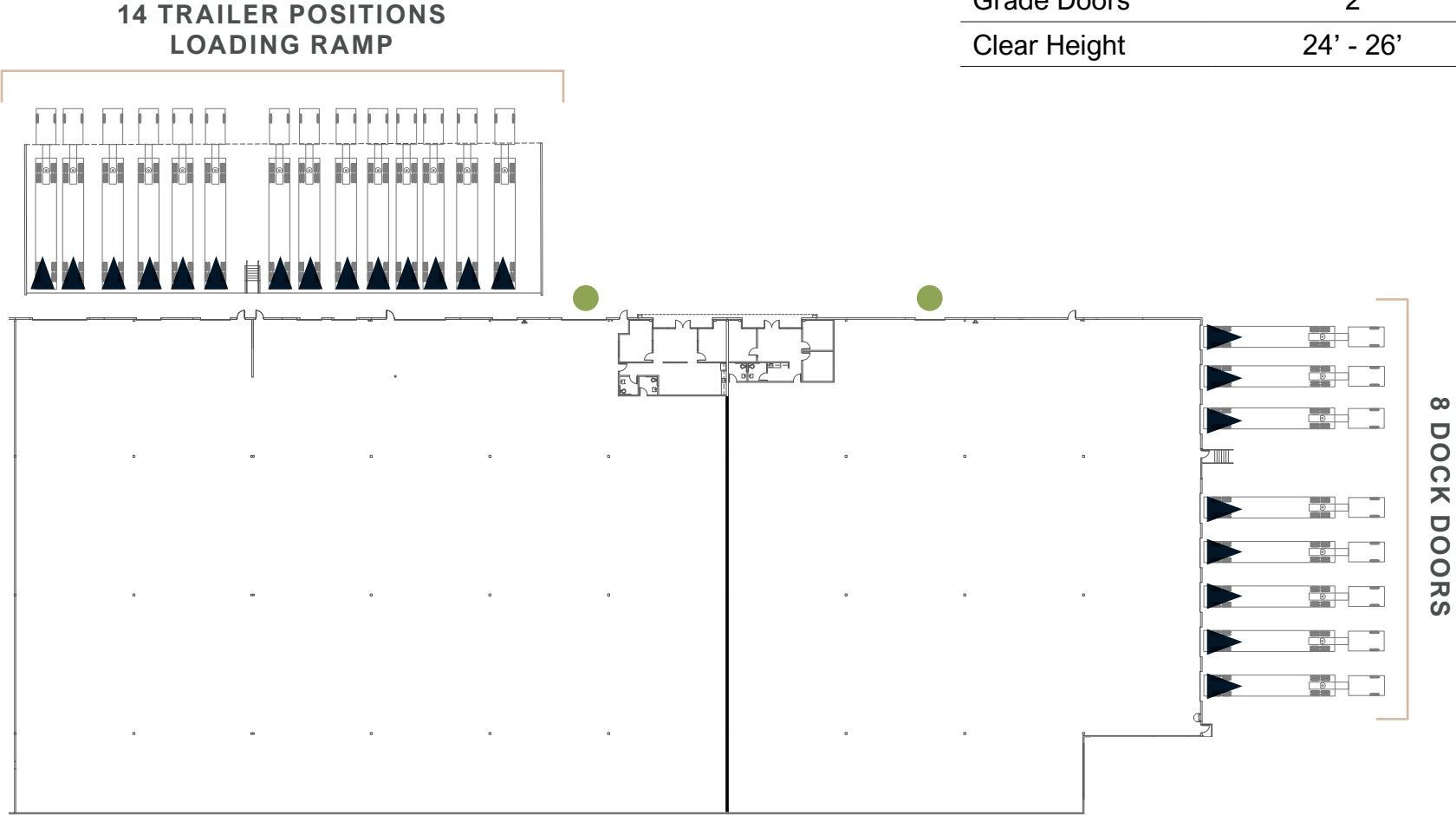
- ▲ DOCK DOORS
- GRADE DOORS

Size	±264,975 SF
Office	10,000 - 30,000 SF
Dock Loading	43
Grade Doors	4
Clear Height	24' - 26'
Power	3,200 amps



SUITE 110 | 120

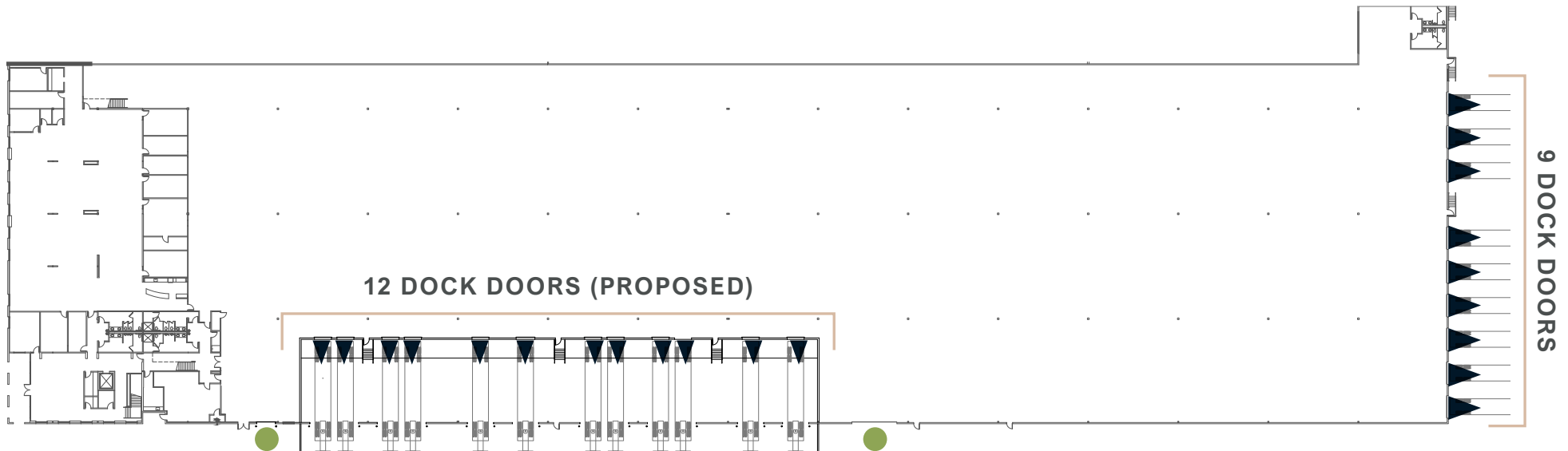
Size	±94,624 SF
Office	2,450 SF
Dock Doors	22
Grade Doors	2
Clear Height	24' - 26'



- ▲ DOCK DOORS
- GRADE DOORS

SUITE 100

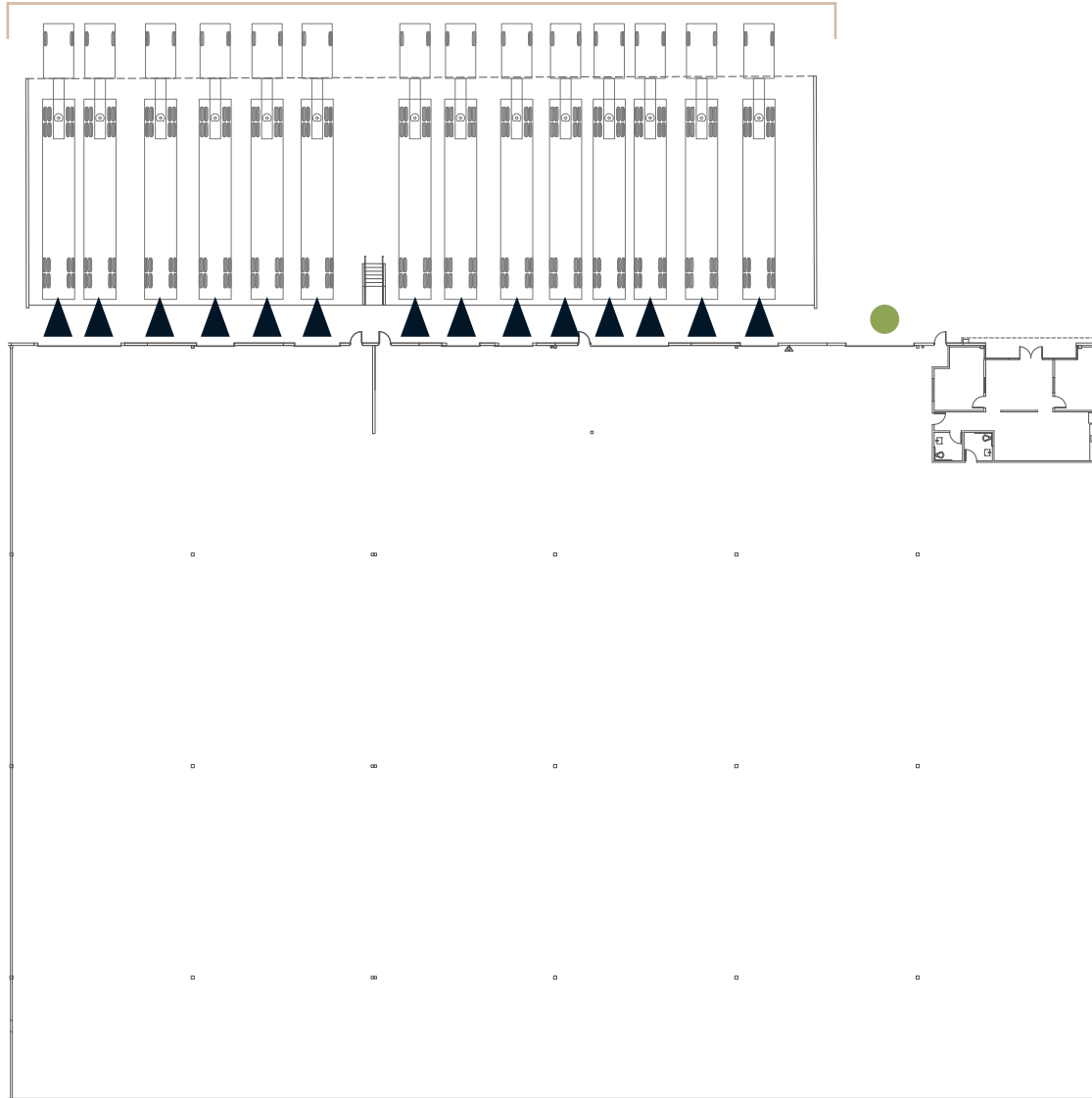
Size	±170,333 SF
Office	10,000 - 30,000 SF
Dock Loading	21
Grade Doors	2
Clear Height	24' - 26'



- ▲ DOCK DOORS
- GRADE DOORS

SUITE 110

14 TRAILER POSITIONS
LOADING RAMP

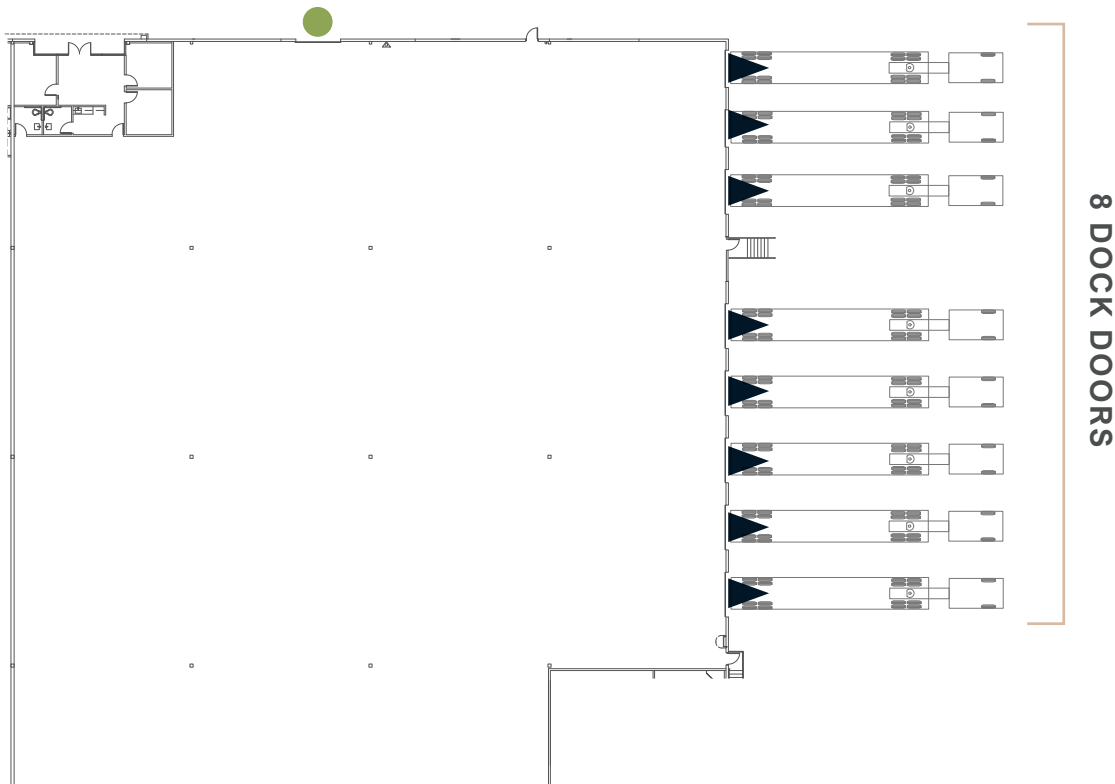


▲ DOCK DOORS
● GRADE DOORS

Size	±57,672 SF
Office	1,350 SF
Dock Doors	14
Grade Doors	1
Clear Height	24' - 26'



SUITE 120



- ▲ DOCK DOORS
- GRADE DOORS

Size	±36,952 SF
Office	1,100 SF
Dock Doors	8
Grade Doors	1
Clear Height	24' - 26'
Power	TBD



CORPORATE NEIGHBORS





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