

136,350 SF Industrial Space | Divisible To 38,742 SF

8,000 amps of Power | Trailer Parking

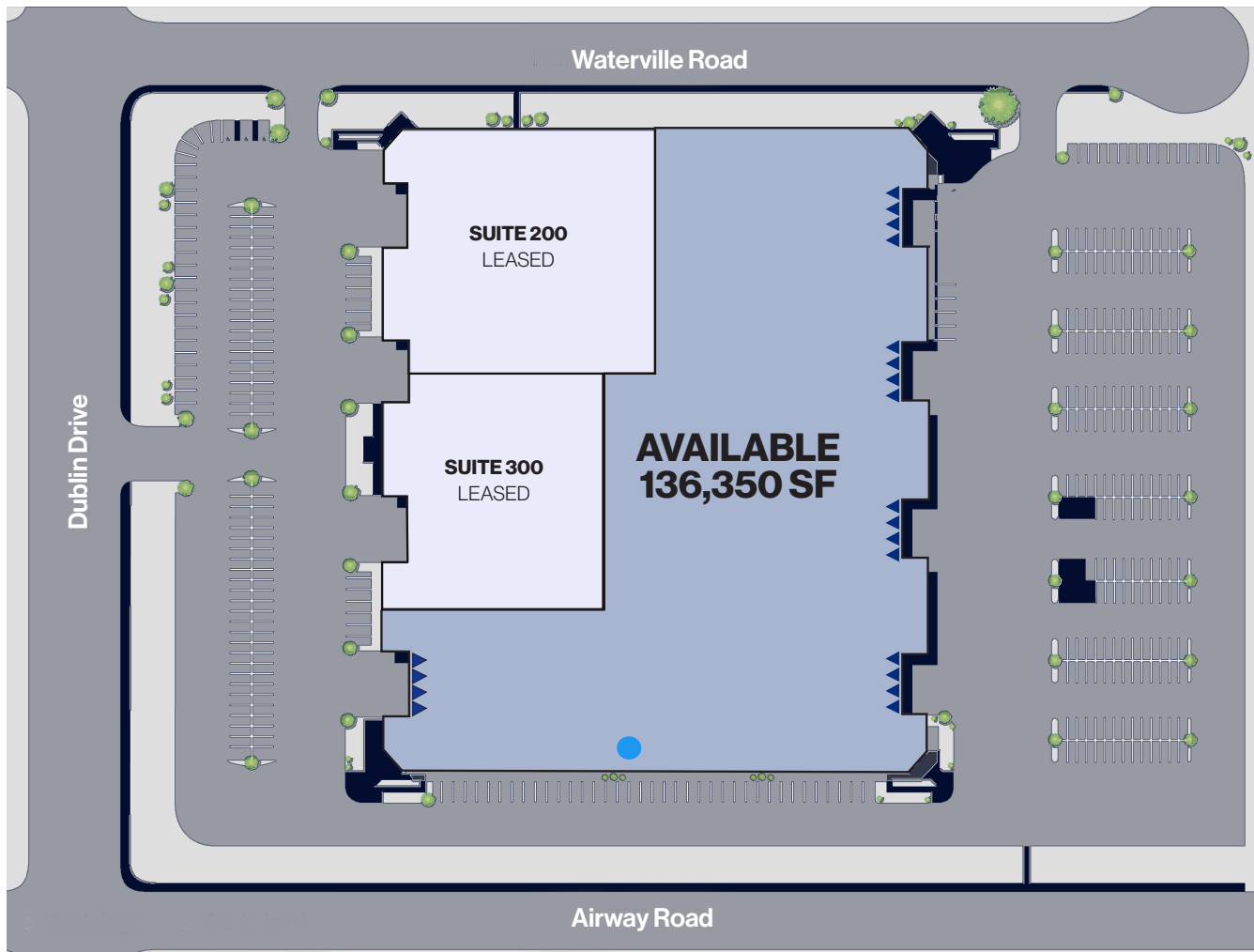
AVAILABLE FOR LEASE

2055
DUBLIN
DRIVE
OTAY MESA, CA



Jones Lang LaSalle Brokerage, Inc.
RE License #01880260

SITE PLAN



▲ DOCK DOOR - 20

● GRADE DOOR - 1 (expandable)



205,800 SF
Total Building Size



ESFR
Sprinklers



FOREIGN TRADE ZONE
Magnet site



2.0:1,000
Parking

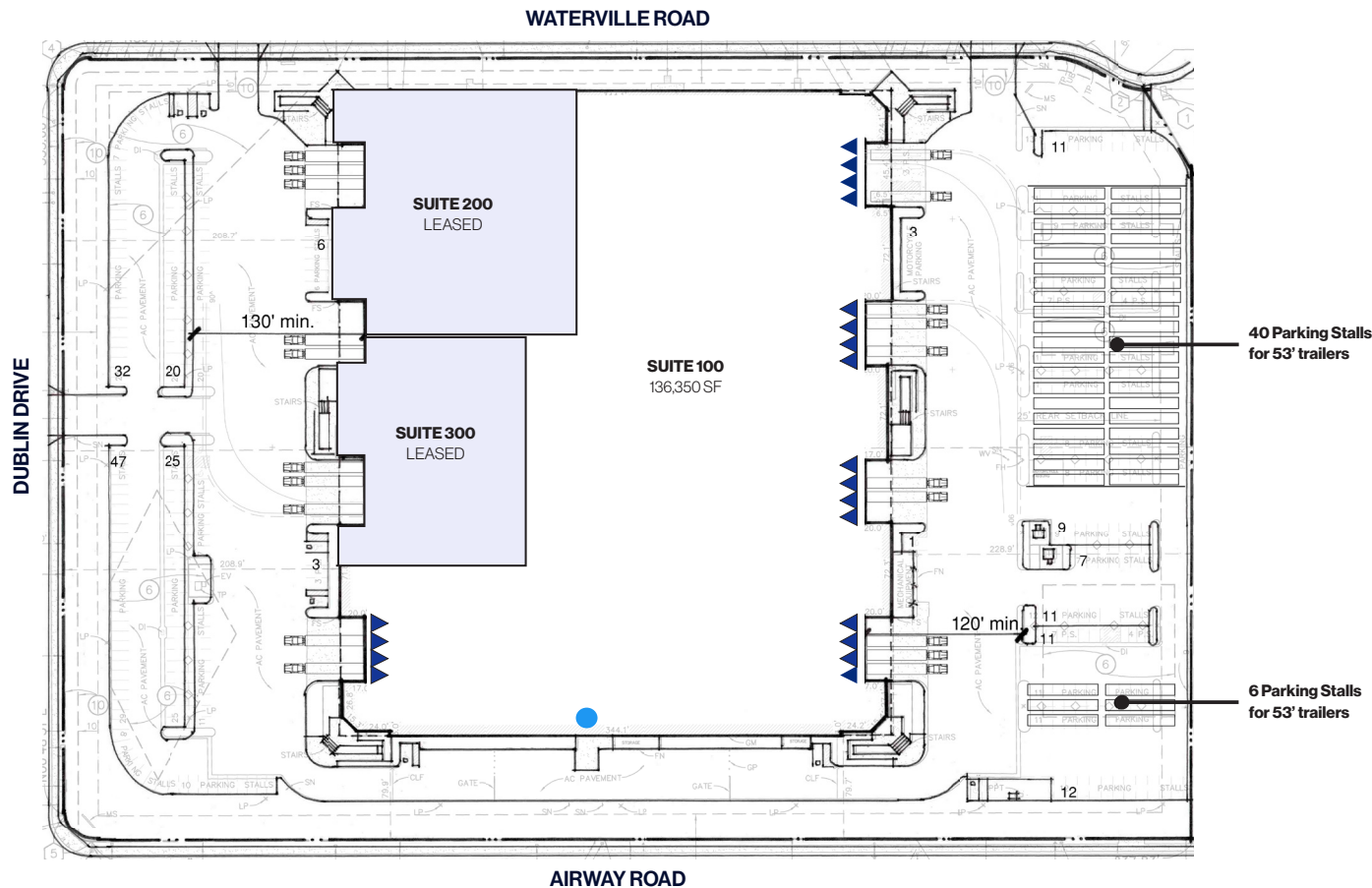


01/01/2026
Avail. for Occupancy

Tenant to verify building features

SITE PLAN (ALTERNATE)

TRAILER PARKING OPTION



▲ DOCK DOOR - 20

● GRADE DOOR - 1 (expandable)



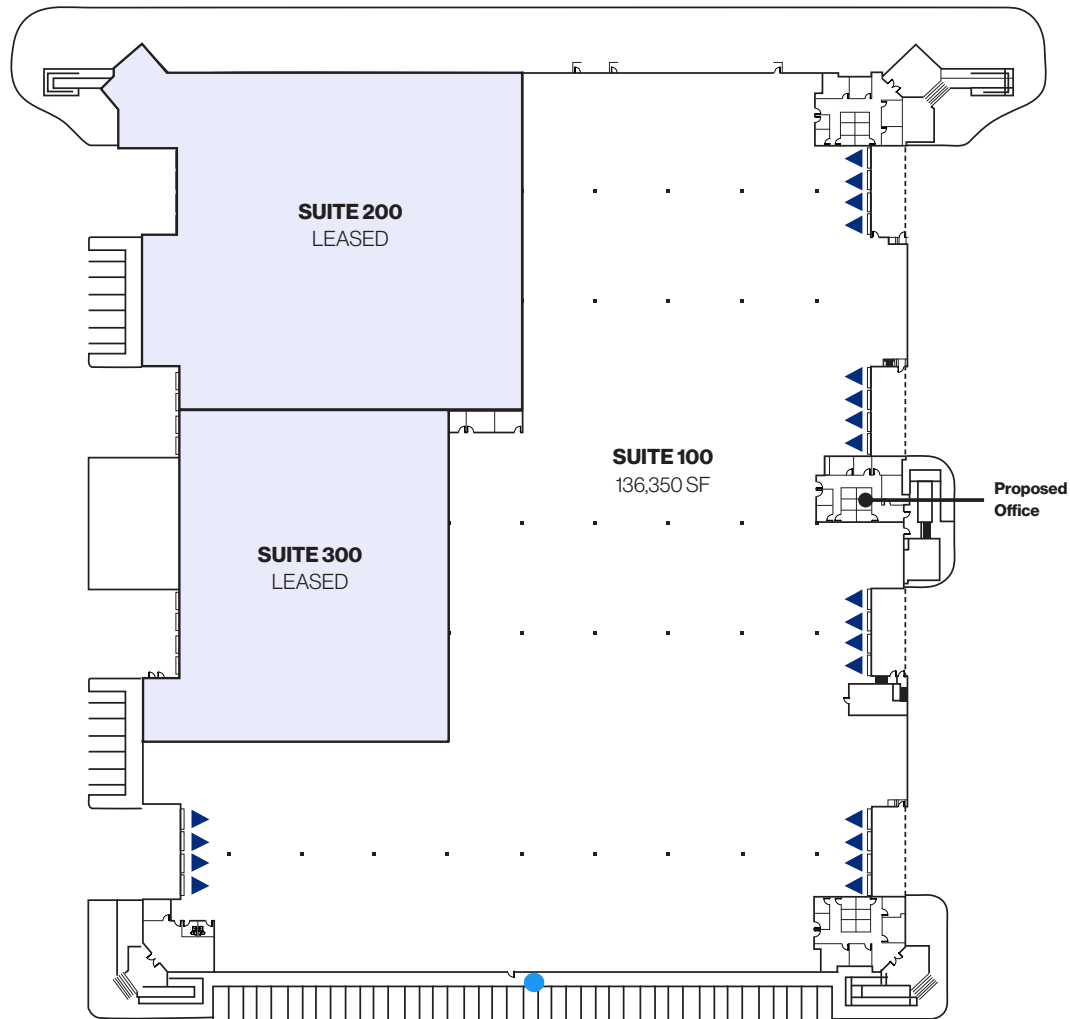
46
53' Trailer Parking Stalls
On East Side Lot

40 Parking Stalls
for 53' trailers

6 Parking Stalls
for 53' trailers

Tenant to verify building features

SINGLE TENANT FLOOR PLAN (AS BUILT)



▲ DOCK DOOR - 20

● GRADE DOOR - 1 expandable



136,350 SF
Available size



20
Dock high doors



1
Grade level door



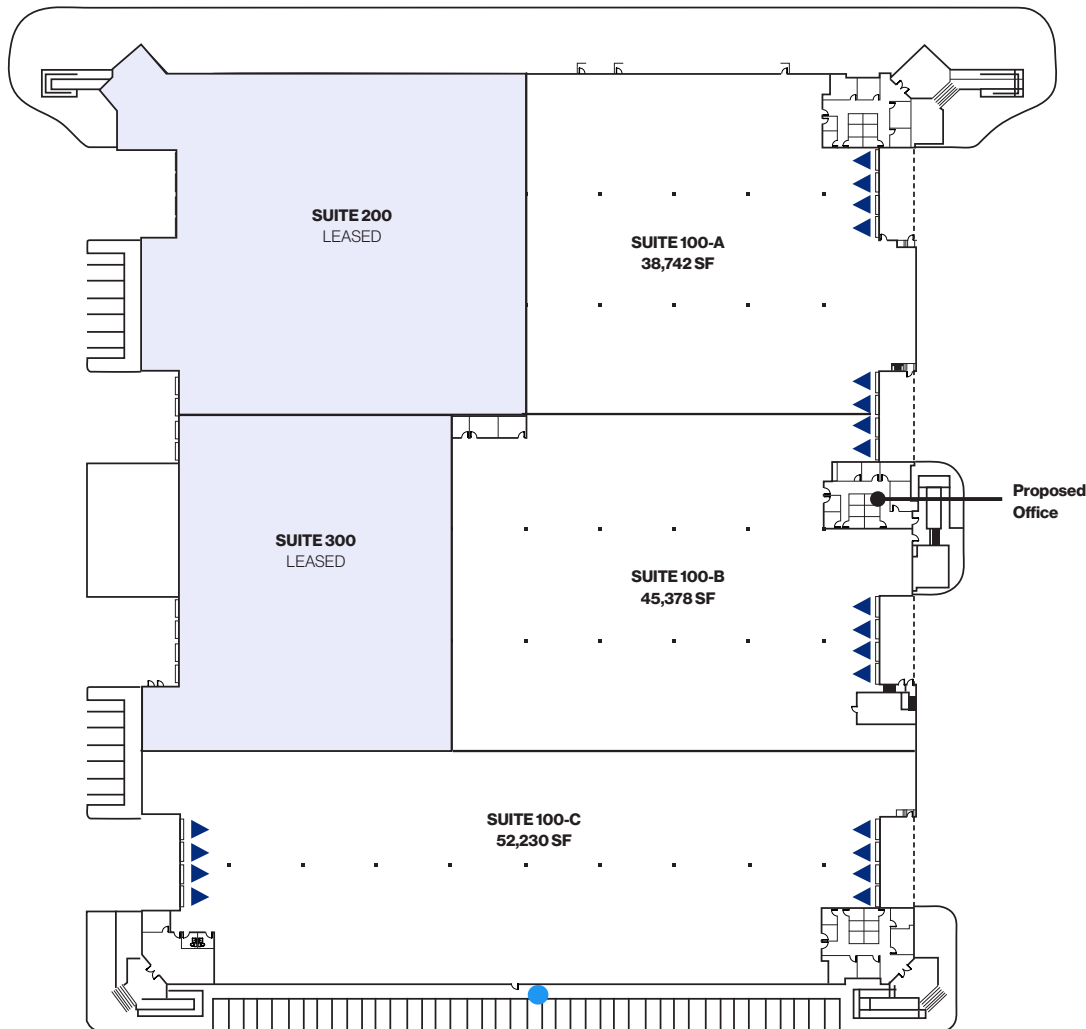
28'
Clear Height



Heavy Power
8,000 amps 277/480, 3 phase

Tenant to verify building features

MULTI TENANT FLOOR PLAN (PROPOSED)



SUITE	SIZE	OFFICE AREA	DOCK DOORS	GRADE DOORS
100-A	38,742 SF	2,250 SF	6	0
100-B	45,378 SF	1,800 SF	6	0
100-C	52,378 SF	3,000 SF	8	1
100-A/B	84,120 SF	4,050 SF	12	0
100-B/C	97,756	4,800 SF	14	1



▲ DOCK DOOR - 20

● GRADE DOOR - 1 expandable

Tenant to verify building features

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