



RUNWAY DISTRIBUTION CENTER

9040 AIRWAY ROAD, OTAY MESA

FOR LEASE | Freestanding 140,092 SF Class A Industrial Building | Divisible to 40,000 SF



TAKE A VIRTUAL TOUR OF
9040 AIRWAY ROAD



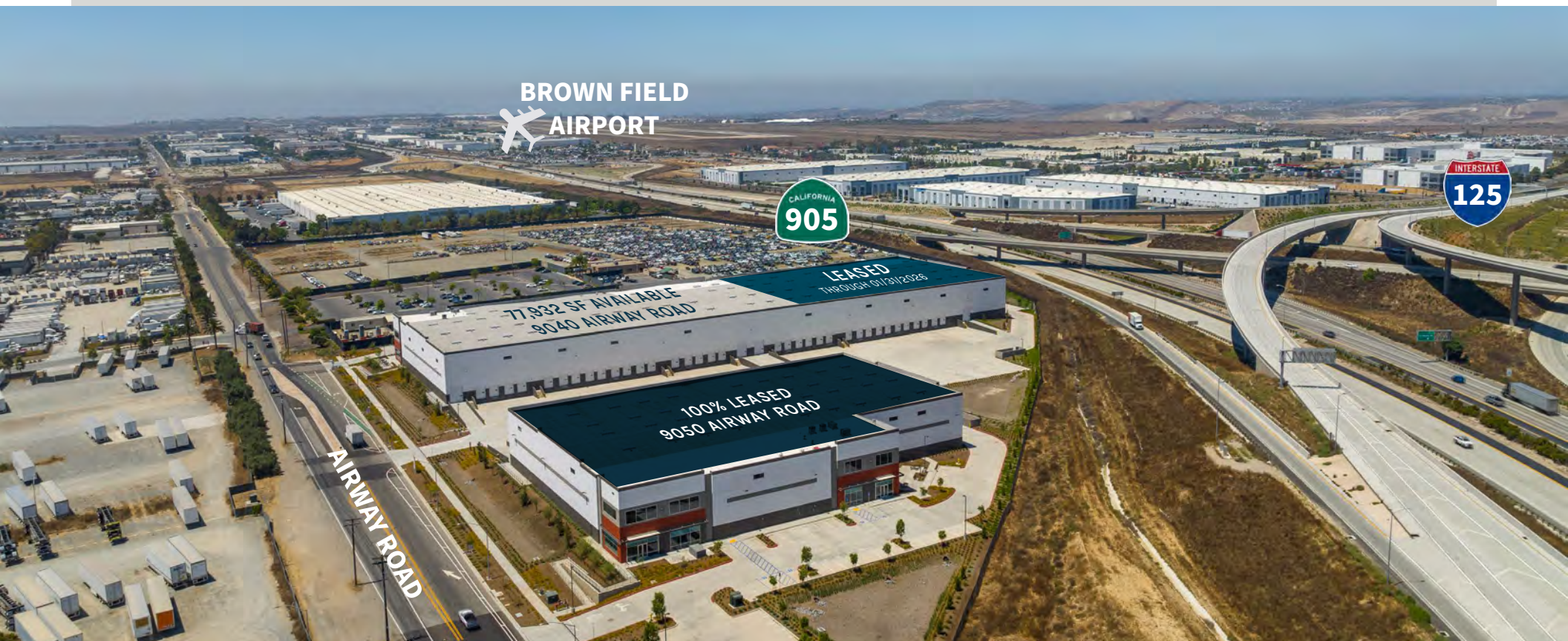
WAREHOUSE | DISTRIBUTION | MANUFACTURING

OWNED BY



Location

9040 AIRWAY ROAD
OTAY MESA



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

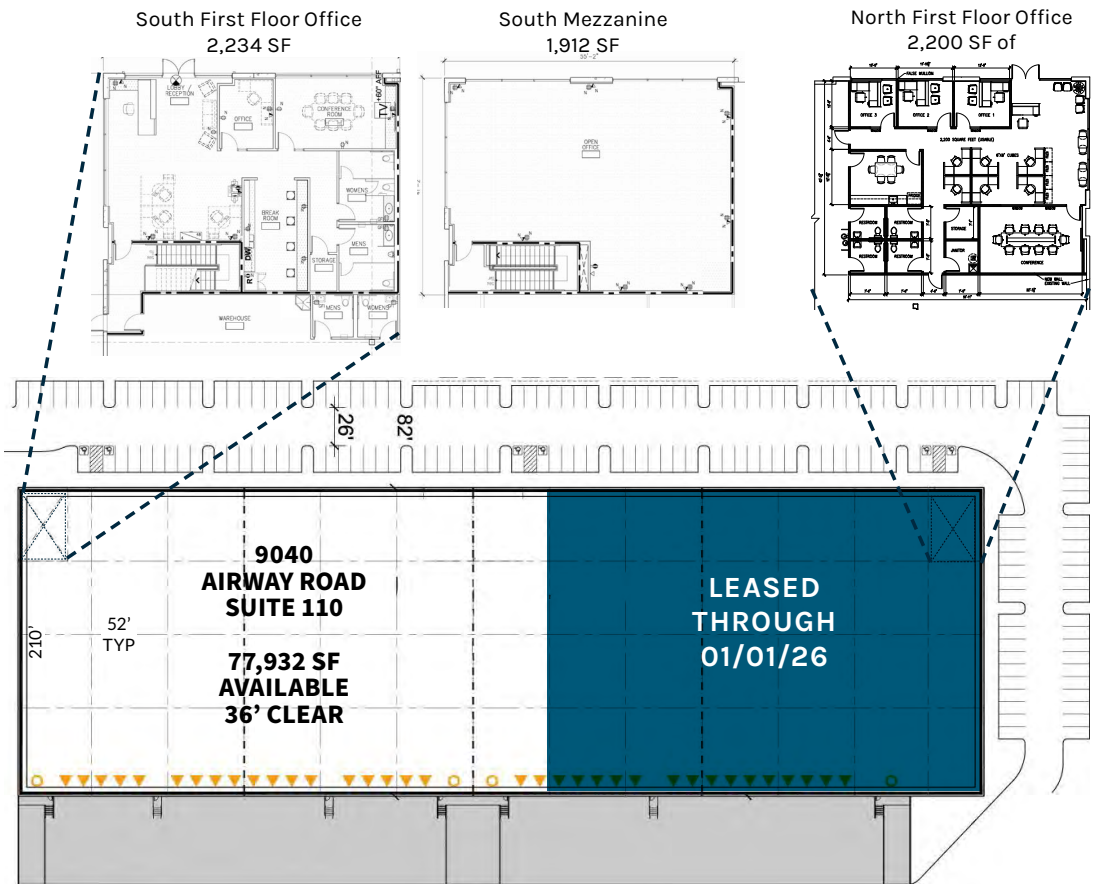


The Plans

9040 AIRWAY ROAD OTAY MESA

9040 AIRWAY ROAD

Warehouse Floor Area	133,746 SF
North Office Area	2,200 SF
South Office Area	4,146 SF
Total Building Area	140,092 SF
Divisibility To	40,000 SF



LEGEND

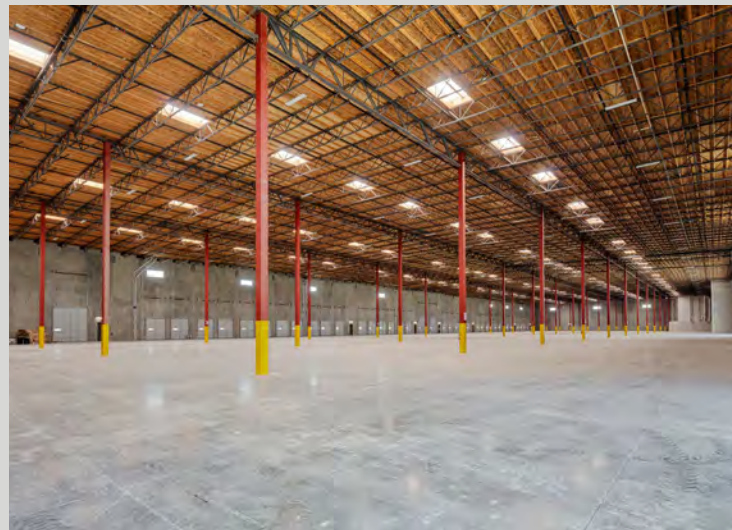
- ▲ 20 Dock Doors
- 3 Grade Level Doors

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
POWER*:	4,000 AMPS @ 277/480V

*Tenant to verify power

The Site

9040 & 9050 AIRWAY ROAD
OTAY MESA



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

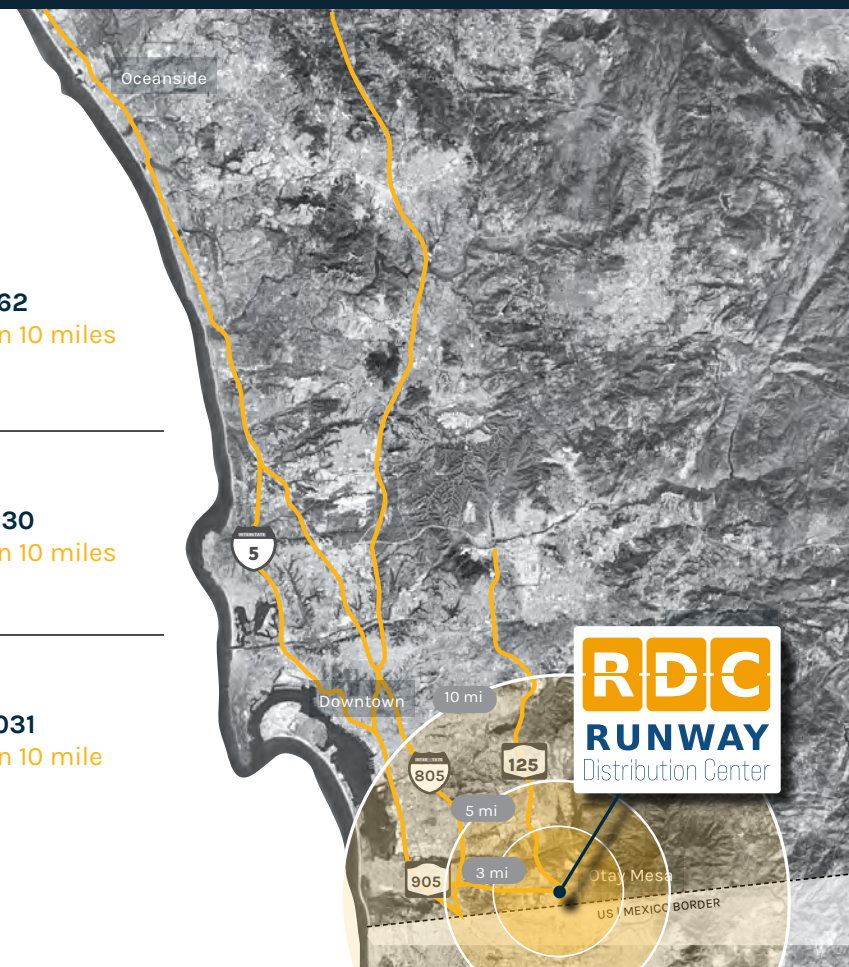
within 3 mile

28,499

within 5 miles

345,031

within 10 mile



The Location

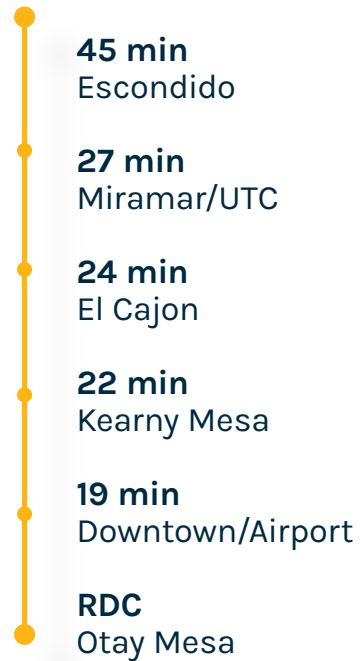
Border quick stats:

#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

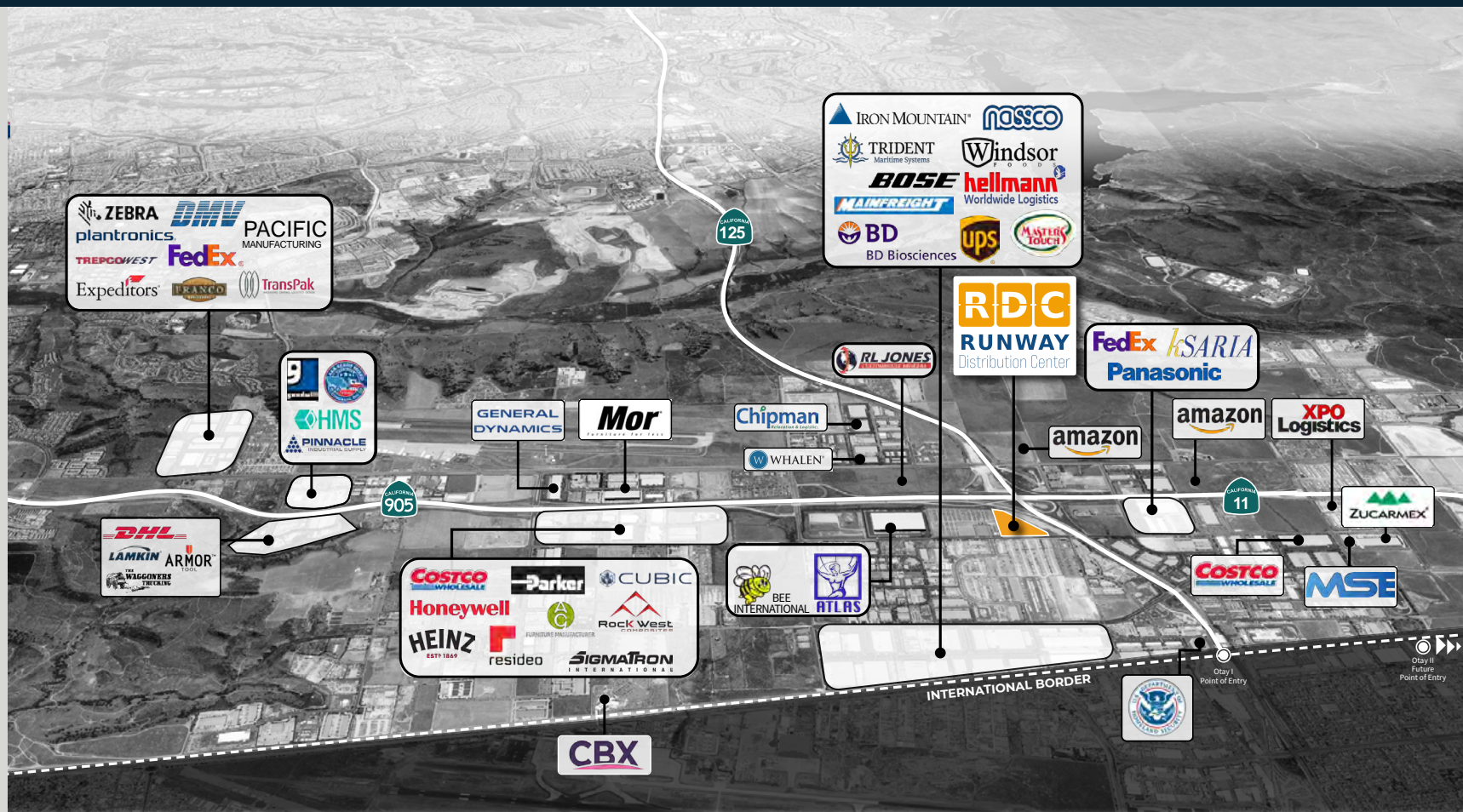
+106M
individual crossings per year

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.aresmgt.com.



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