

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 #01886260

SITE PLAN



▲ DOCK DOOR - 20

● GRADE DOOR - 1 (expandable)

 **205,800 SF**
Total Building Size

 **ESFR**
Sprinklers

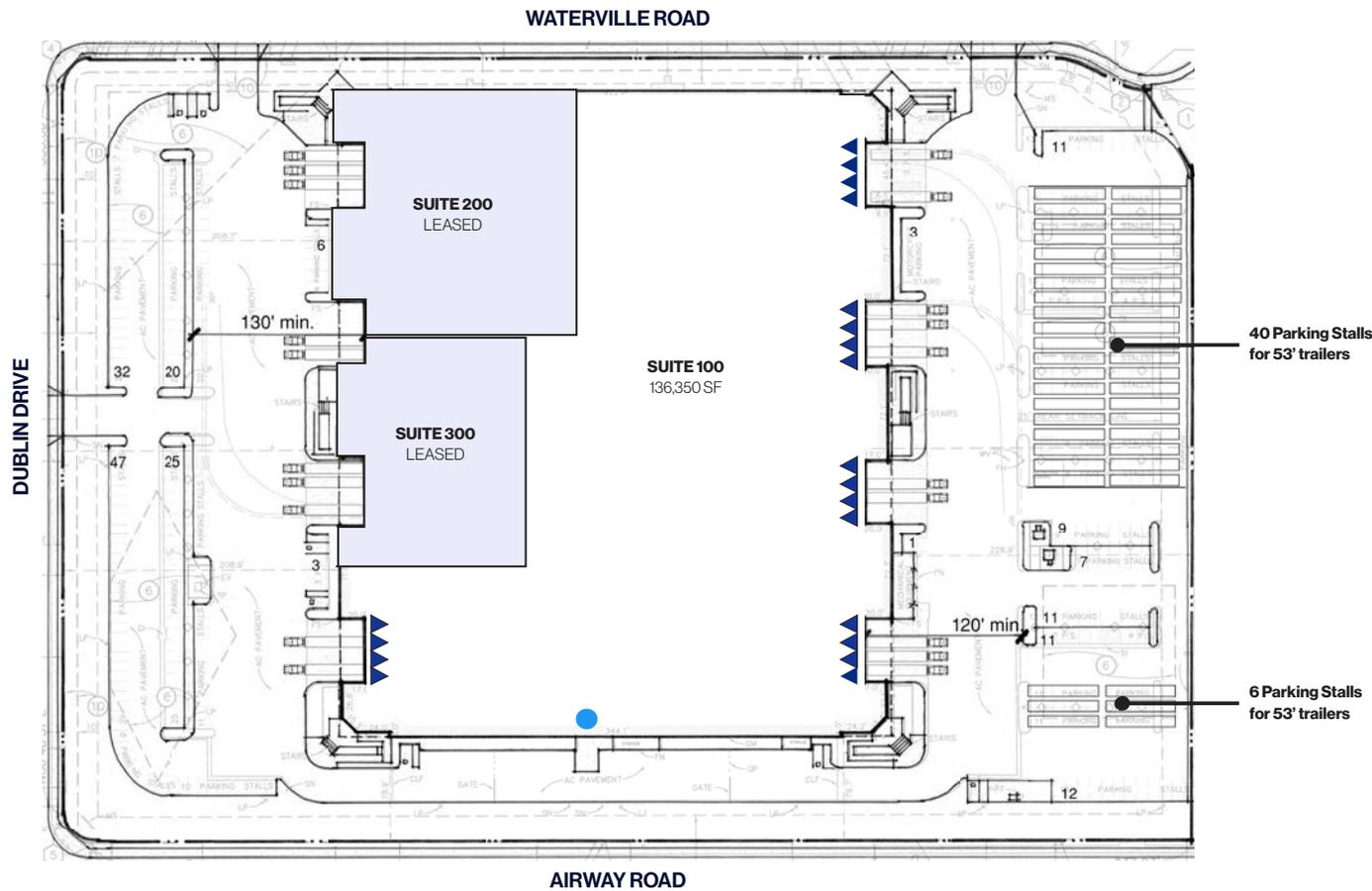
 **FOREIGN TRADE ZONE**
Magnet site

 **2.0:1,000**
Parking

 **NNN = \$.23 PSF**
Below Market

Tenant to verify building features

SITE PLAN (ALTERNATE) TRAILER PARKING OPTION



▲ DOCK DOOR - 20

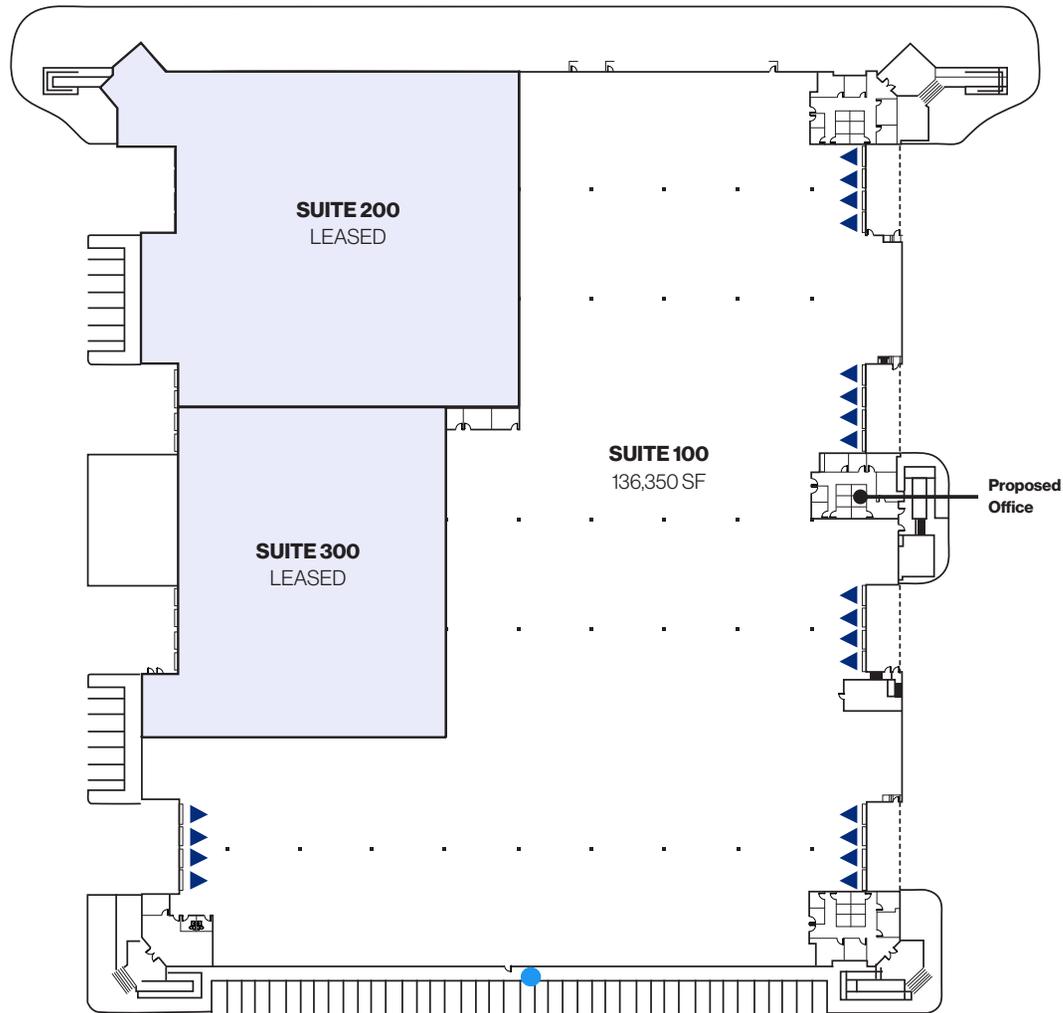
● GRADE DOOR - 1 (expandable)



46
53' Trailer Parking Stalls
On East Side Lot

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



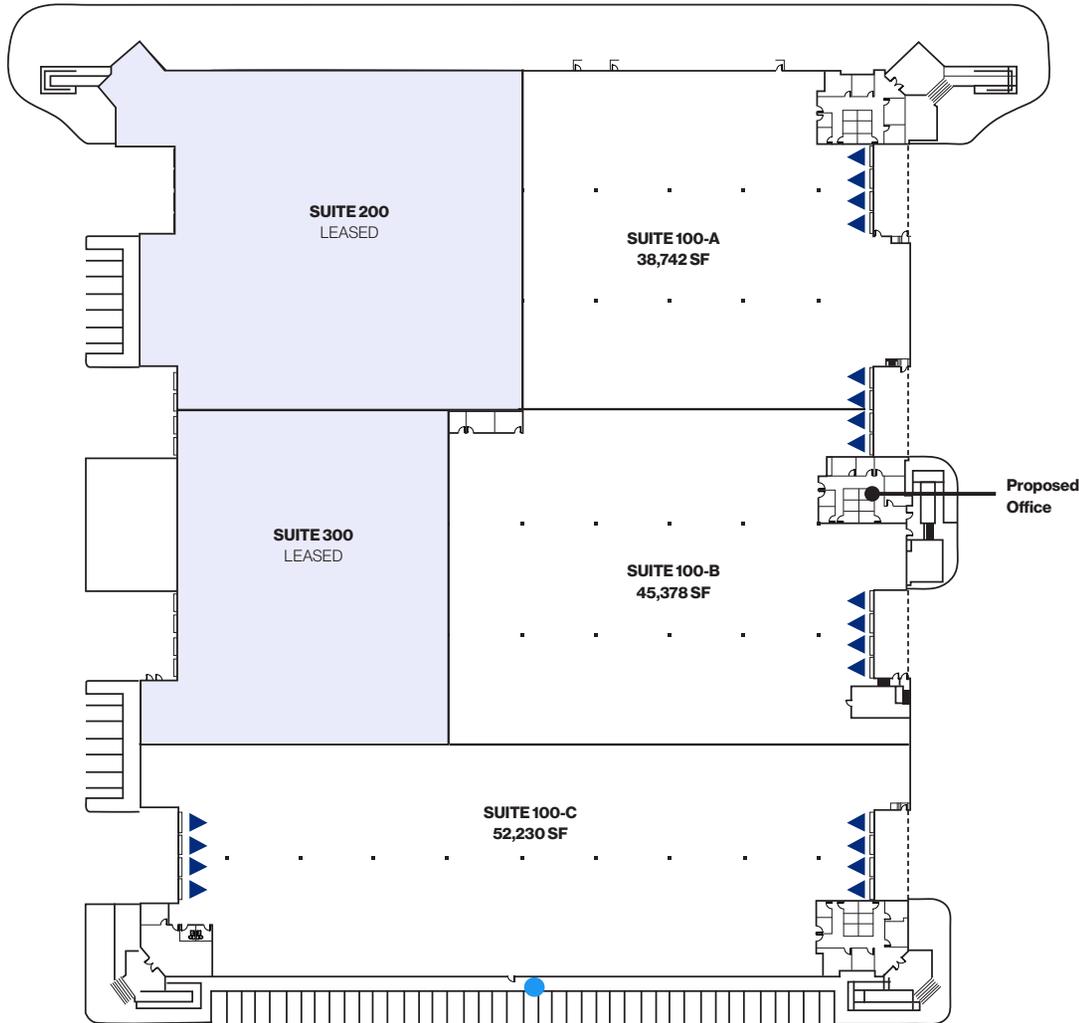
28'
Clear Height



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	52,230 SF	3,000 SF	8	1
100-A/B	84,120 SF	4,050 SF	12	0
100-B/C	97,756 SF	4,800 SF	14	1



▲ DOCK DOOR - 20

● GRADE DOOR - 1 expandable

Tenant to verify building features

2055 DUBLIN DRIVE OTAY MESA, CA



BRITANNIA BOULEVARD

BROWN FIELD AIRPORT

CALIFORNIA
905

DUBLIN DRIVE

2055
DUBLIN DRIVE

AIRWAY ROAD

OVERSIZED YARD

ANDY IRWIN

+1 858 410 6376
andy.irwin@jll.com
RE lic. # 01302674

JOE ANDERSON

+1 858 410 6360
joe.anderson@jll.com
RE lic. #01509782



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.