

THE CAMPUS

AT SAN DIEGO BUSINESS PARK

2055 SANYO AVENUE
OTAY MESA, CA



67,500 SF INDUSTRIAL WAREHOUSE
— FOR LEASE —

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PROJECT VIDEO

PROJECT FEATURES



±668,431 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

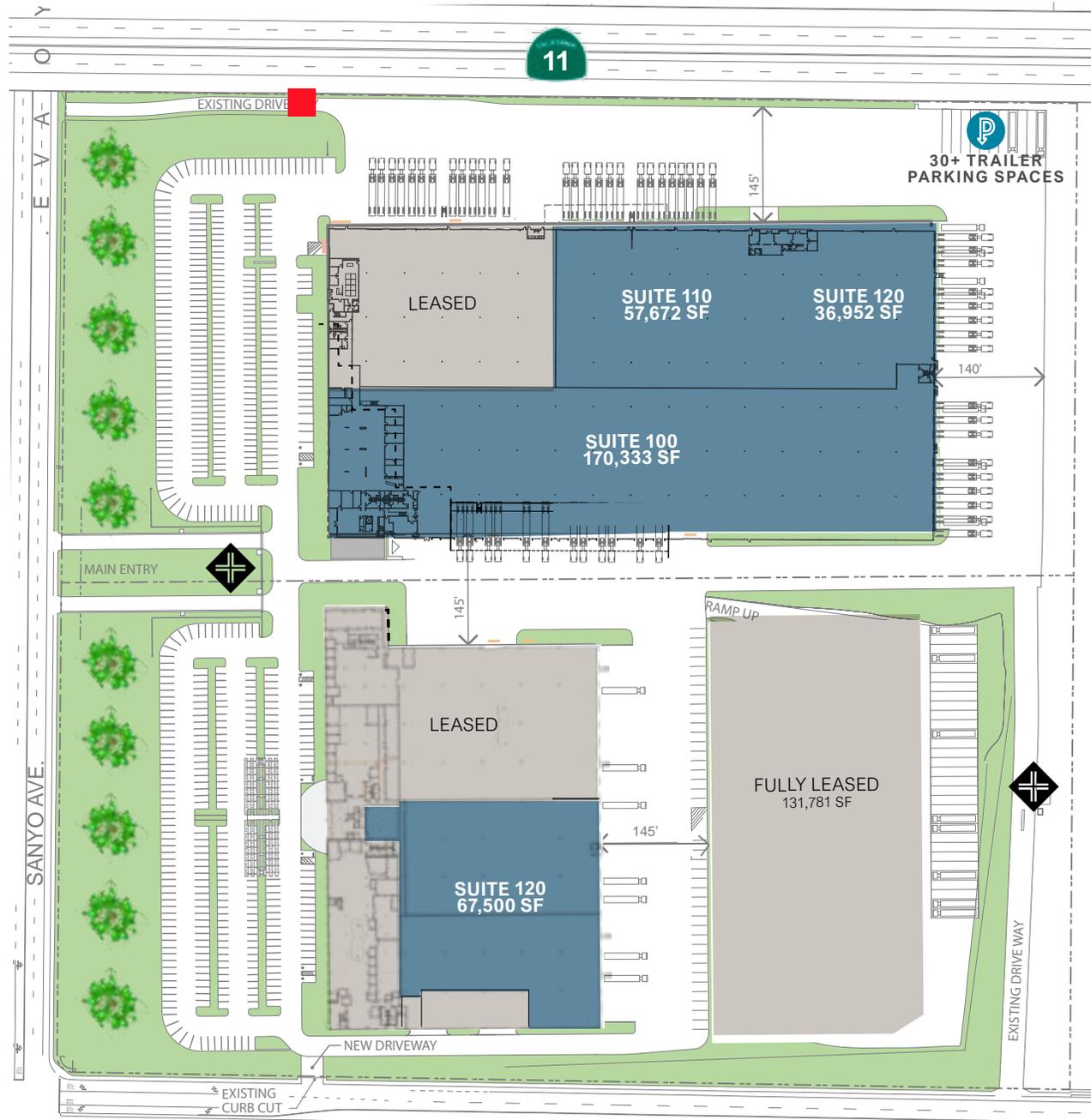
Offers trailer or outside storage options



SITE PLAN

Address	2055 Sanyo Avenue
Availability	±67,500 SF
Office	±2,000 SF
Dock Loading	11
Grade Doors	1 (Knock Out)
Clear Height	24' - 27'
Power	TBD
Gas	Yes
Sprinklers	.33/3,000
Column Spacing	48' x 48'
Parking	1.5/1,000

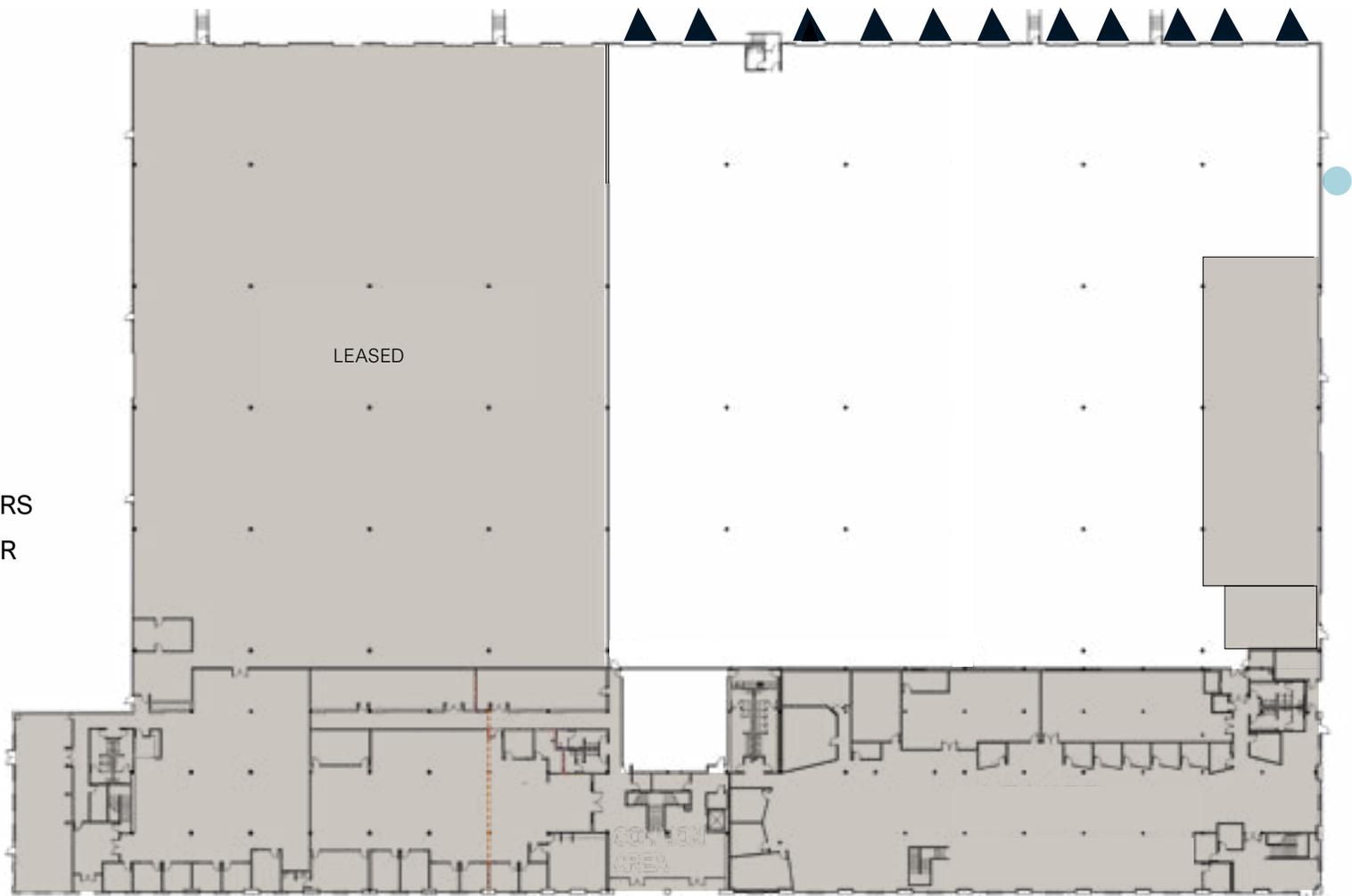
- AVAILABLE
- LEASED
- GUARD SHACK
- GATED ENTRY



FLOOR PLAN

Size	±67,500 SF
Office	±2,000 SF
Dock Loading	11
Grade Doors	1 (knock out)
Clear Height	24' - 27'

- ▲ 11 DOCK DOORS
- 1 GRADE DOOR KNOCK OUT



CORPORATE NEIGHBORS





2001

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2055
2065

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