

AIRWAY LOGISTICS CENTER

8151 AIRWAY ROAD | SAN DIEGO

READY
FOR
IMMEDIATE
OCCUPANCY



TENANT
INCENTIVE
\$470,000
RELOCATION
PACKAGE!*

BROKER
BONUS
5% TENANT
REP BROKER
FEE!*

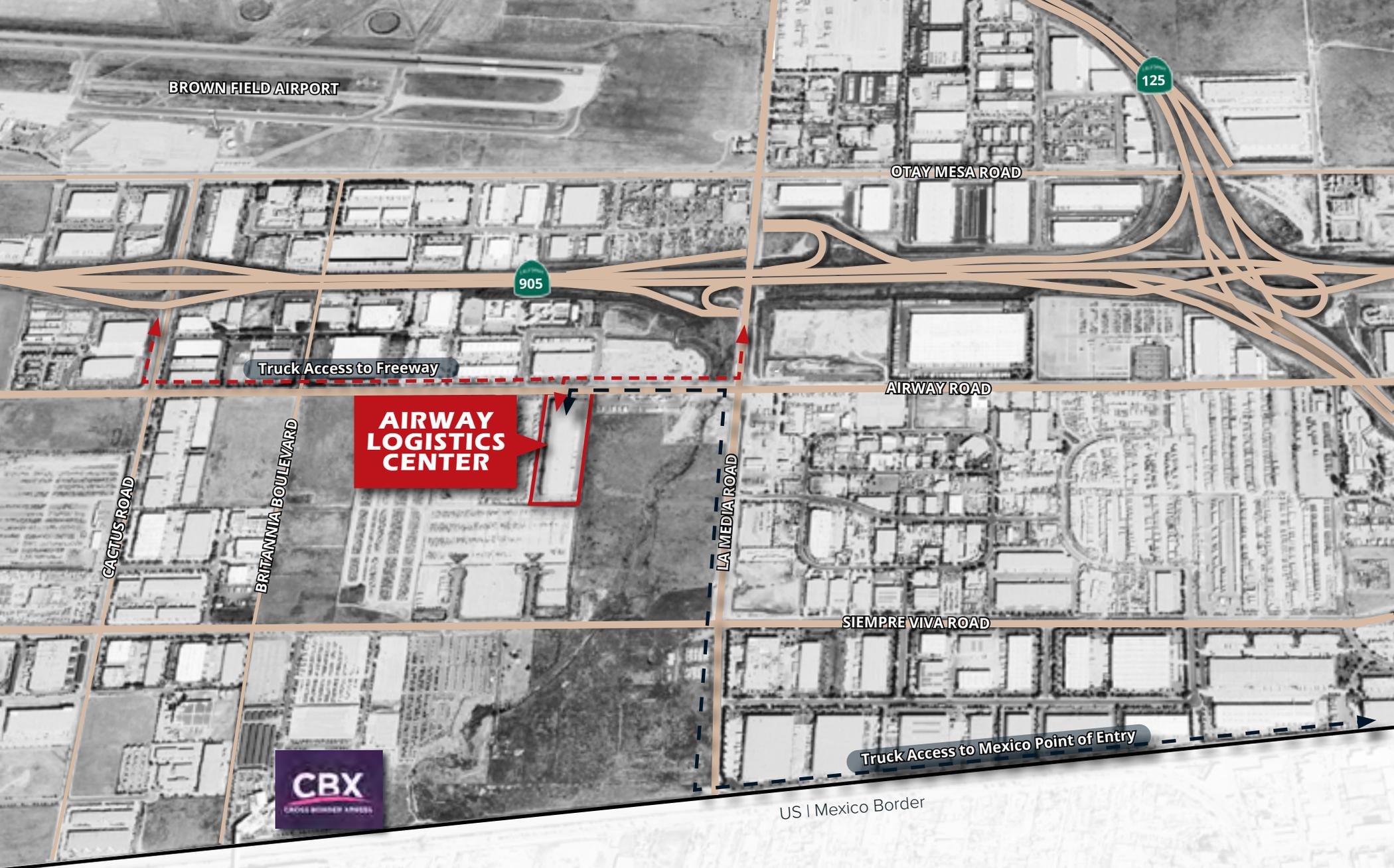
*Incentive/Bonus contingent upon credit tenant & min. 5 year lease term.

59,557 SF AVAILABLE FOR LEASE
249,689 SF CLASS A INDUSTRIAL BUILDING



Jones Lang LaSalle Brokerage, Inc. RE license #01856260





Direct Freeway Access

Direct freeway access from Britannia Boulevard and La Media Road via SR-905

Close Proximity to Border Crossings

Close proximity to point of entry border crossings, within 2 miles from the Otay point of entry

Border Quick Stats:

#1

THE WORLD'S BUSIEST LAND BORDER CROSSING (SAN YSIDRO & OTAY MESA PORTS OF ENTRY)

±\$52B

IN TRADE CROSSES ANNUALLY THROUGH OTAY MESA PORTS OF ENTRY

Major Infrastructure Improvements:

LA MEDIA

LA MEDIA ROAD EXPANSION NEARING COMPLETION. (CALIFORNIA EXPORTING CORRIDOR)

OTAY II

THE NEW, STATE OF THE ART, EASTERN PORT OF ENTRY RECEIVED FEDERAL FUNDING AND WILL CONNECT DIRECTLY WITH THE EXTENSION OF SR-11

Immediate access to:

SR **905**, SR **125**, and SR **11**
Freeways

Otay Mesa

Commercial border crossing

Pilot Travel Center

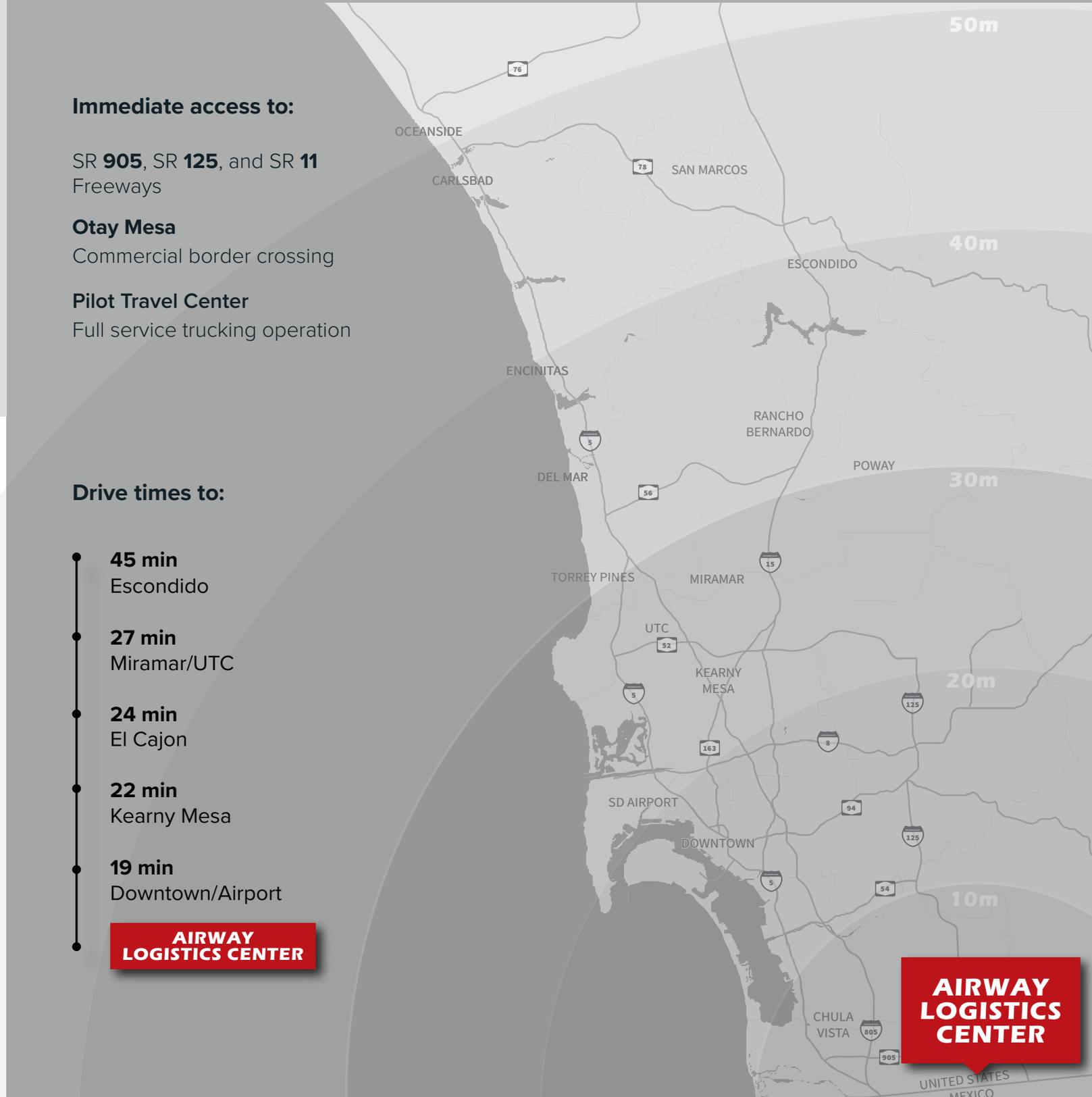
Full service trucking operation

Drive times to:

- 45 min**
Escondido
- 27 min**
Miramar/UTC
- 24 min**
El Cajon
- 22 min**
Kearny Mesa
- 19 min**
Downtown/Airport

**AIRWAY
LOGISTICS CENTER**

**AIRWAY
LOGISTICS
CENTER**





±59,557

TOTAL SPACE (SF)



16 DOCK

DOORS WITH EDGE OF DOCK LEVELERS AT ALL DOORS



±2,087

SPEC OFFICE UNDER CONSTRUCTION (SF)



1 GRADE

DOOR



60'

SPEED BAY



52'-60'

COLUMN SPACING



66

PARKING STALLS (1.12/1,000)



ESFR

SPRINKLERS



32'

MINIMUM CLEAR HEIGHT



HEAVY POWER

UP TO 2,000 AMPS OF 277/480 VOLT

SITE PLAN



ESFR
sprinklers



130'
truck court depth



1: 3,749 SF
dock door ratio



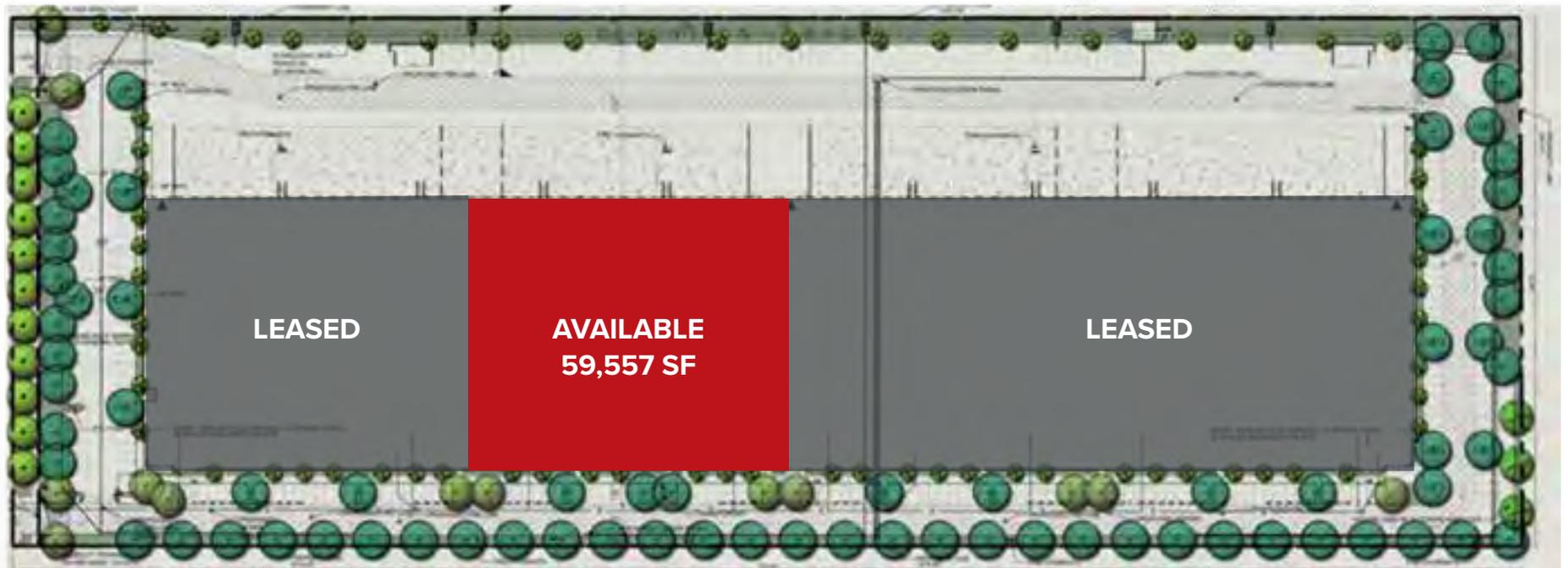
Freeway Accessible
to SR 125 & SR 905



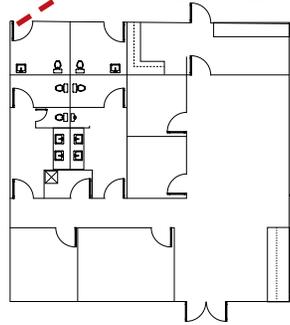
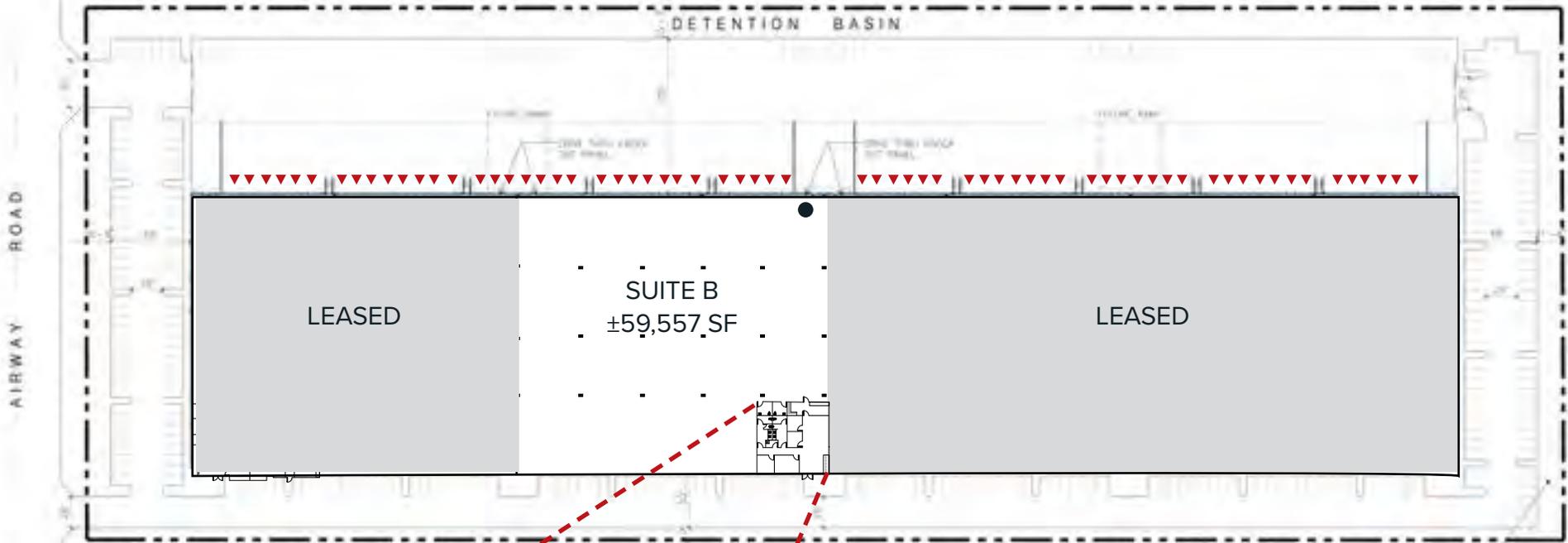
Dock Levelers
on All Doors



Secure Site
with gated access



FLOOR PLANS



SUITE B
SPEC GROUND FLOOR OFFICE
2,087 SF

- ▼ 16 DOCK DOORS
- 1 GRADE LEVEL DOOR

CORPORATE NEIGHBORS





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AVAILABLE NOW



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