



BUSINESS CENTER

A HAMANN DEVELOPMENT

7363 & 7373 Britannia Court
San Diego, CA 92154

UNDER CONSTRUCTION - PHASE I DELIVERING Q3 2026



REVOLUTIONIZING DISTRIBUTION

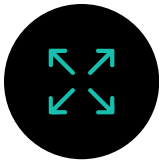
Game-changing efficiency and flexibility create a distinct advantage at San Diego's newest multi-tenant warehouse project

AVAILABILITY STARTING AT ±8,500 SF

THE HIGHLIGHTS



Superior location, functionality, and flexibility combine to make this San Diego's most unique Industrial offering



Cubic Capacity Advantage

Store more product and occupy less square footage



Maximum Efficiency

Shallow building depths ideal for high-throughput users, highest dock door ratio in San Diego County



Flexibility

Divisibility starting from +/- 9,000 SF, ability to accommodate future growth within the project



Newer is Better

Construction has started on first phase with delivery in Q3 2026, tenants can mitigate risk and maximize efficiency in a first-generation warehouse



Strategic Location

Western Otay Mesa in proximity to the 905 and US/Mexico border crossing, excellent access via new road and infrastructure improvements



Strong Labor Pool

Otay Mesa offers the highest concentration of industrial workers and immediate access to an abundance of labor from Mexico



Secure Environment

Fenced truck court areas provide security and ability for bonded warehouses/foreign trade zone status



Significant Savings

Lower operating expenses compared to other new construction, 40% lower rental rates compared to Central SD

THE PROJECT



4 Buildings:
Totalling 286,417 SF



Q3 2026:
Delivery for Phase I
consisting of
Buildings A & B



Highest Dock Count:
in San Diego at a ratio of
3.53 docks: 10,000 SF



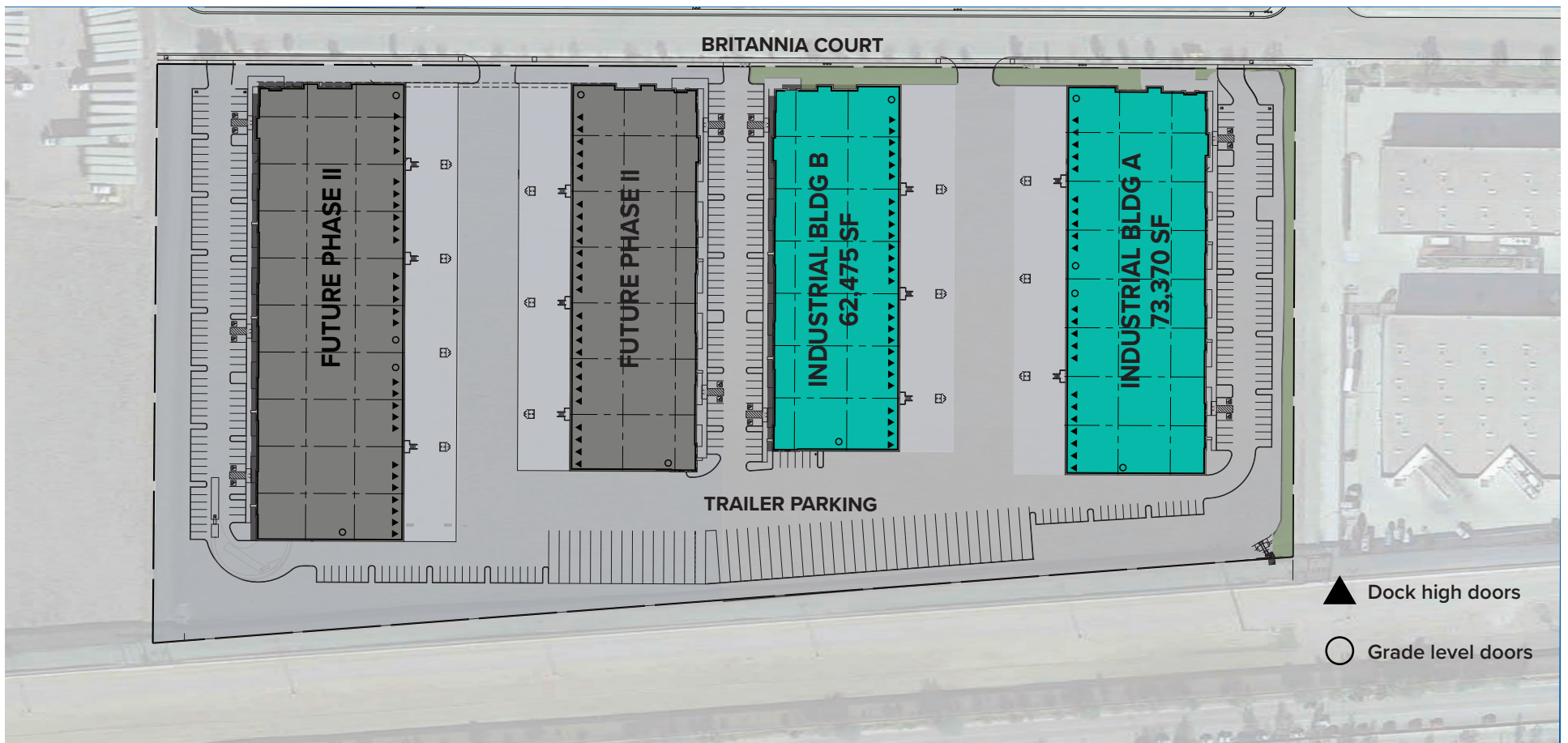
Heavy Power:
3,000 amps of 480 volt
power per building



**Cubic Capacity
Advantage:**
32' Minimum Clear Height

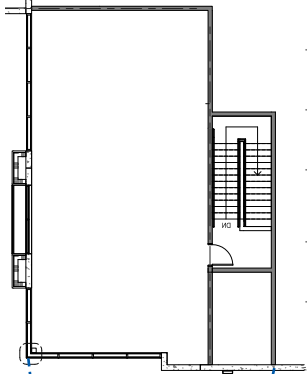


Secure Environment:
fenced trucks courts
create potential for
Bonded Warehouses/
FTZ status/CTPAT



THE BUILDINGS

BLDG A - 2nd floor office 1,400 SF



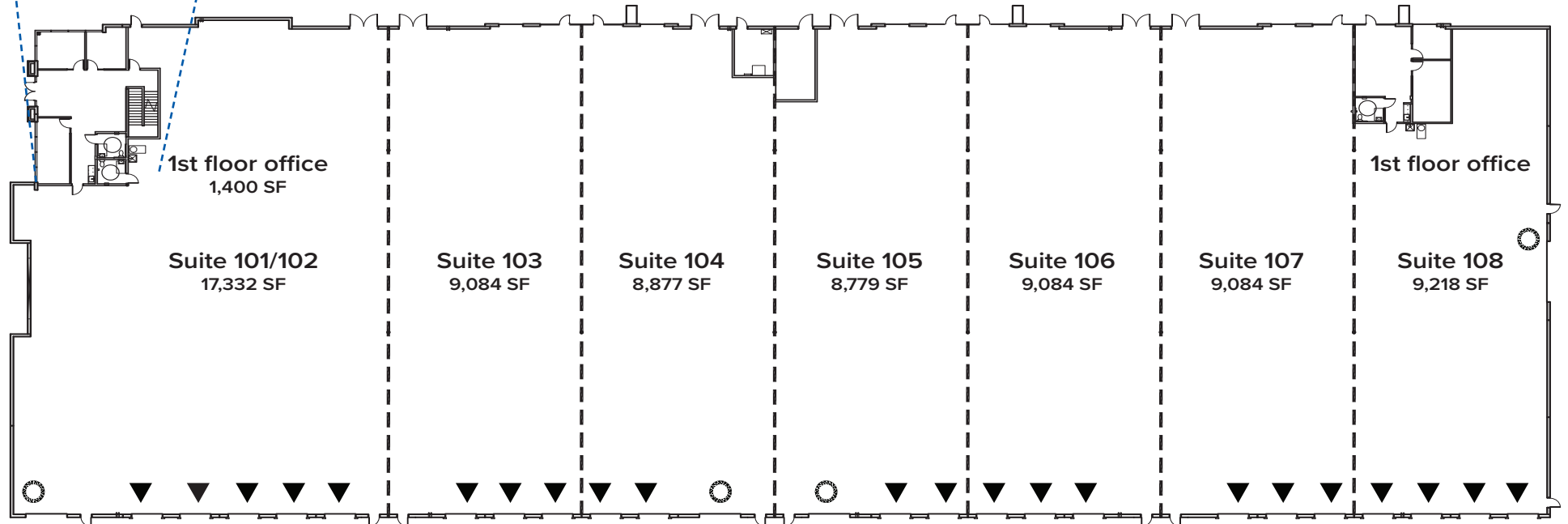
Building Features - 7363 Britannia Ct

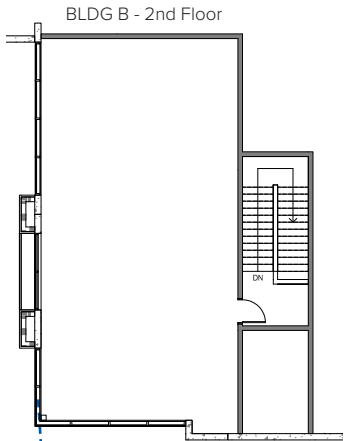
Total Building	73,370 SF
Divisibility	Starting from 8,779 SF
Dock High Loading	22 doors
Grade Level Loading	4 doors
Clear Height	32'

Sprinklers	ESFR with K-___ heads
Power	3,000 A, 277/480v
Building Depth	160'
Column Spacing	56' x 60'
Truck Court Depth	190'
Trailer Parking	12 stalls

Fence/Gate	Truck court gated and fenced
Parking Ratio	1.27:1,000 SF (87 auto stalls + 6 EV spaces)
Lease Rate	Contact Broker
Available	Q3 2026

- ▲ Dock High Doors
- Grade Level Doors
- - - Potential Demising Walls





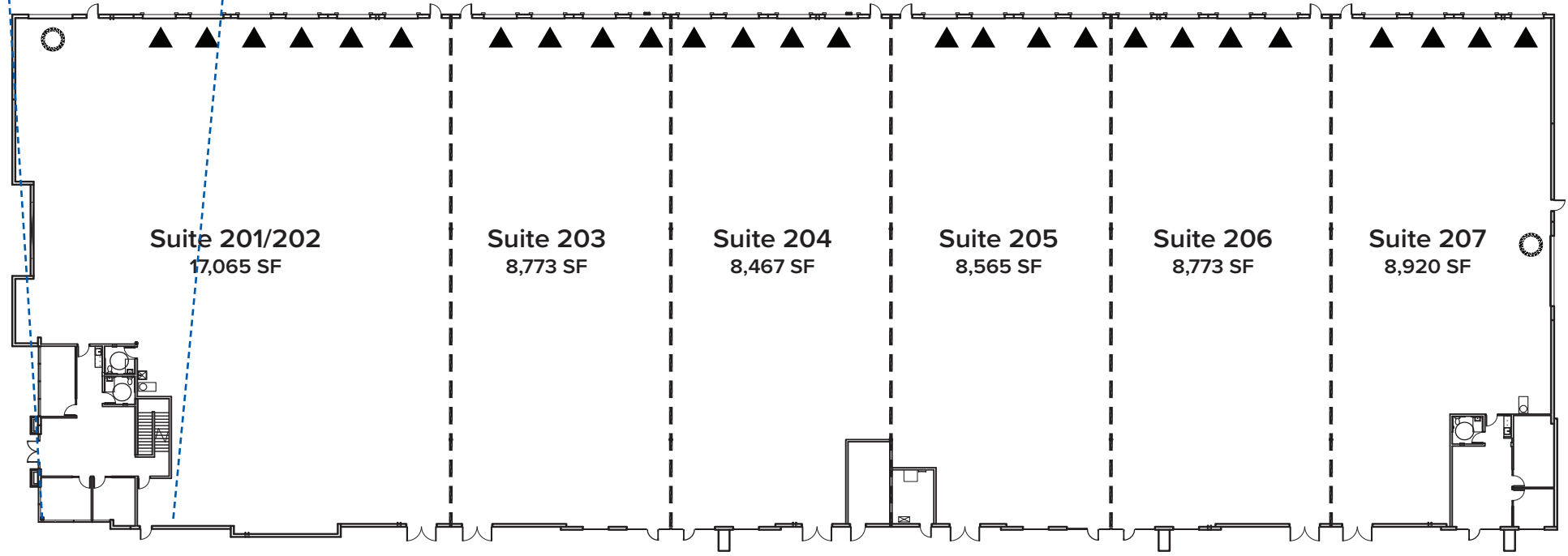
Building Features - 7373 Britannia Ct.

Total Building	62,475 SF
Divisibility	Starting from 8,467 SF
Dock High Loading	26 doors
Grade Level Loading	2 doors
Clear Height	32'

Sprinklers	ESFR with K-___heads
Power	3,000 A, 277/480v
Building Depth	144'
Column Spacing	60' x 60'
Truck Court Depth	190'
Trailer Parking	11 stalls

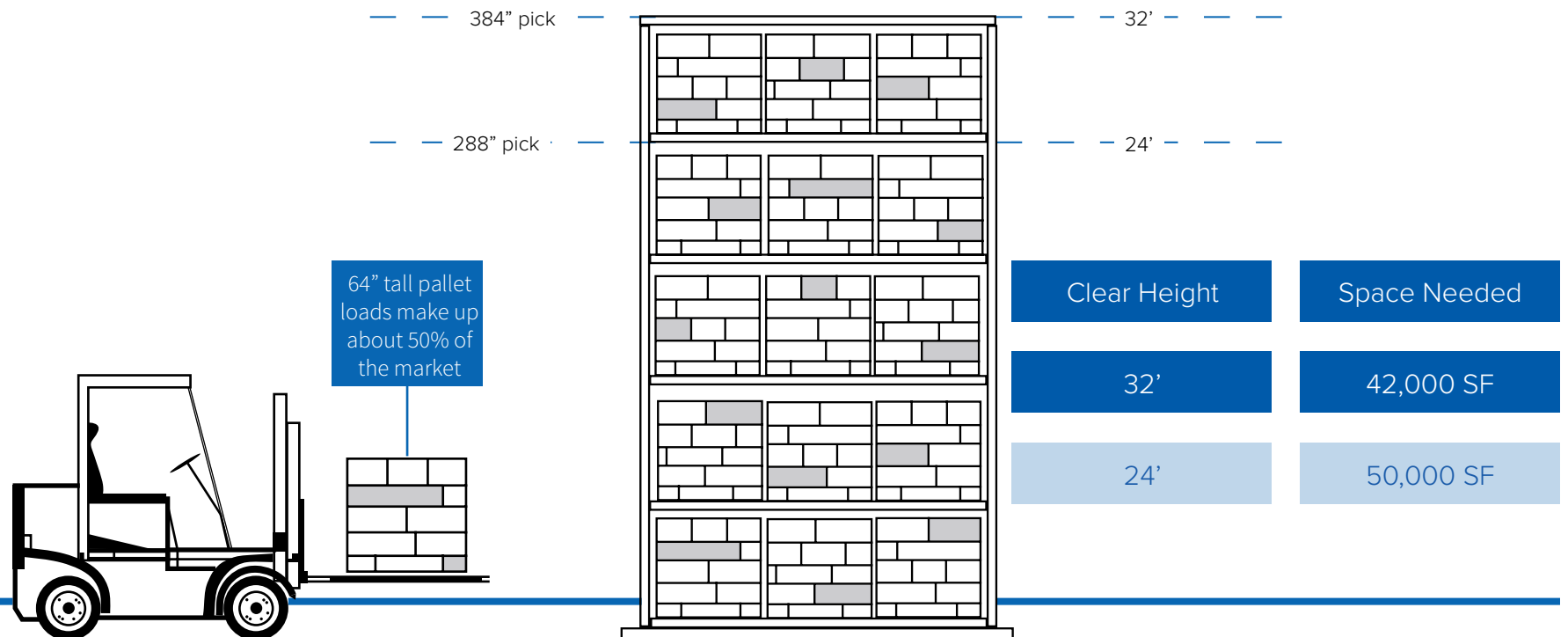
Fence/Gate	Truck court gated and fenced
Parking Ratio	1.28:1,000 SF (74 auto stalls + 6 EV spaces)
Lease Rate	Contact Broker
Available	Q3 2026

- ▲ Dock High Doors
- Grade Level Doors
- - Potential Demising Walls



CUBIC CAPACITY ADVANTAGE

Revolutionizing storage solutions to take your business to new heights. The cubic capacity advantage at **32' clear height** allows for one additional pallet position and **decreases a Tenant's square footage needs by 17%**, equating to **±\$720,000** in Gross Rent savings over a 5 year lease period based on the comparison below



STRATEGIC LOCATION



106 Million
Individual Border
Crossings
Per Year



\$49 Billion
In Trade Crosses
Annually Through
Otay Mesa
Ports Of Entry



Infrastructure
Upgrades
New 4/6 Lane
Arterials Improve
Access To Site



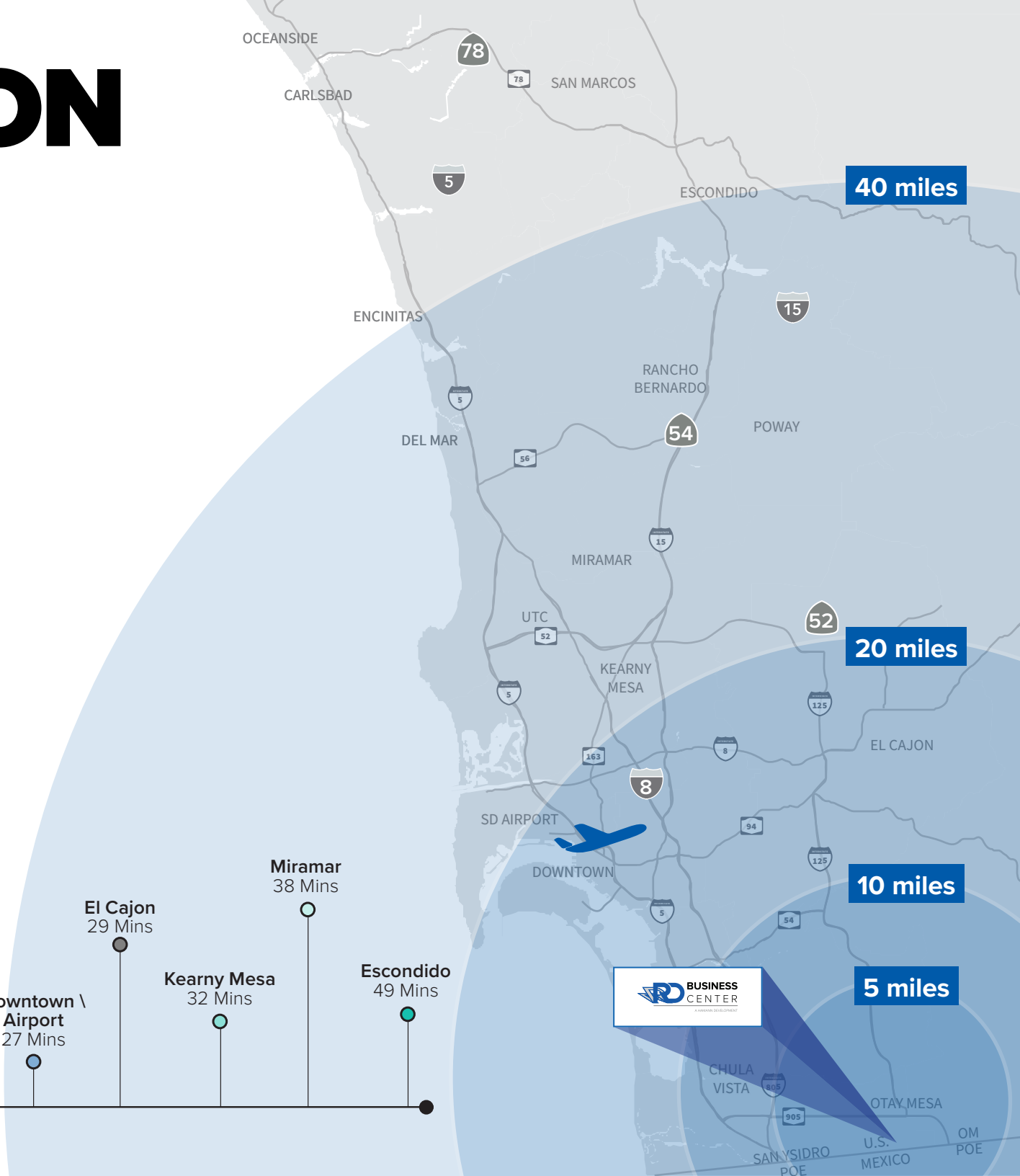
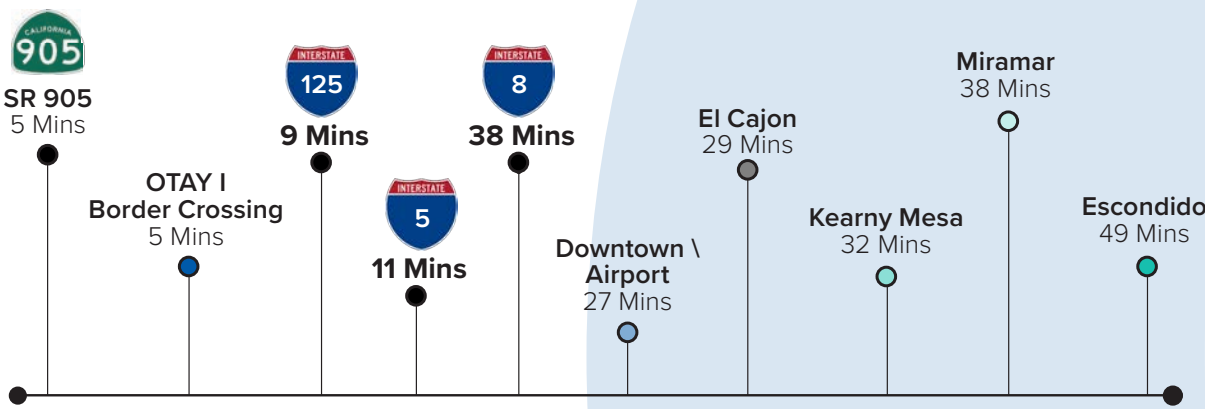
CORPORATE NEIGHBORS



LOCATION MAP

Access to:
I-5, I-805, SR 905,
SR 125, and
SR 11
Freeways

Near the
San Ysidro, Otay Mesa,
and future
Otay Mesa II
Commercial
Border Crossings



THE HAMANN ADVANTAGE

Feature	Benefit
Superior Product	Directly involved with the design and construction of every building they own
Self-Managed	Pride of ownership and commitment to quality
Local Ownership	Quick decisions, no “board approval” required
Growth Potential	Opportunity to expand within Hamann’s 5.5 million SF San Diego Industrial portfolio
Long Term Perspective	Privately owned and operated since 1950s, stability and lower operating expenses for tenants
In-House Construction	Improves efficiency, lowers costs, minimizes risk, accelerates build out
Well Capitalized	Ability to fund improvements, low debt results in competitive lease rates
Impeccable Reputation	Honest, direct communication





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CENTER**
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