

# 2020 Piper Ranch Road

San Diego, CA 92154



**5% COMMISSION  
TO TENANT BROKER**

## 80,898 SF – 402,763 SF

**WAREHOUSE SPACES AVAILABLE FOR LEASE**

Jones Lang LaSalle Brokerage, Inc. RE license #01856260



# PROJECT HIGHLIGHTS



601,417 SF concrete tilt-up, industrial distribution/manufacturing building



Situated on 31.32 acre site



112 dock doors (including knock outs)



Cross dock configuration



225 trailer parking stalls and 460 standard parking stalls



185' and 150' deep secured truck courts



50' x 52' column spacing (60' speed bay)



30' - 33' minimum clear height



ESFR fire sprinkler system



Security guardhouse, 3 gates, and full perimeter fencing



Building dimensions: Approximately 650' x 1,035'



3,000 Amps, 277/480 volt, 3 phase power (expandable)



Located in a Foreign Trade Zone 153



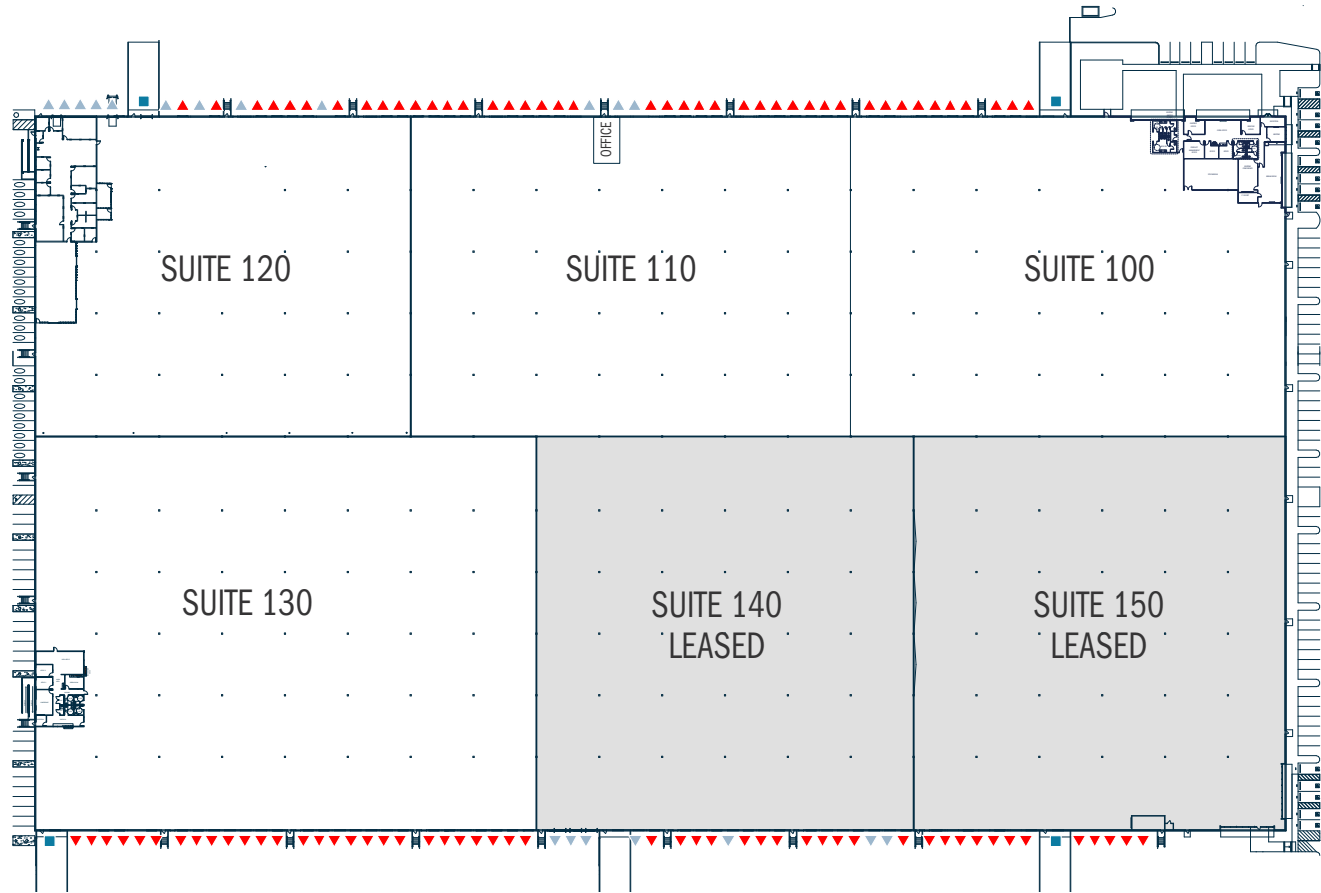
# SITE PLAN



- ▲ Dock high loading door
- ▲ Dock high knock out
- Grade level loading door



AIRWAY ROAD



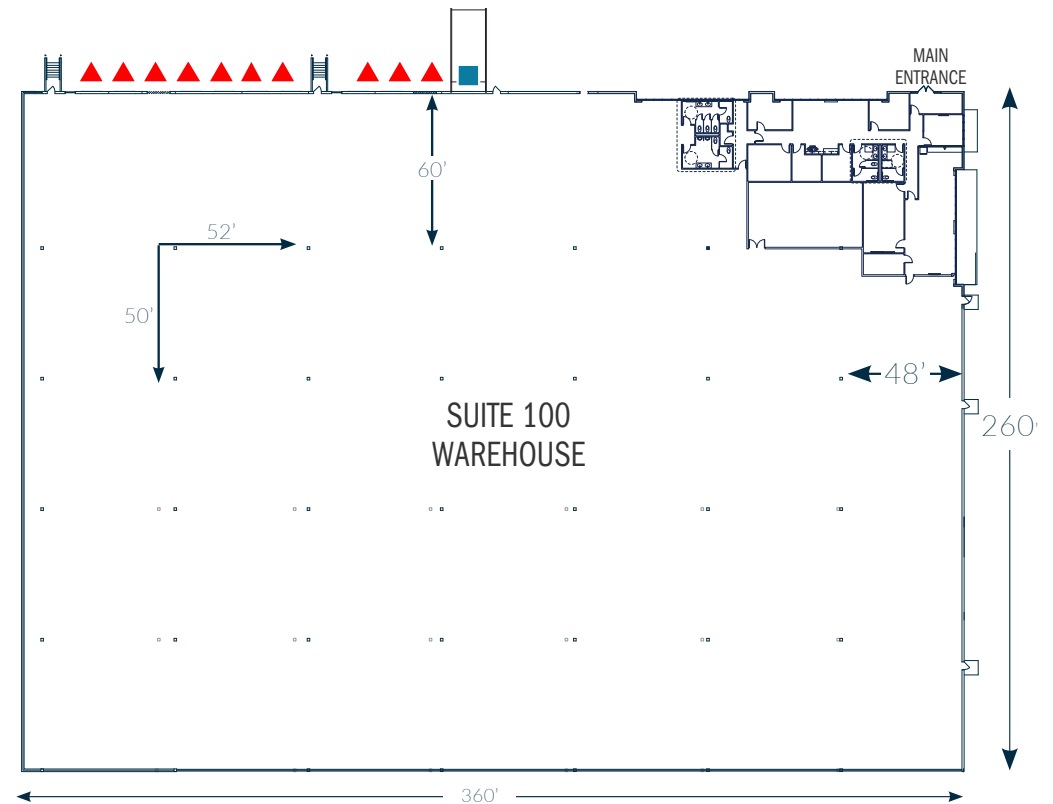
- ▲ Dock high loading door (87)
- ▲ Dock high knock out (25)
- Grade level loading door (5)

Suite	Size	Office Area (Est.)	Dock Doors with Knock Outs	Levelers	Grade Doors	Trailer Stalls
120	80,898 SF	± 4,000 SF	15	8 pit, 1 EOD	1	32
100	94,315 SF	± 5,000 SF	10	8 pit, 2 EOD	1	28
110	94,686 SF	± 1,500 SF	25	25 pit	—	10
130	132,864 SF	± 2,500 SF	27	16 pit, 11 EOD	1	68
110/120	175,584 SF	± 5,500 SF	44	33 pit, 1 EOD	1	42
100/110	189,001 SF	± 6,500 SF	35	33 pit, 2 EOD	1	38
120/130	213,762 SF	± 6,500 SF	46	24 pit, 12 EOD	2	100
100/110/120	269,899 SF	± 10,500 SF	54	41 pit, 3 EOD	2	70
100/110/120/130	402,763 SF	± 13,000 SF	81	57 pit, 14 EOD	3	138

# SITE PLAN

## Suite 100

- ±94,315 SF
- ±5,000 SF Office
- 10 dock high loading doors
- 1 grade level loading door with ramp
- 28 trailer parking stalls (expandable)
- 8 pit, 2 EOD levelers



\*Not to scale

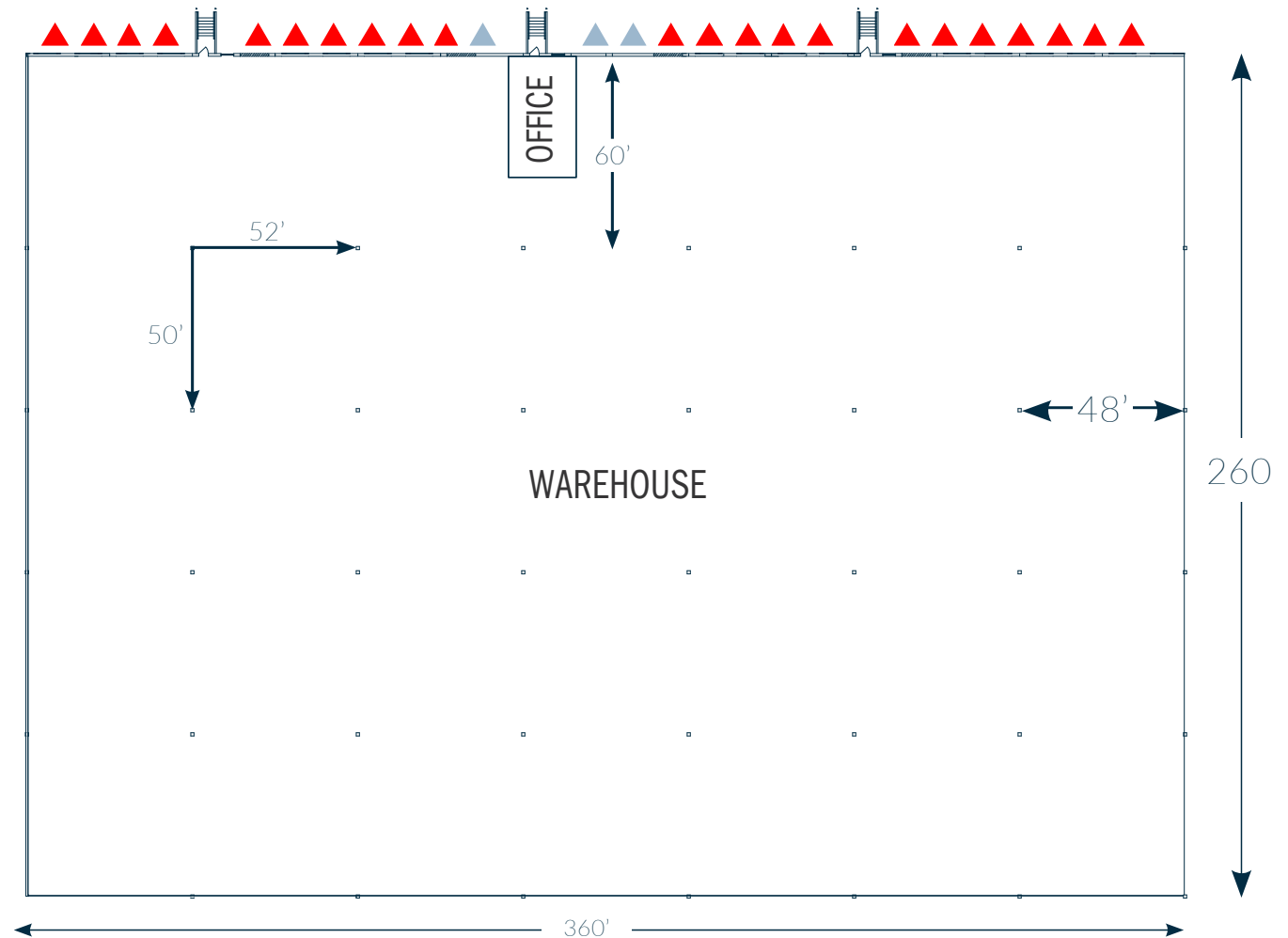
- ▲ Dock high loading door
- ▲ Dock high knock out
- Grade level loading door



# SITE PLAN

## Suite 110

- ±94,686 SF
- ±1,500 SF Office
- 25 Dock high loading doors (22 existing & 3 knockouts)
- 10 trailer parking stalls (expandable)
- 25 pit levelers



▲ Dock high loading door

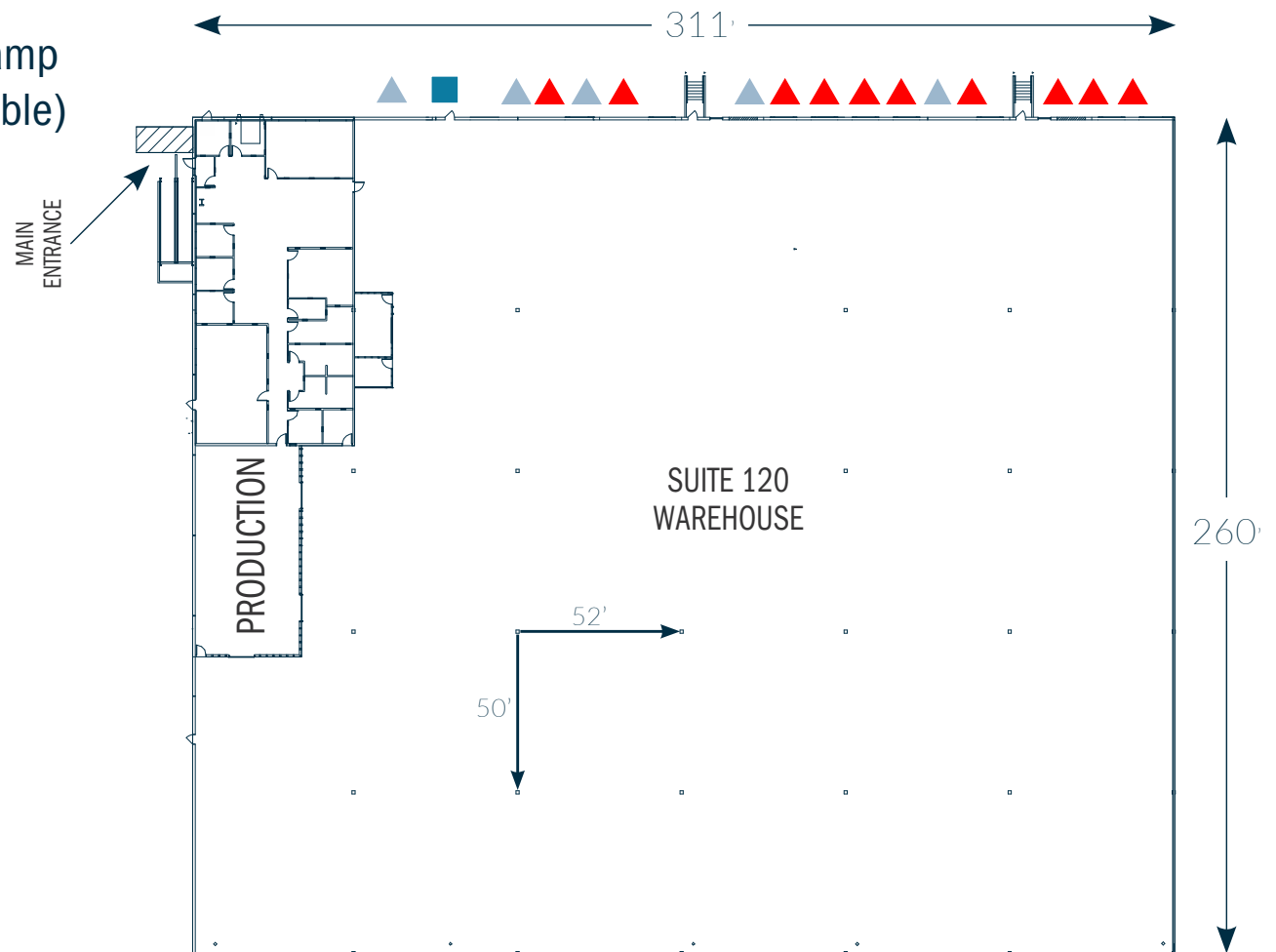
▲ Dock high knock out

■ Grade level loading door

# SITE PLAN

## Suite 120

- ±80,898 end unit
- ±4,000 SF Office
- 15 dock high loading doors (10 existing & 5 knockouts)
- 1 grade level loading door with ramp
- 32 trailer parking stalls (expandable)
- 8 pit, 1 EOD leveler



- ▲ Dock high loading door
- ▲ Dock high knockout
- Grade level loading door

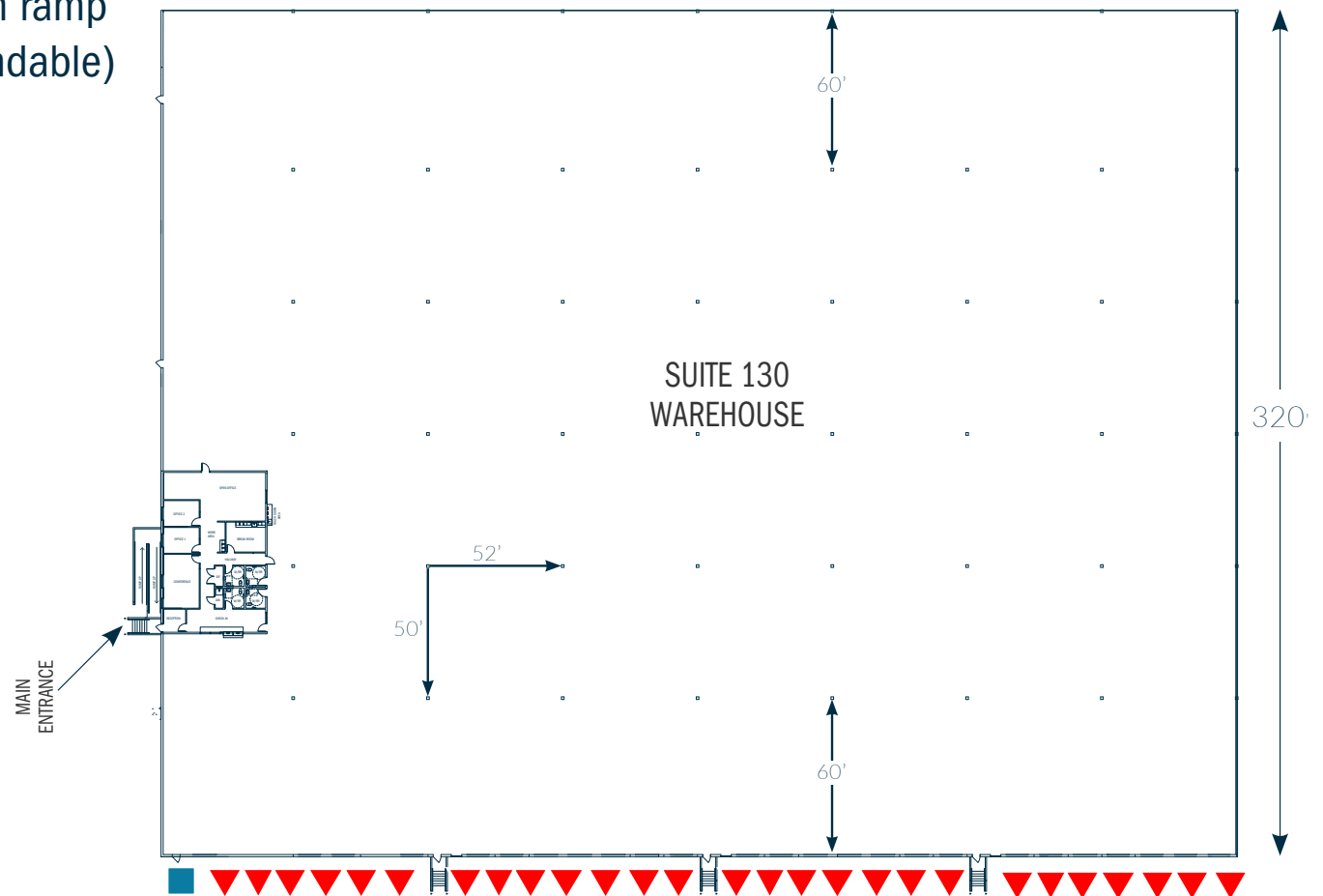
# SITE PLAN

## Suite 130

- ±132,864 end unit
- ±2,500 SF Office
- 27 dock high loading doors
- 1 grade level loading door with ramp
- 68 trailer parking stalls (expandable)
- 16 pit, 11 EOD levelers
- CTPAT cage in warehouse



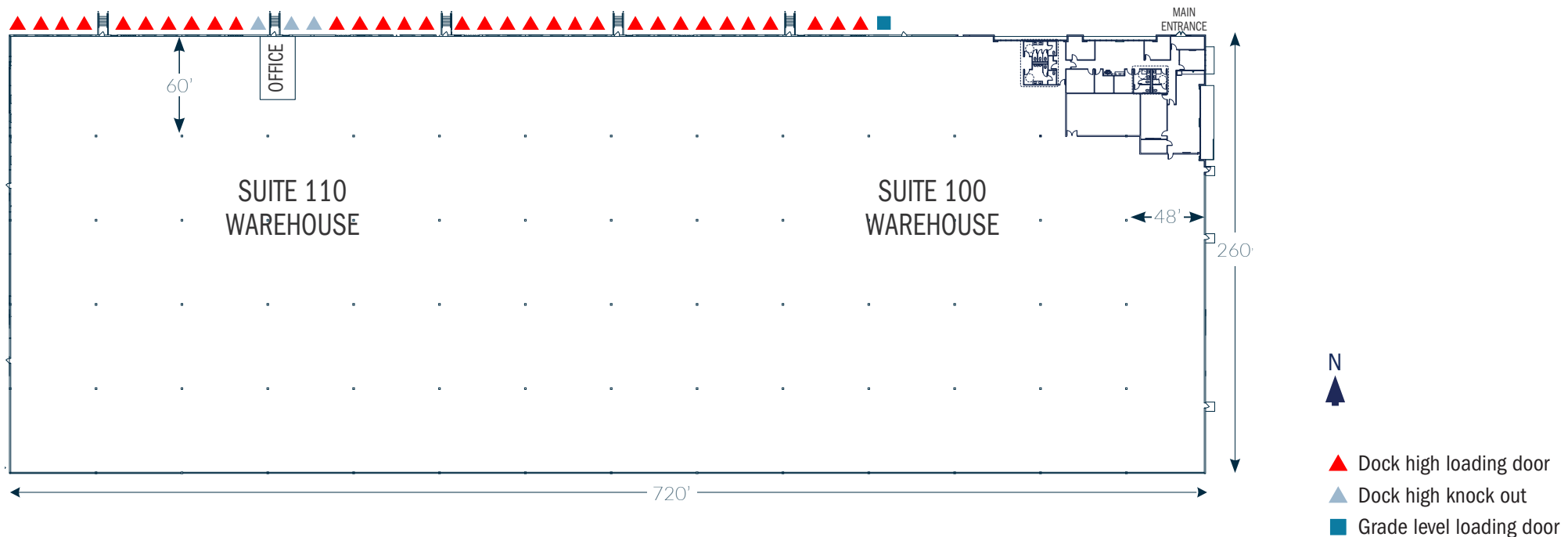
- ▲ Dock high loading door
- ▲ Dock high knock out
- Grade level loading door



# SITE PLAN

## Suite 100 - 110

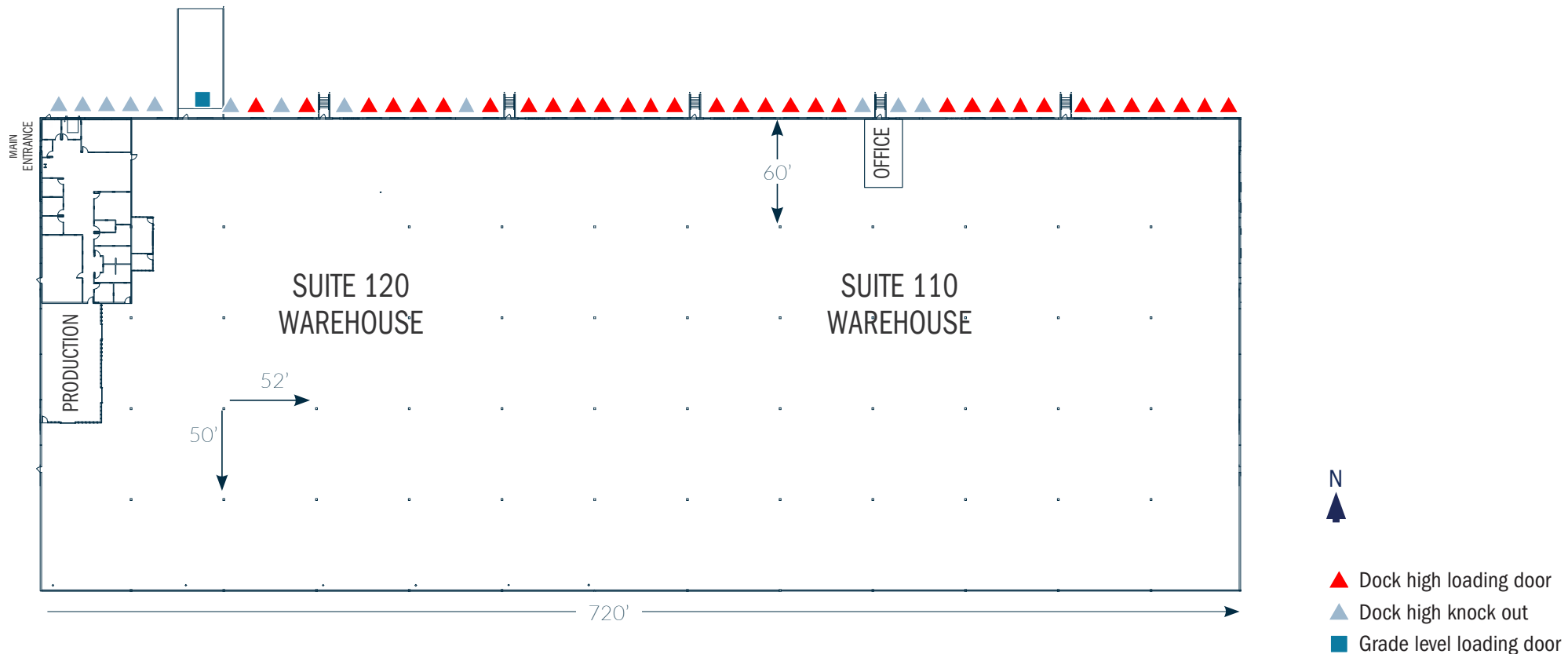
- ±189,001 SF
- ±6,500 SF Office
- 35 Dock high loading doors (32 existing & 3 knockouts)
- 1 Grade level loading doors with ramp
- 38 Trailer stalls (expandable)
- 33 pit, 2 EOD levelers



# SITE PLAN

## Suite 110 - 120

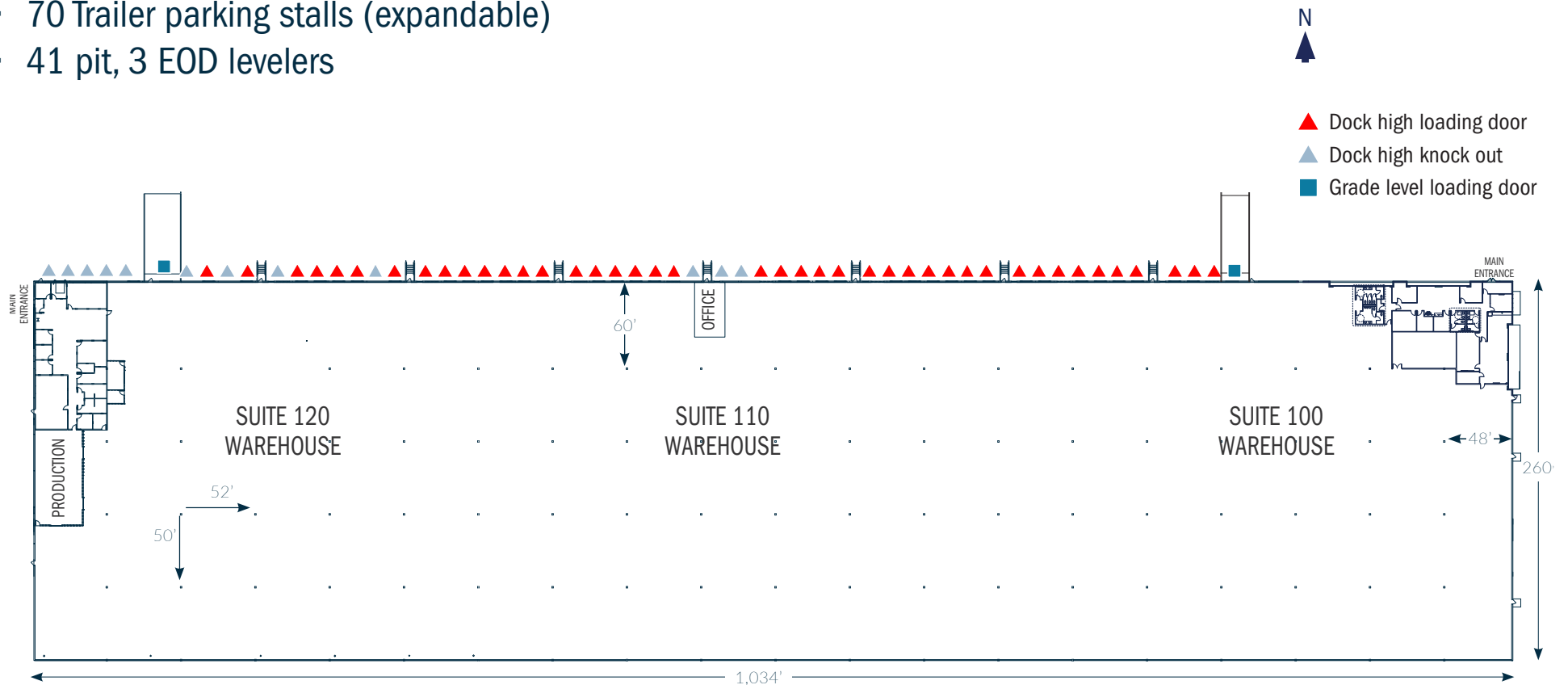
- ±175,854 SF
- ±5,500 SF Office
- 44 Dock high loading doors (32 existing & 12 knockouts)
- 1 Grade level loading doors with ramp
- 42 Trailer stalls (expandable)
- 33 pit, 1 EOD leveler



# SITE PLAN

## Suite 100 - 120

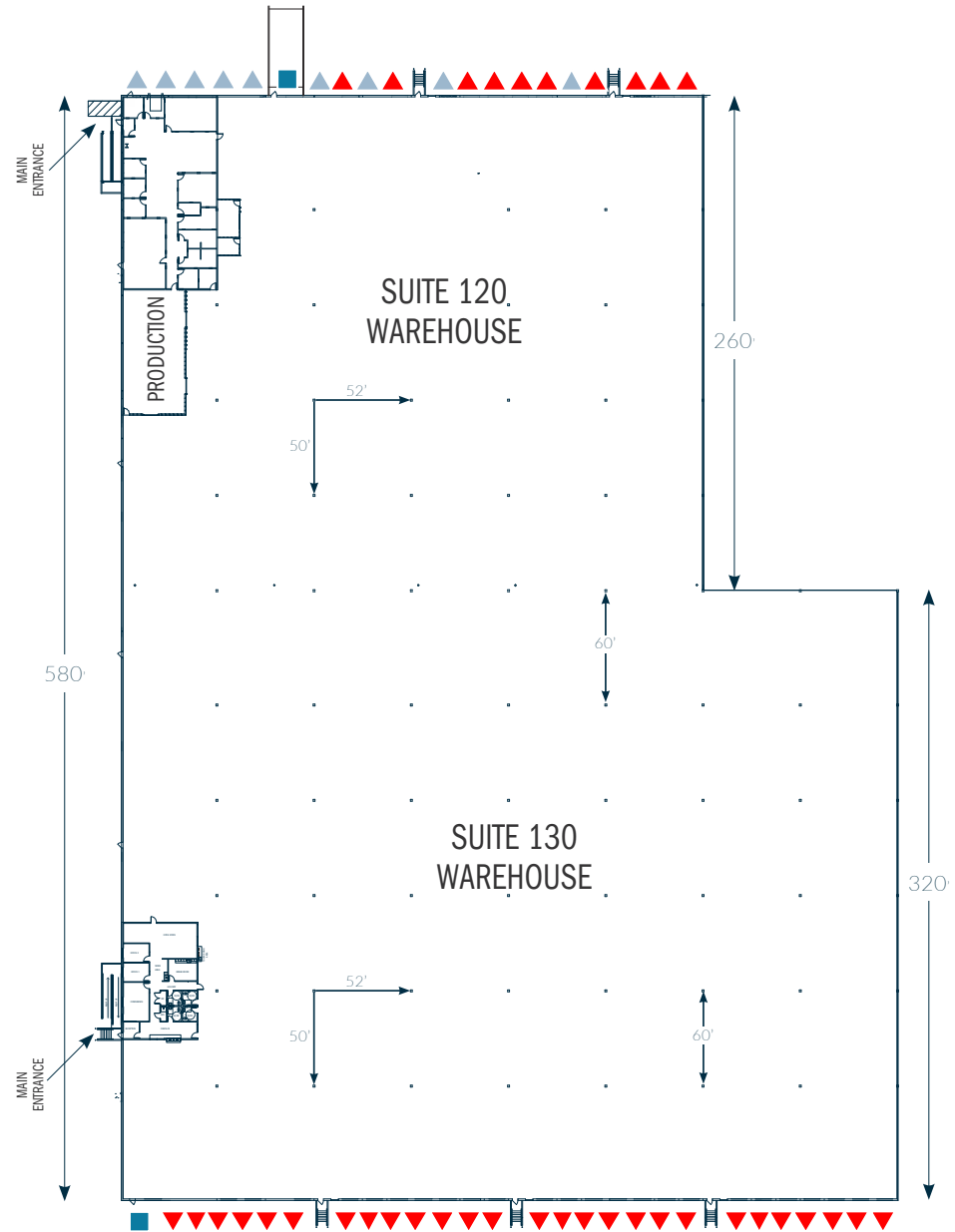
- ±269,899 SF (Divisible to 80,898 SF)
- ±10,500 SF Office
- 54 Dock high loading doors (42 existing & 12 knockouts)
- 2 Grade level loading doors with ramp
- 70 Trailer parking stalls (expandable)
- 41 pit, 3 EOD levelers



# SITE PLAN

## Suite 120 - 130

- ±213,762 end unit
- ±6,500 SF Office
- 46 dock high loading doors (37 existing & 9 knockouts)
- 2 grade level loading door with ramp
- 100 trailer parking stalls (expandable)
- 24 pit, 12 EOD levelers

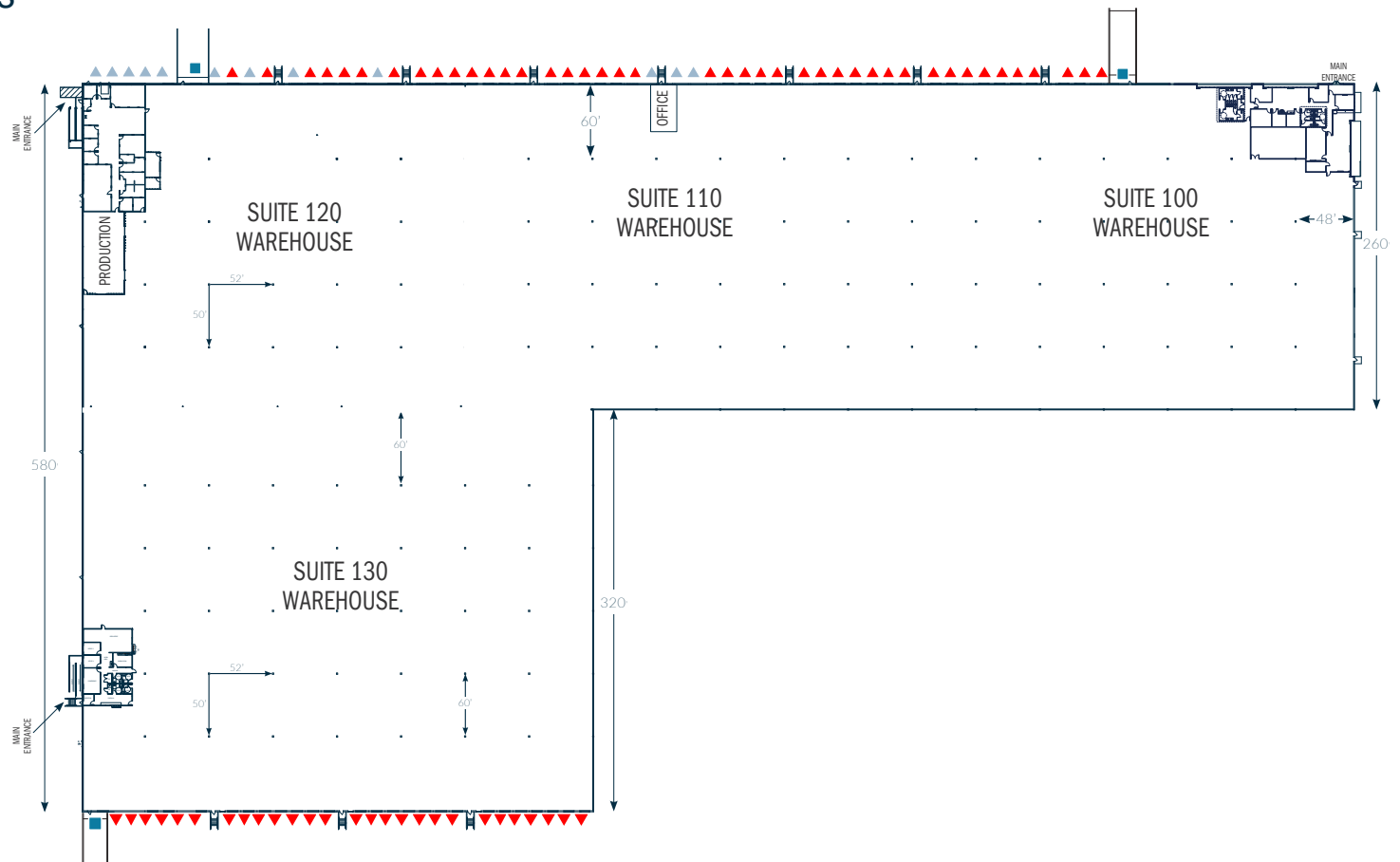


- ▲ Dock high loading door
- ▲ Dock high knock out
- Grade level loading door

# SITE PLAN

## Suite 100 - 130

- 402,763 SF
- ±13,000 SF Office
- 81 Dock high loading doors (69 existing & 12 knockouts)
- 3 Grade level loading doors with ramp
- 138 Trailer stalls (expandable)
- 57 pit, 142 EOD levelers

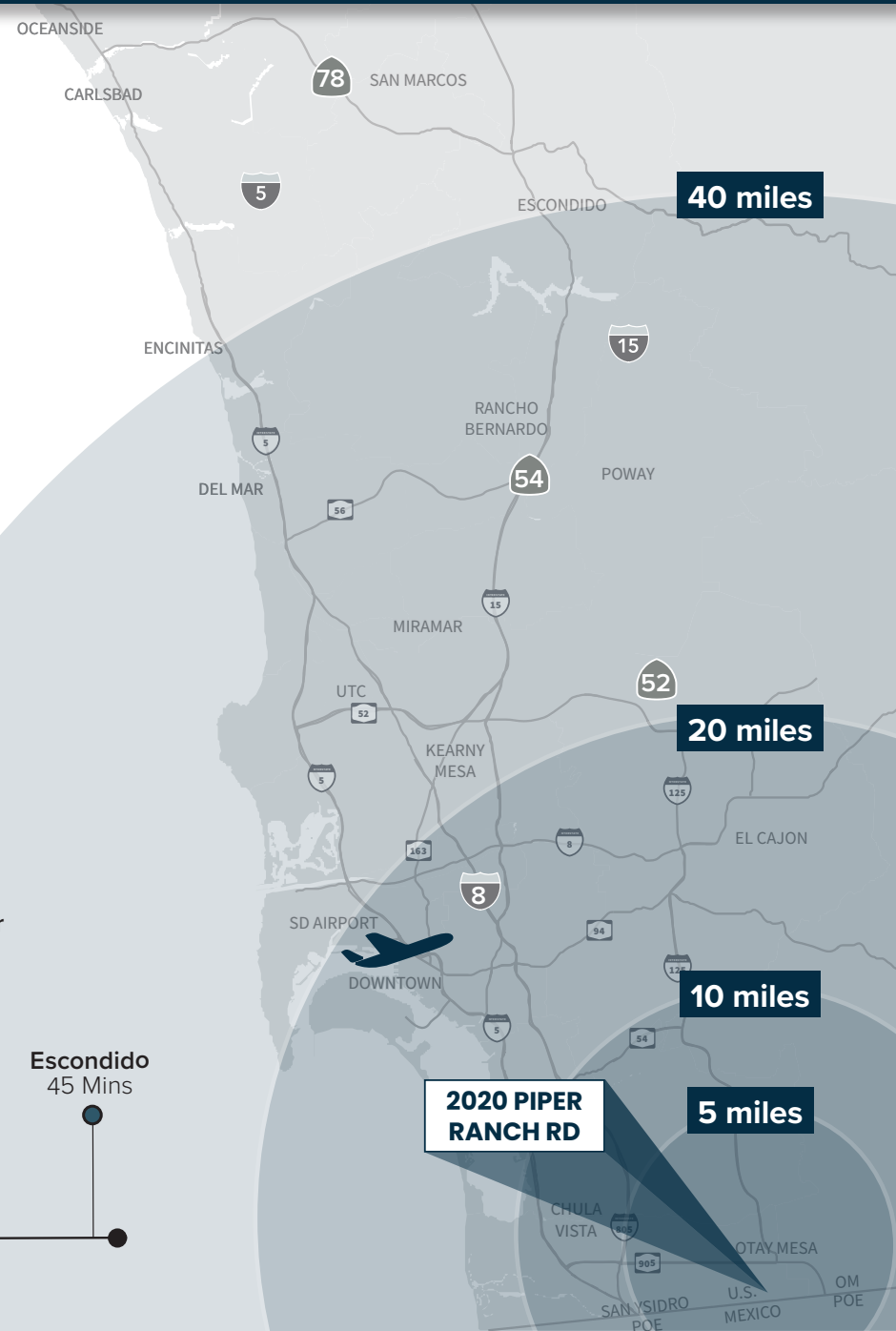
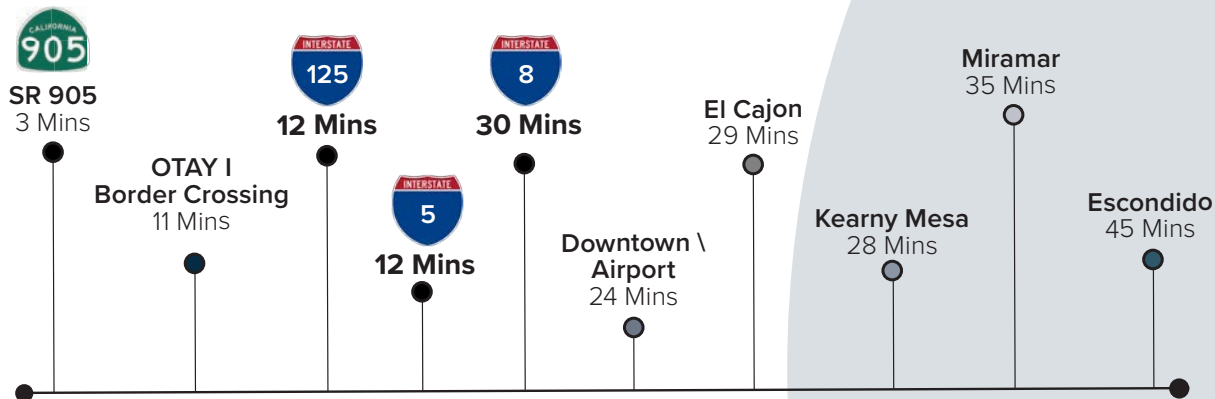


- ▲ Dock high loading door
- ▲ Dock high knock out
- Grade level loading door

# 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





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