

ARES RUNWAY DISTRIBUTION CENTER

9040 & 9050 AIRWAY ROAD, OTAY MESA

FOR LEASE | 2 Building Project Totalling 199,997 SF | Divisible to 40,000 SF | Class A Industrial



WAREHOUSE | DISTRIBUTION | MANUFACTURING

OWNED BY



The Site

9040 & 9050 AIRWAY ROAD
OTAY MESA



Trailer Parking

14 on-site trailer stalls

Amenity Space

Outdoor amenity space to boost employee retention.

Accessibility

Quick access to the north and southbound truck routes

Freeway Visibility

Excellent corporate identity with visibility from SR-905, SR-11 & SR-125

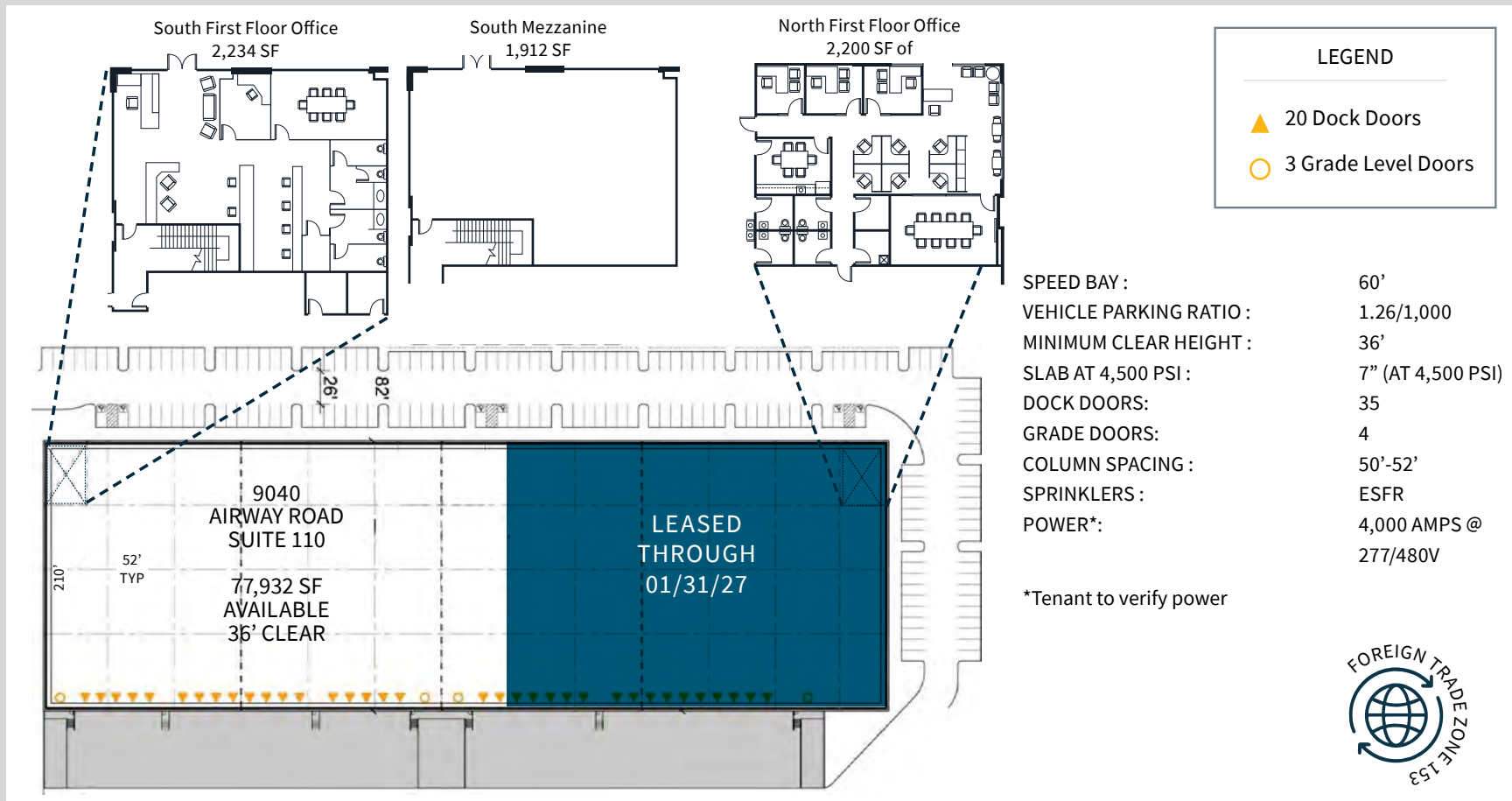


The Plans

9040 AIRWAY ROAD OTAY MESA

9040 AIRWAY ROAD

Warehouse Floor Area	133,746 SF
North Office Area	2,200 SF
South Office Area	4,146 SF
Total Building Area	140,092 SF
Divisibility To	40,000 SF

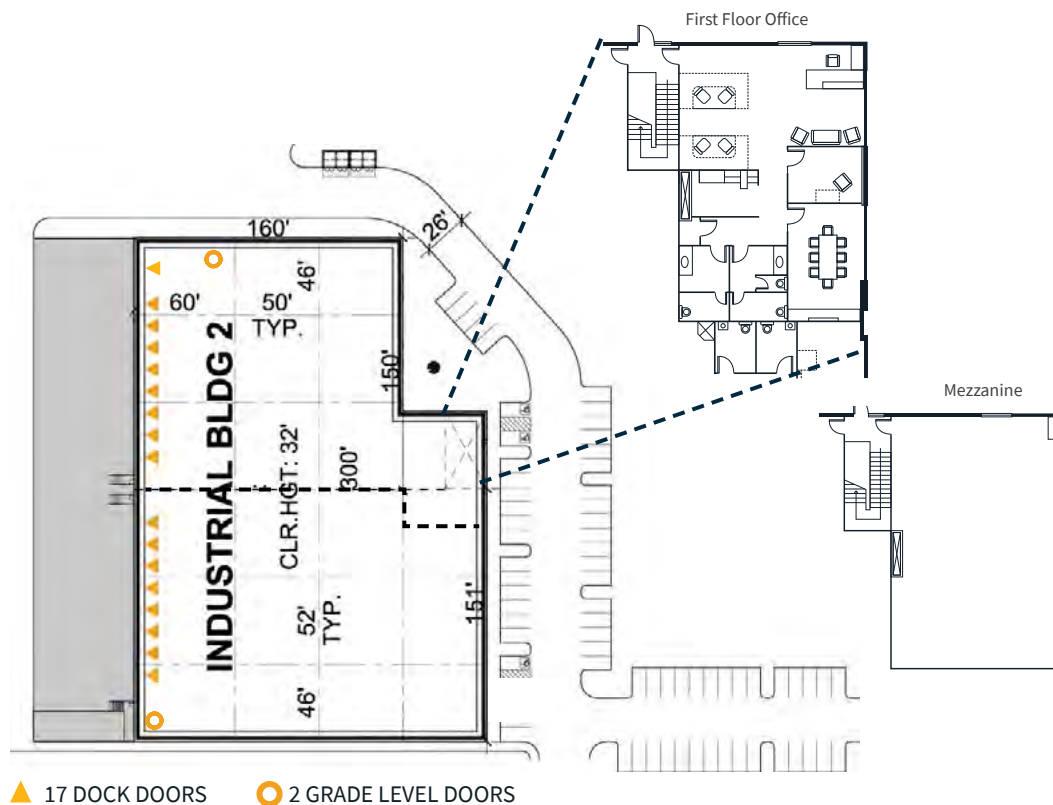


The Plans

9050 AIRWAY ROAD
OTAY MESA

9050 AIRWAY ROAD

Warehouse Floor Area	56,096 SF
Ground Floor Office Area	2,023 SF
2nd Floor Office Area	1,786 SF
Total Building Area	59,905 SF



LEGEND

- ▲ 17 Dock Doors
- 2 Grade Level Doors

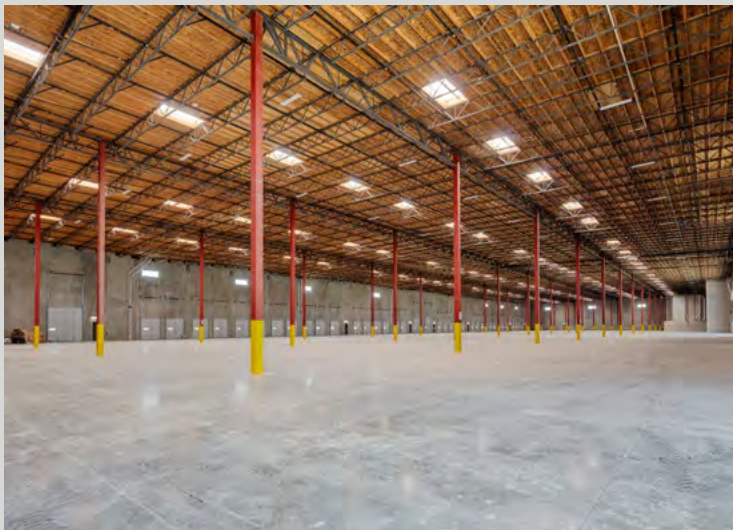
SPEED BAY :	60'
VEHICLE PARKING RATIO :	1.26/1,000
MINIMUM CLEAR HEIGHT :	32'
SLAB AT 4,500 PSI :	7" (AT 4,500 PSI)
DOCK DOORS:	17
GRADE DOORS:	2
COLUMN SPACING :	50'-52'
SPRINKLERS :	ESFR
POWER*:	2,000 AMPS @ 277/480V

*Tenant to verify power



The Site

9040 & 9050 AIRWAY ROAD
OTAY MESA



Access at your Doorstep

2 BUILDING PROJECT TOTALING 199,997 SF

Unique industrial opportunity in San Diego's most accessible, functional, and attractive new warehouse development

CLASS A DEVELOPMENT

New development with state of the art building features to accommodate modern users needs including 36' clear height and ESFR fire suppression systems

EXCELLENT DOCK RATIO

Superior dock ratio at 2.66 docks per 10,000 SF

TRUCK PARKING

On-site truck parking



Easy access to I-125, SR-905 and SR-11



1 mile from international border crossing



Excellent Truck Access



Maximum Warehouse Capacity. No Mezzanine

The Location

9040 & 9050 AIRWAY ROAD
OTAY MESA



2020 HOUSING UNITS

5,103
within 3 miles

41,964
within 5 miles

157,562
within 10 miles



POPULATION

22,251

156,955
within 5 miles

519,230
within 10 miles

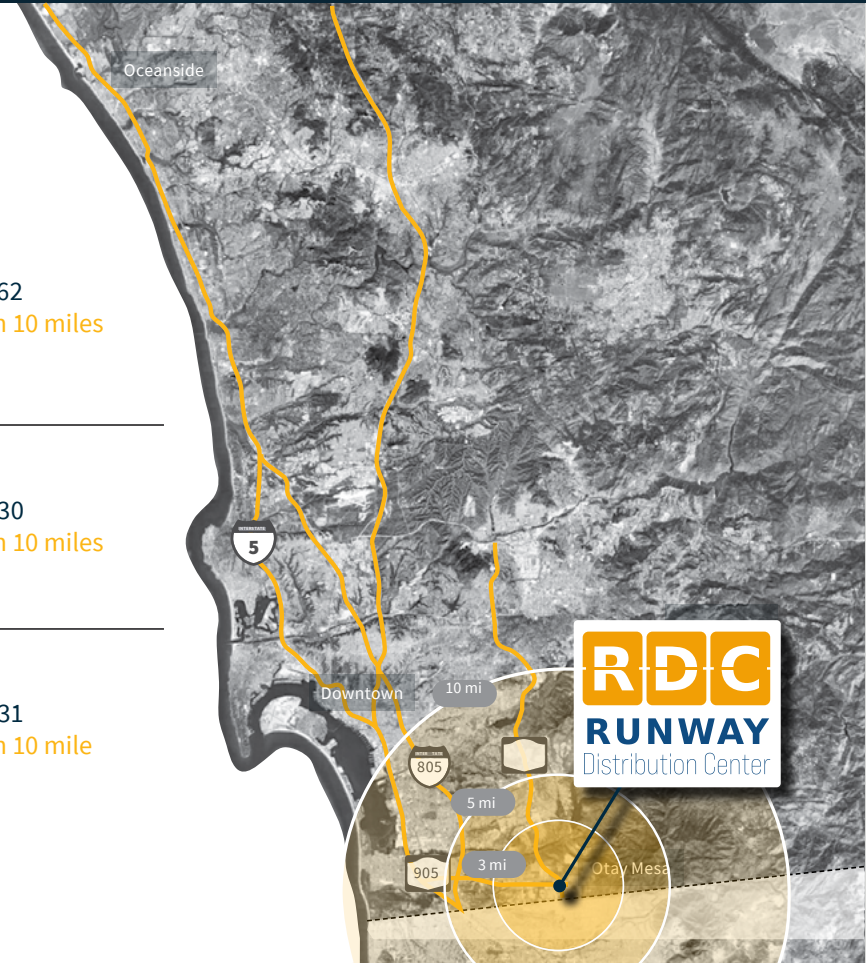


WORKFORCE

554
within 3 mile

28,499
within 5 miles

345,031
within 10 mile



The Location

Border quick stats:

#1
busiest commercial land port in California
with increased capacity from future Otay II
crossing

±\$45B
in trade crosses annually
through Otay Mesa ports of entry

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



Corporate Neighbors

Surrounded by strong demographics and great accessibility

40% of population resides in communities along the U.S.-Mexico border

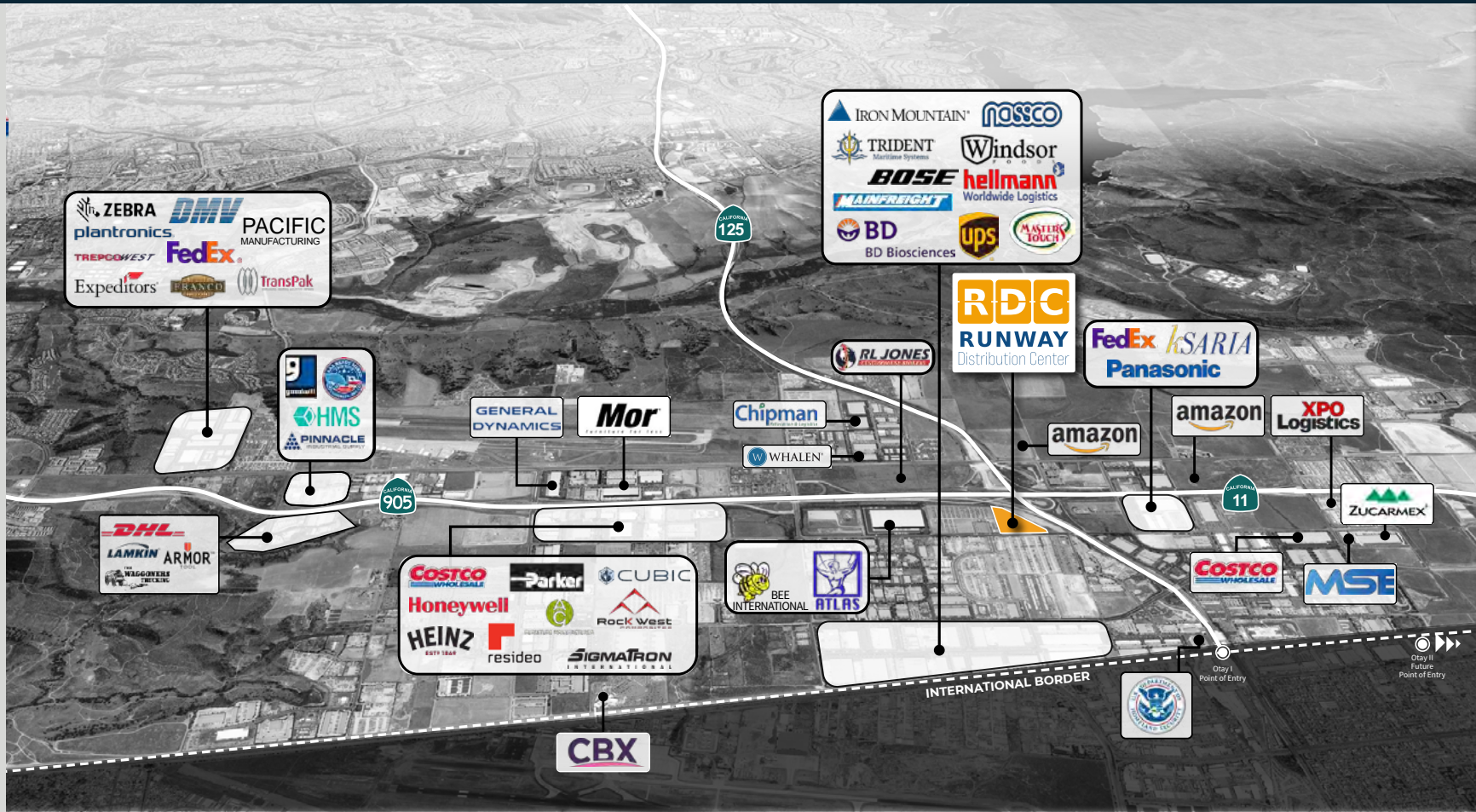
+106M individual crossings per year

3 public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate

+48M cars and trucks cross the border per year

#1 The world's busiest land border crossing (San Ysidro & Otay Mesa ports of entry)

±\$45B in trade crosses annually through Otay Mesa ports of entry



ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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