



# BUSINESS CENTER

A HAMANN DEVELOPMENT

7363 & 7373 BRITANNIA COURT  
SAN DIEGO, CA 92154

UNDER CONSTRUCTION - PHASE I DELIVERING Q4 2026



## REVOLUTIONIZING DISTRIBUTION

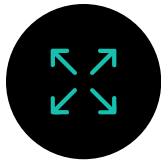
Game-changing efficiency and flexibility create a distinct advantage at San Diego's newest multi-tenant warehouse project

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 Q4 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



**Q4 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



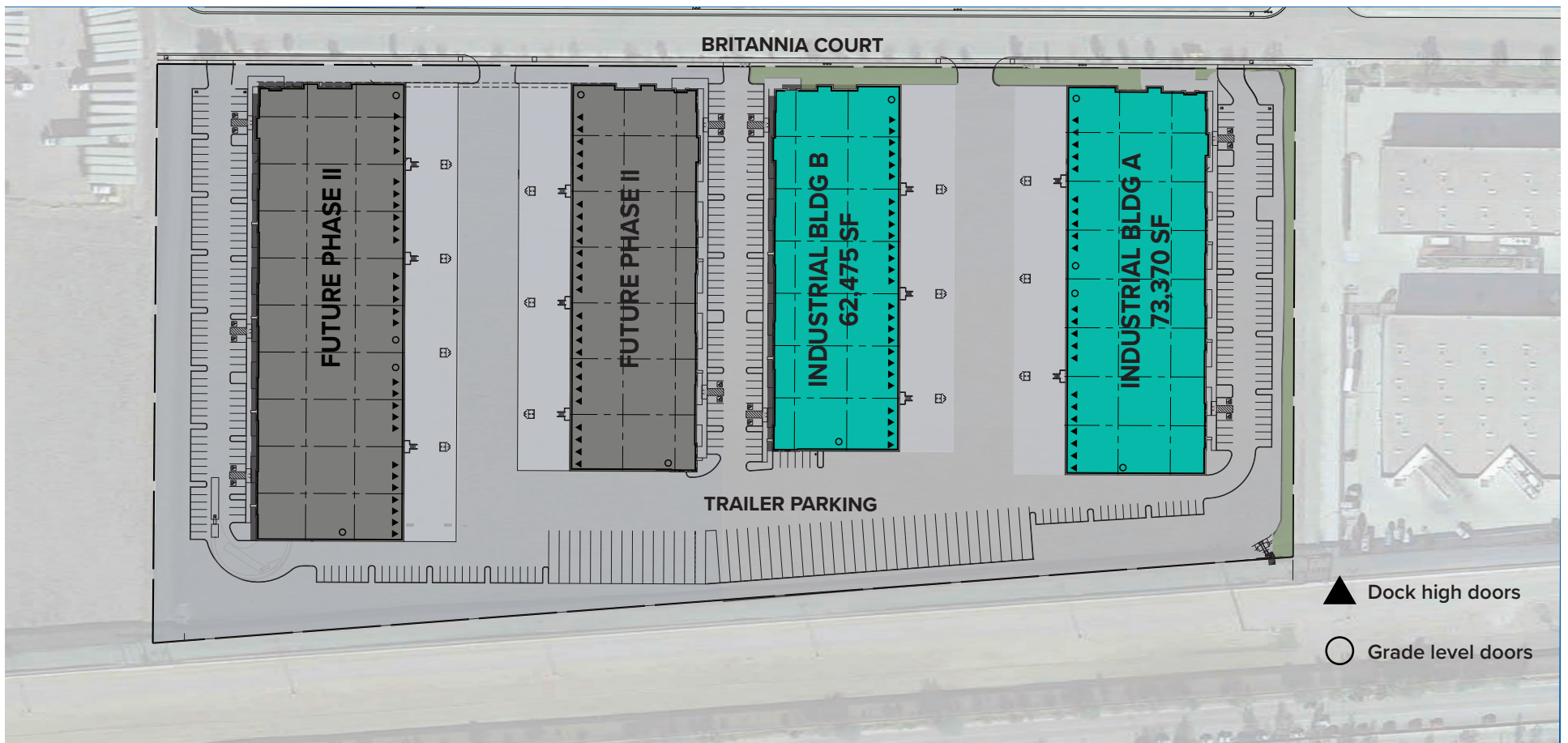
**Heavy Power:**  
3,000 amps of 480 volt  
power per building



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

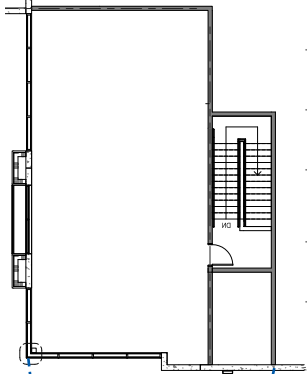


**Secure Environment:**  
fenced trucks courts  
create potential for  
Bonded Warehouses/  
FTZ status/CTPAT



# THE BUILDINGS

BLDG A - 2nd floor office 1,400 SF



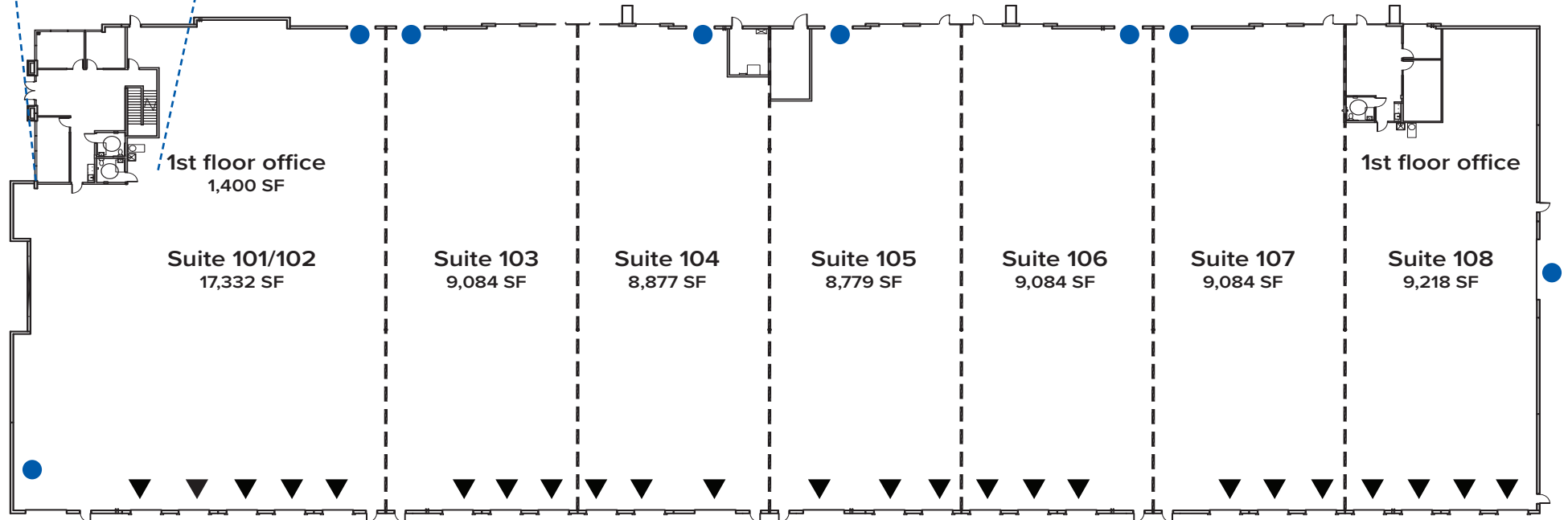
## Bldg. A Features - 7363 Britannia Ct

<b>Total Building</b>	73,370 SF
<b>Divisibility</b>	Starting from 8,779 SF
<b>Dock High Loading</b>	24 doors
<b>Grade Level Loading</b>	8 doors
<b>Clear Height</b>	32'

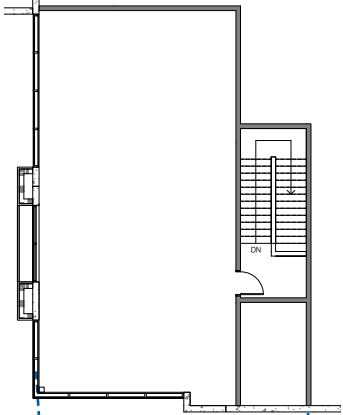
<b>Sprinklers</b>	ESFR
<b>Power</b>	3,000 A, 277/480v
<b>Building Depth</b>	160'
<b>Column Spacing</b>	56' x 60'
<b>Truck Court Depth</b>	190'
<b>Trailer Parking</b>	12 stalls

<b>Fence/Gate</b>	Truck court gated and fenced
<b>Parking Ratio</b>	1.27:1,000 SF (87 auto stalls + 6 EV spaces)
<b>Lease Rate</b>	Contact Broker
<b>Available</b>	Q4 2026

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



BLDG B - 2nd Floor



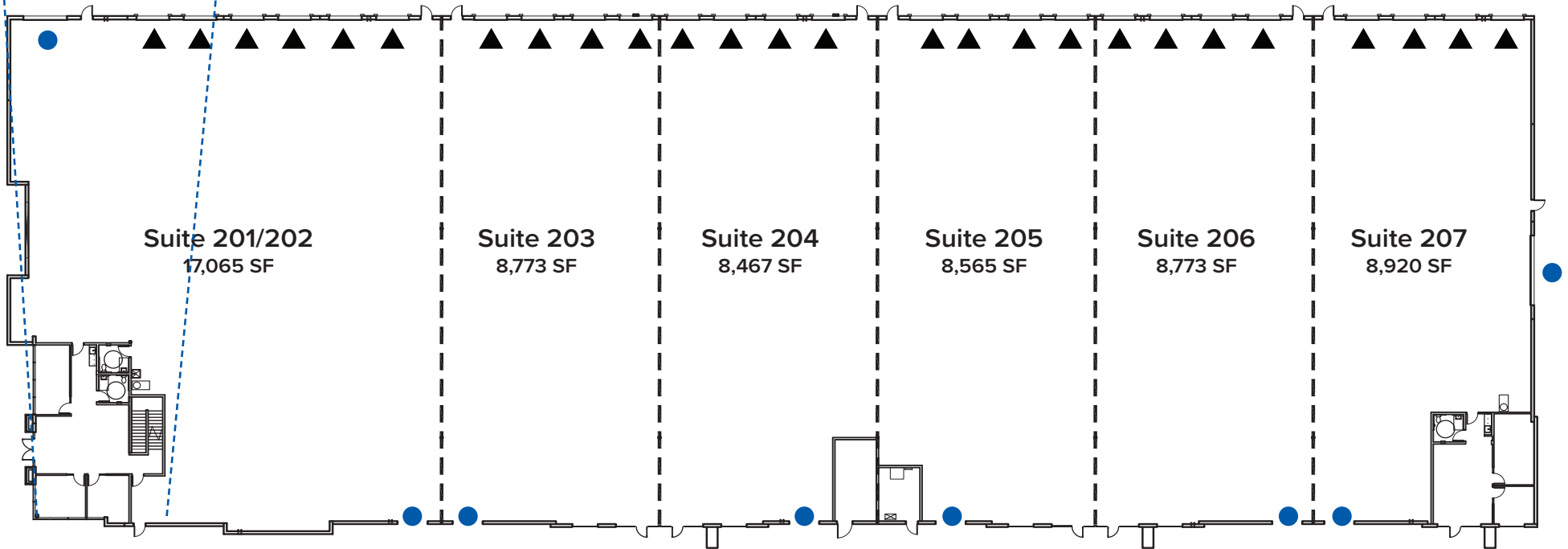
**Bldg. B Features - 7373 Britannia Ct.**

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

<b>Sprinklers</b>	ESFR
<b>Power</b>	3,000 A, 277/480v
<b>Building Depth</b>	144'
<b>Column Spacing</b>	60' x 60'
<b>Truck Court Depth</b>	190'
<b>Trailer Parking</b>	11 stalls

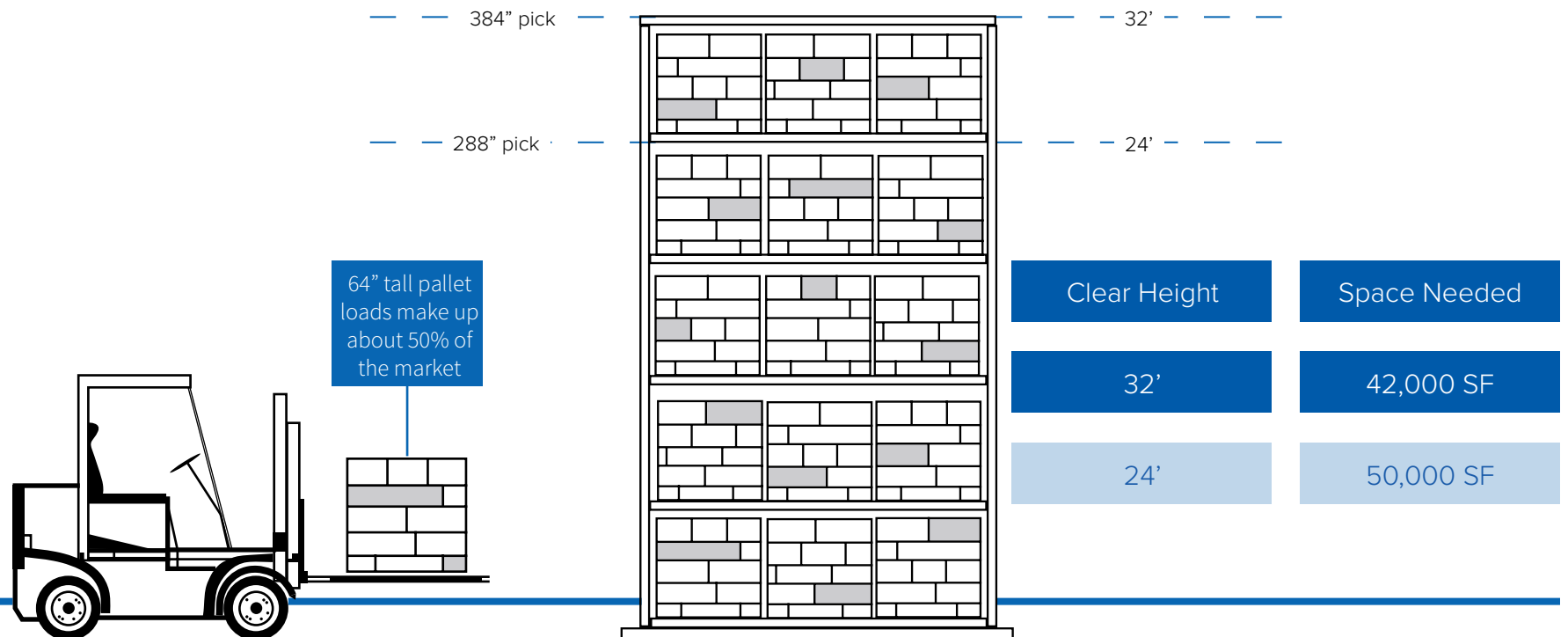
<b>Fence/Gate</b>	Truck court gated and fenced
<b>Parking Ratio</b>	1.28:1,000 SF (74 auto stalls + 6 EV spaces)
<b>Lease Rate</b>	Contact Broker
<b>Available</b>	Q4 2026

- ▲ 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



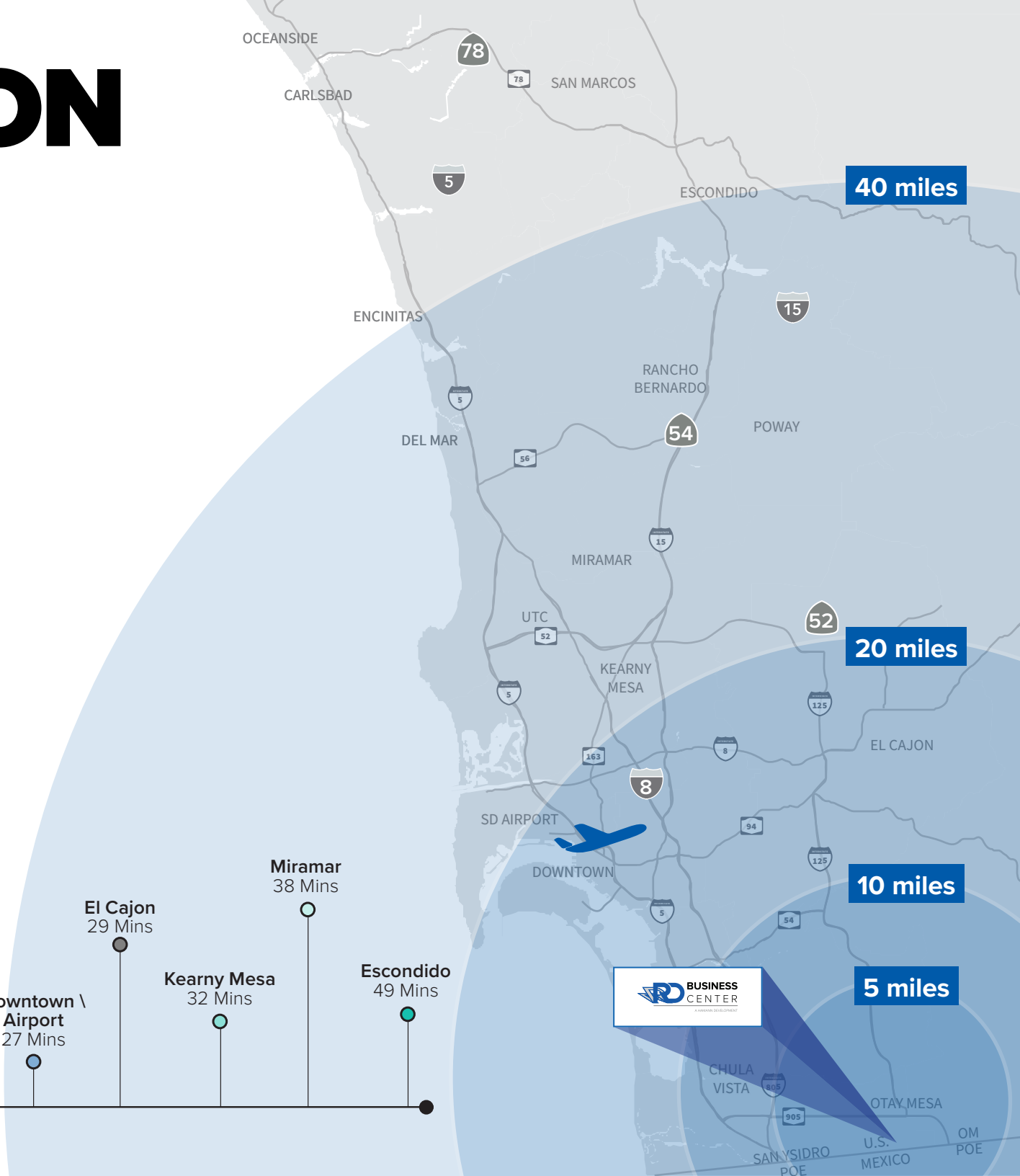
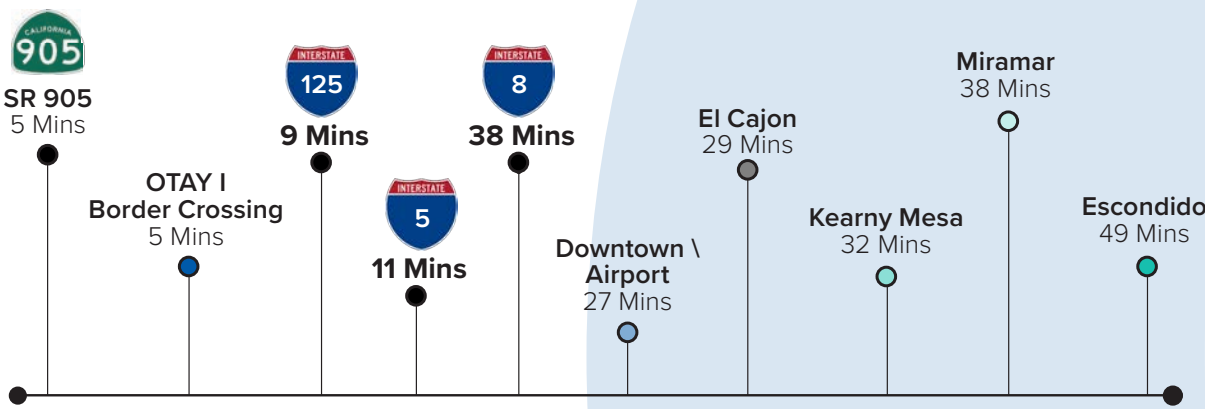
# CORPORATE NEIGHBORS



# 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





**BUSINESS  
CENTER**  
A HAMANN DEVELOPMENT



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