



TWENTY TWENTY  
**PIPER  
RANCH**

2020 Piper Ranch Road | San Diego, California 92154

**80,898 SF - 402,763 SF**  
**Warehouse Spaces Available for Lease**



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

**5%**  
COMMISSION  
TO TENANT BROKER

# 2020 PIPER RANCH ROAD

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

225 trailer parking stalls & 460 standard parking stalls

112 dock doors (including knock outs)

Cross dock configuration



31.32 acre site



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



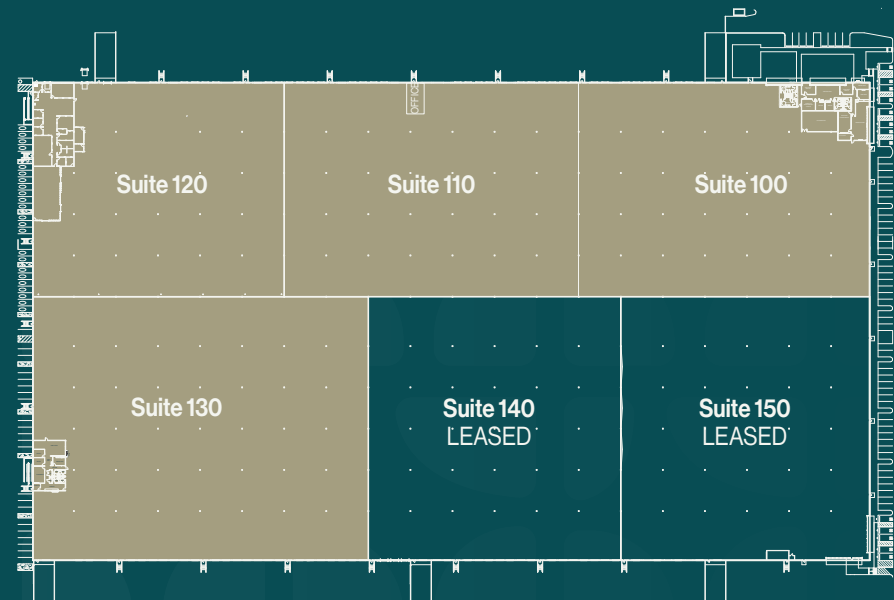
- ▲ Dock high loading door
- △ Dock high knock out
- Grade level loading door

AIRWAY ROAD



## Built to grow. Designed to adapt.

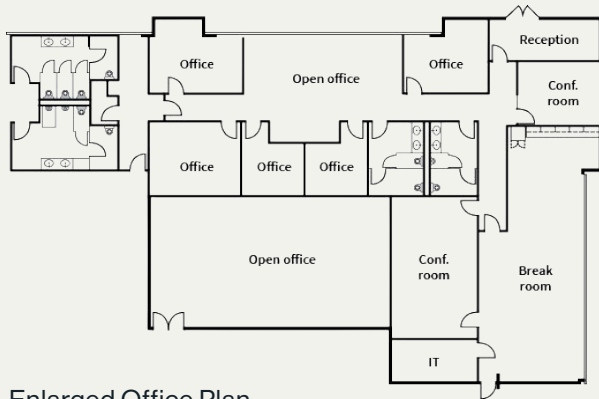
Suite	Size	Office Area (Est.)	Dock Doors with Knock Outs	Levelers	Grade Doors	Trailer Stalls
120	80,898 SF	± 4,000 SF	15	8 pit, 1 EOD	1	32
100	94,315 SF	± 5,000 SF	10	8 pit, 2 EOD	1	28
110	94,686 SF	± 1,500 SF	25	25 pit	—	10
130	132,864 SF	± 2,500 SF	27	16 pit, 11 EOD	1	68
110/120	175,584 SF	± 5,500 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



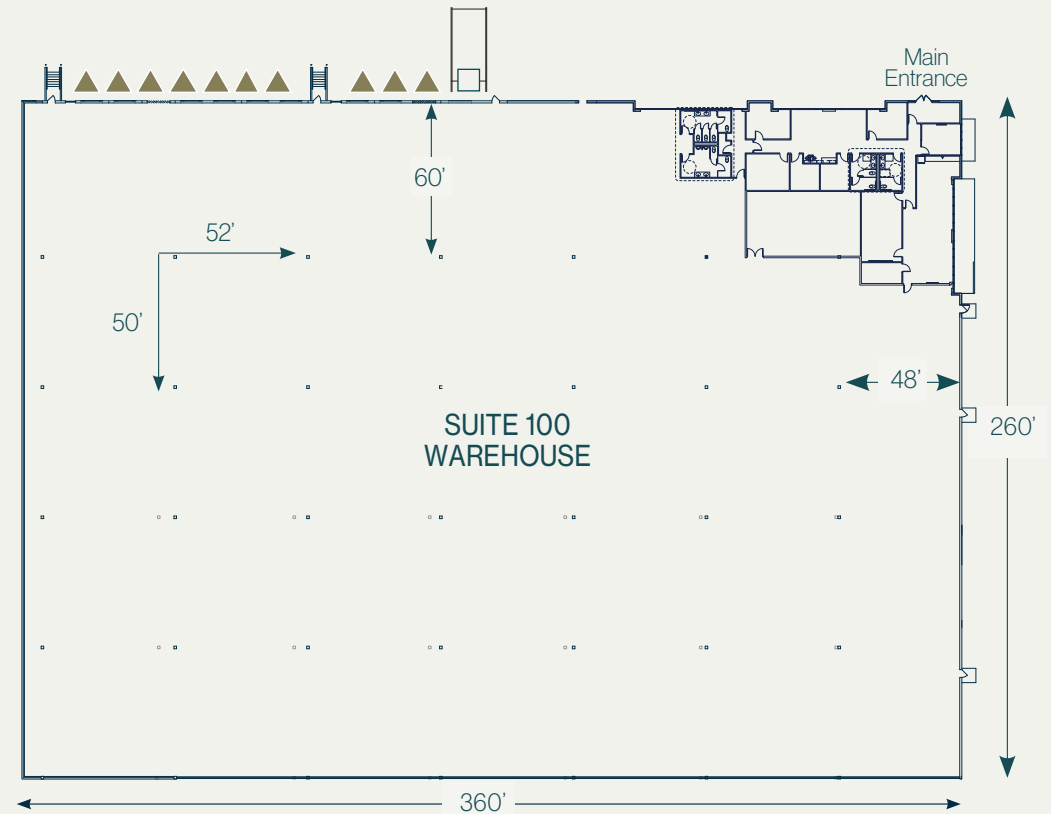
# SUITE 100

±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



Enlarged Office Plan



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

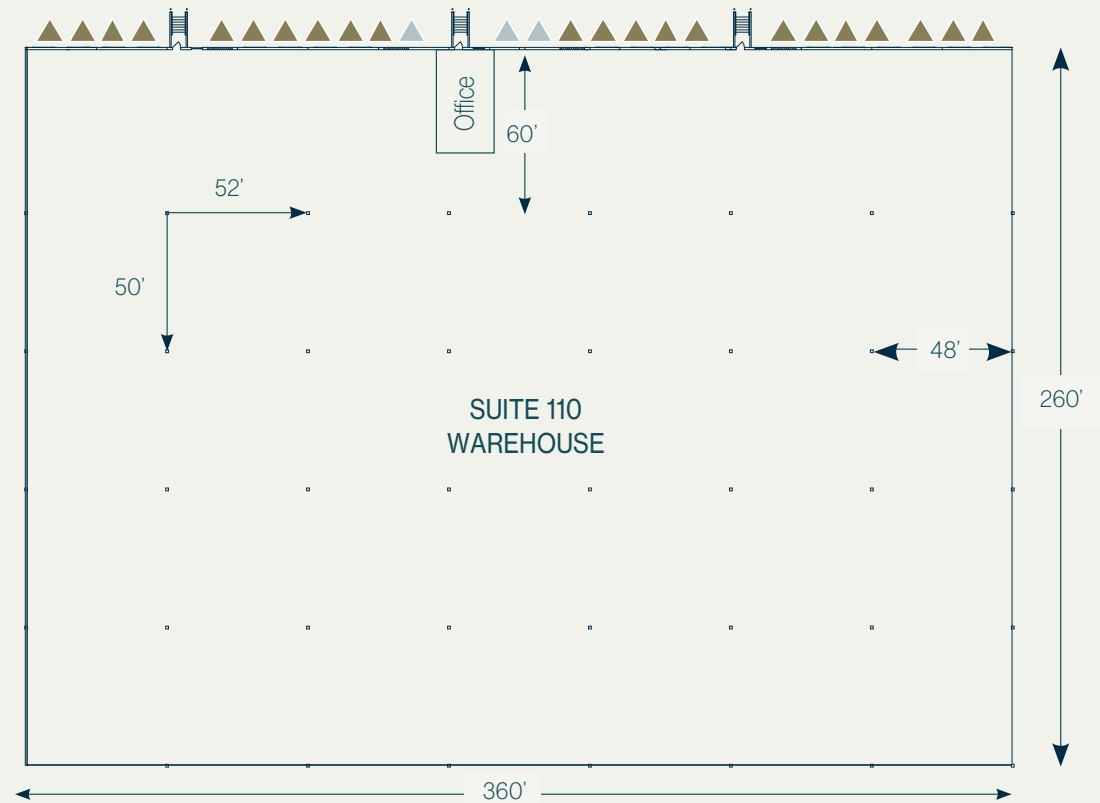


\*Not to scale

# 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

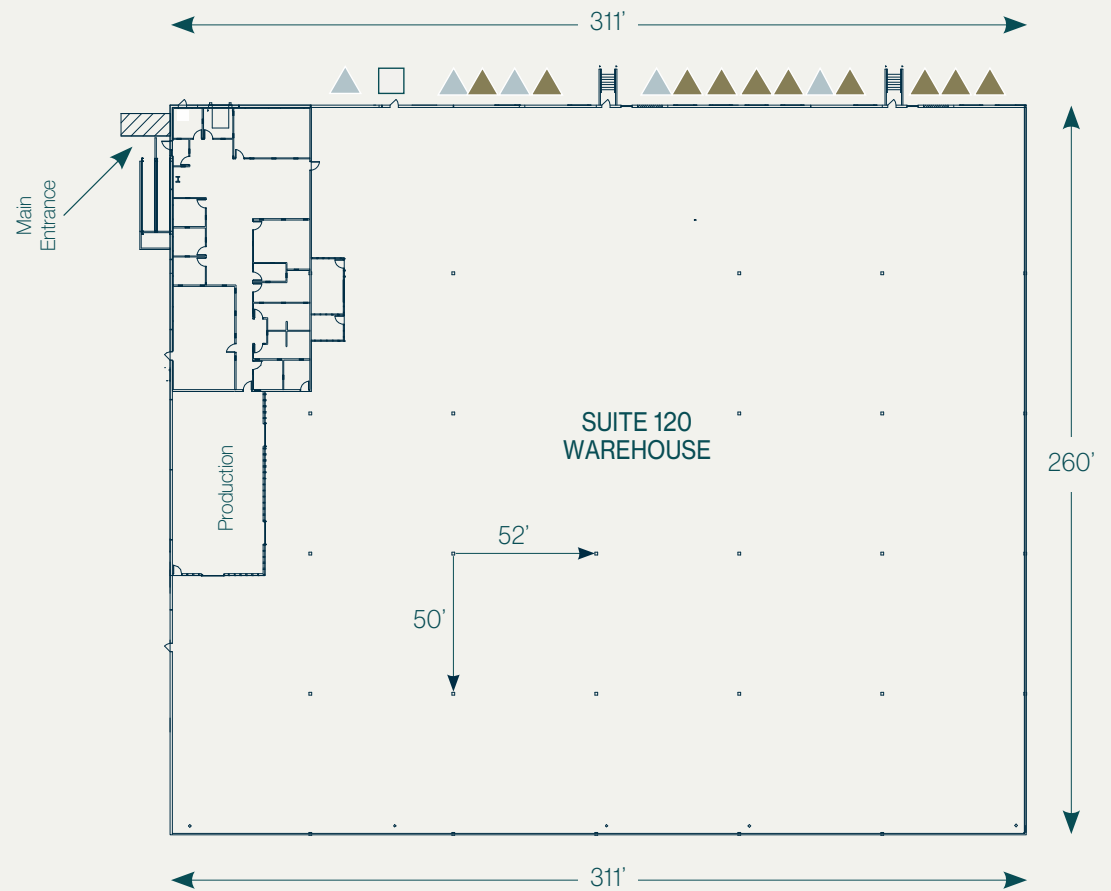


\*Not to scale. Tenant to verify specs.

# SUITE 120

±80,898 SF

- ±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 knock out
- Grade level loading door

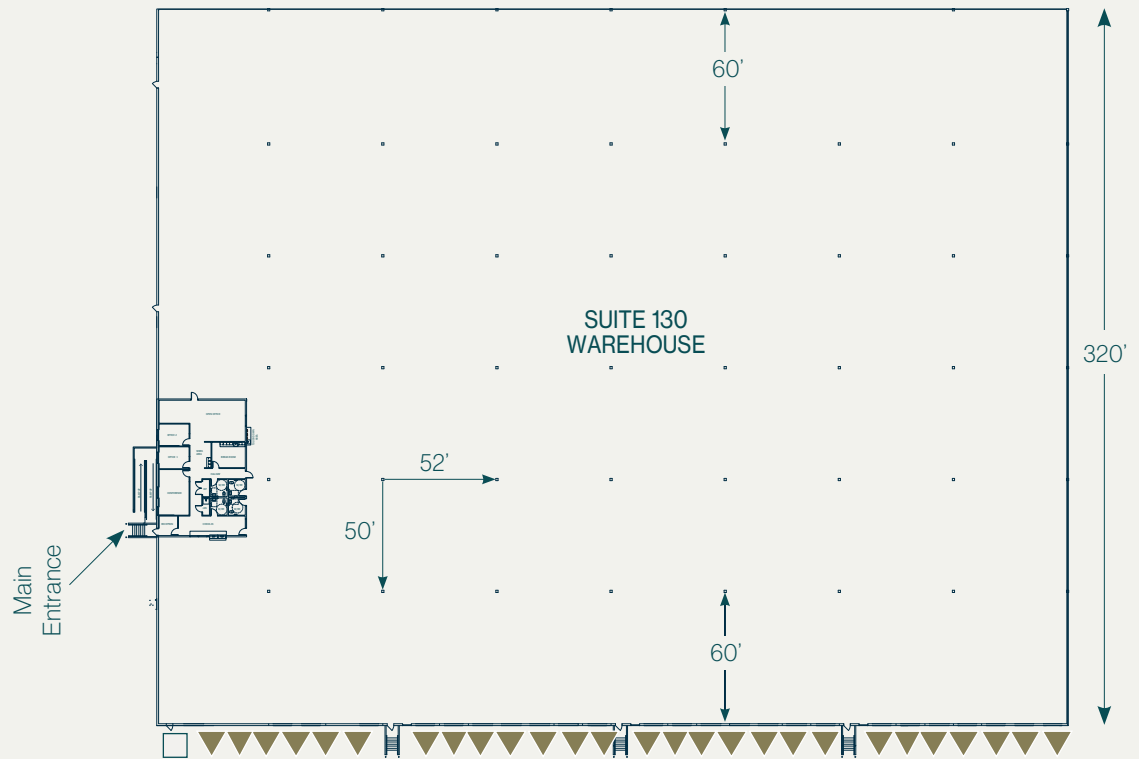


\*Not to scale. Tenant to verify specs.

# SUITE 130

±132,864 SF

- ±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

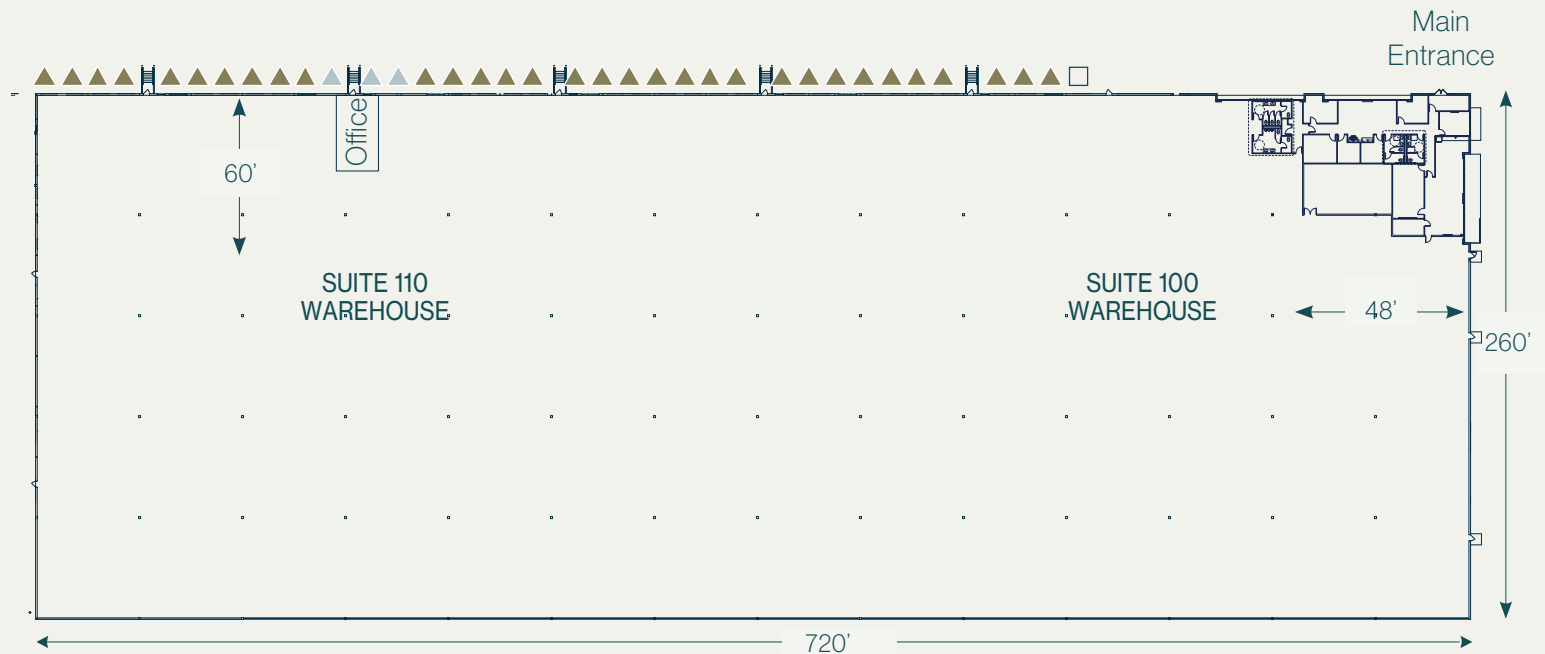


\*Not to scale. Tenant to verify specs.

# 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



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

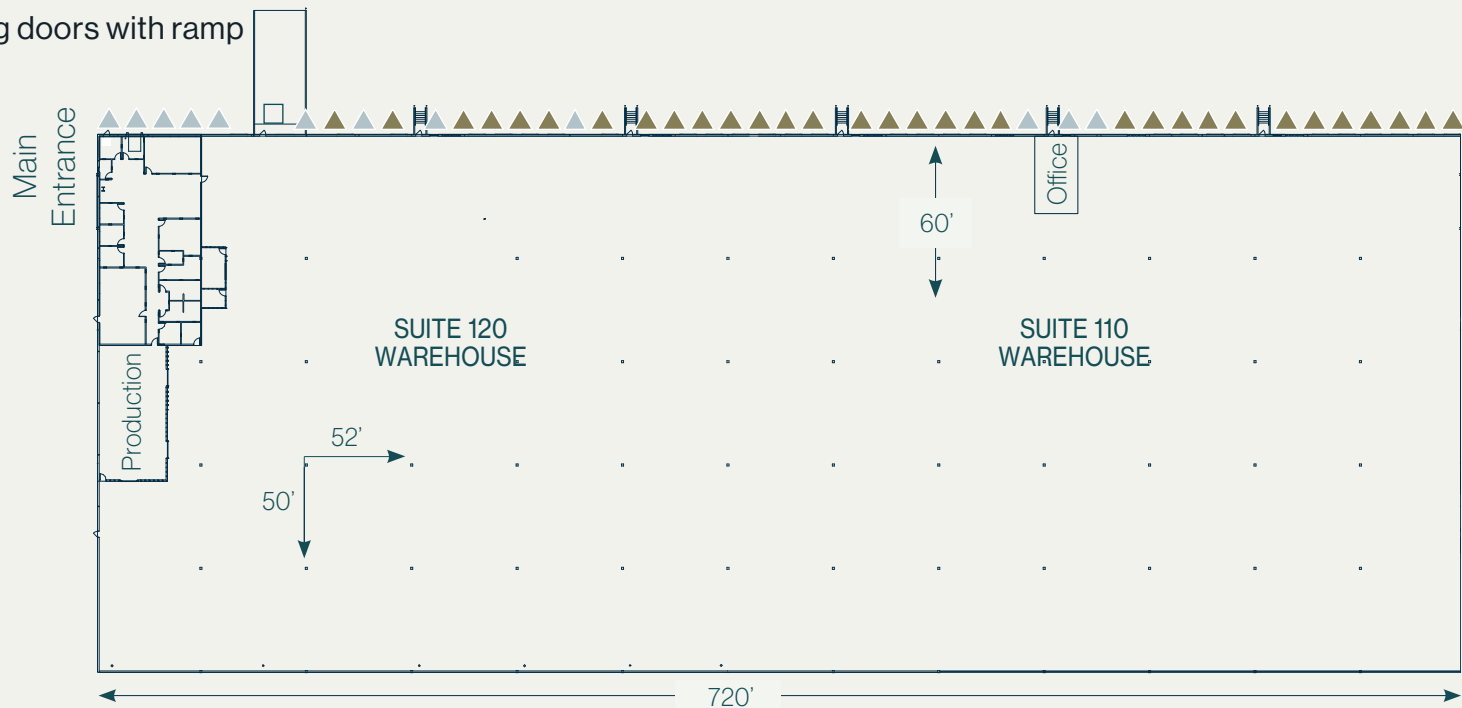


\*Not to scale. Tenant to verify specs.

# 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



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

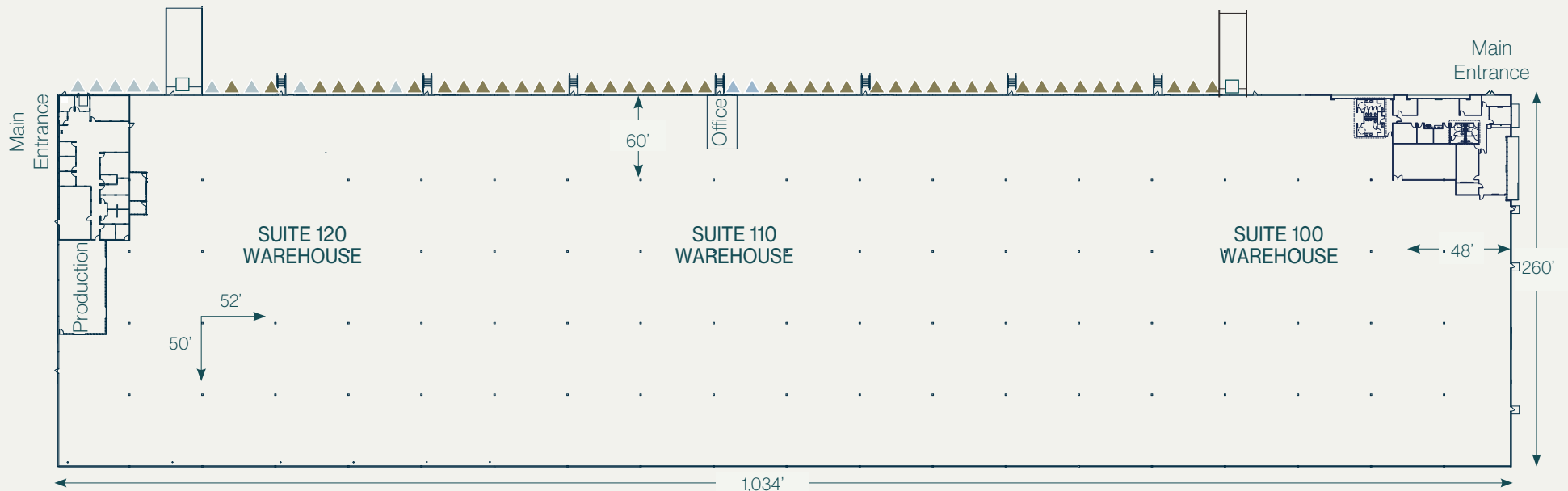


\*Not to scale. Tenant to verify specs.

# SUITE 100-120

±269,899 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



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

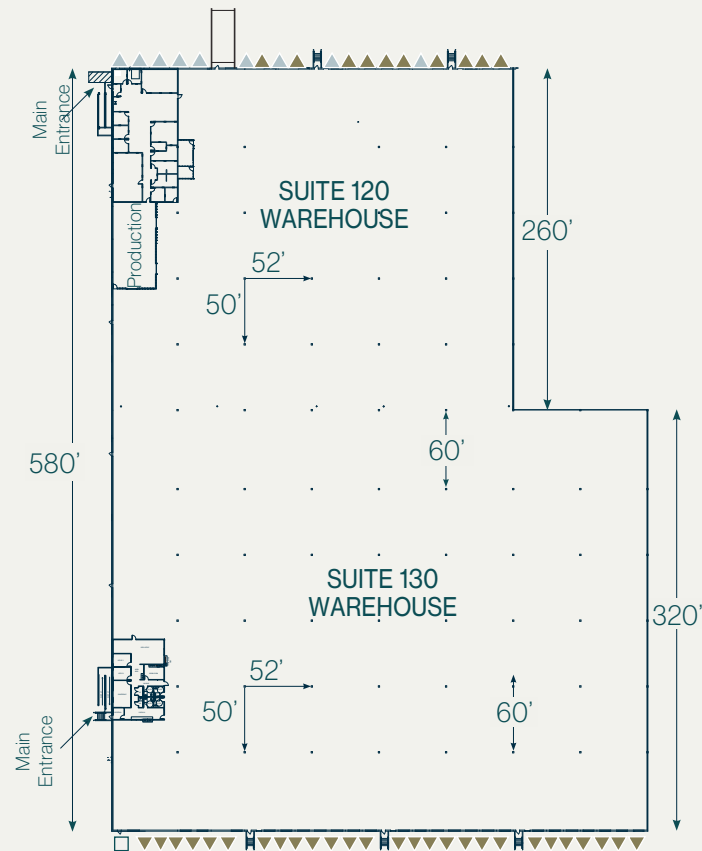


\*Not to scale. Tenant to verify specs.

# SUITE 120-130

±213,762 SF

- ±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

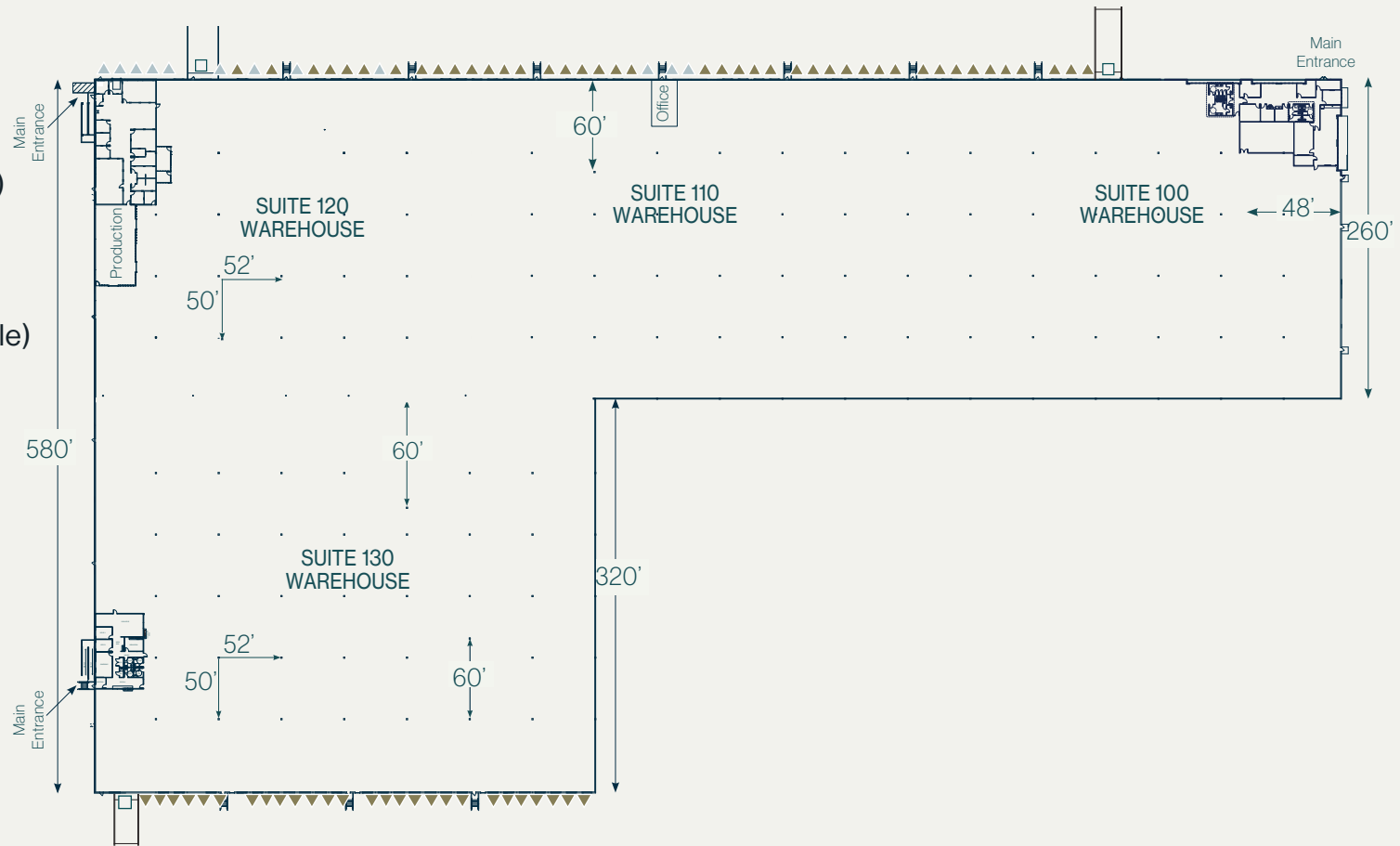


\*Not to scale. Tenant to verify specs.

# SUITE 100-130

±402,763 SF

- ±13,000 SF Office
- 81 Dock high loading doors (69 existing & 12 knockouts)
- 3 Grade level loading doors w/ ramp
- 138 Trailer stalls (expandable)
- 57 pit, 14 EOD levelers



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



\*Not to scale. Tenant to verify specs.

# MAXIMUM ACCESS, UNLIMITED REACH



**under 1 min**  
SR 905

**under 1 min**  
SR 11

**under 3 min**  
I-5

**under 5 min**  
I-805

**under 10 min**  
SR 125

**under 20 min**  
I-8



BROWN FIELD MUNICIPAL AIRPORT

LA MEDIA INTERCHANGE

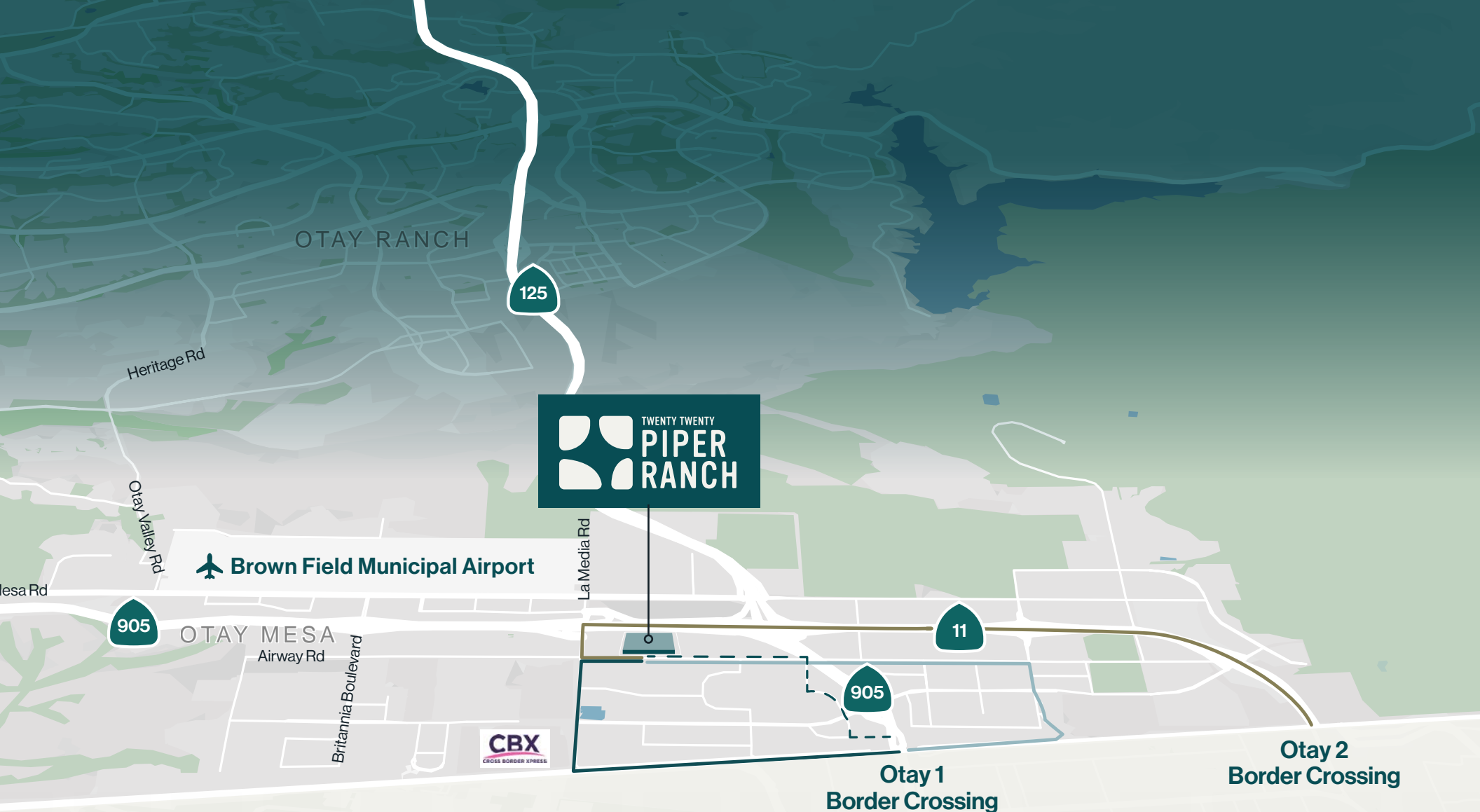
CHULA VISTA

Airway Road

Piper Ranch Road

**Legend**

- Route to Mexico
- Route to freeway on-ramp



## Legend

- Southbound truck route to Otay 1 Border Crossing (1.8 miles)
- Northbound truck route to Otay 1 Border Crossing (1.8 miles)
- Inbound/Outbound truck route to Otay 2 Border Crossing (2.64 miles)
- Walking Path to Otay 1 Border Crossing (1.3 miles)









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