



Runway Distribution Center

9040 & 9050 Airway Road, Otay Mesa, CA



199,997 sf
available space



32'-36'
clear height



Class A
industrial buildings



Available Now
divisible to 40,000 sf



Runway Distribution Center

9040 & 9050 Airway Road, Otay Mesa

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



Warehouse | Distribution | Manufacturing



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

▲ DOCK HIGH DOORS

● GRADE LEVEL DOORS

Available space

9040 Airway Road



140,092 sf
Available space



6,346 sf
Office space



35
Dock Doors



4
Grade doors



36'
Clear height



Up to 14
Trailer parking spaces



1.26/1,000
Car parking spaces



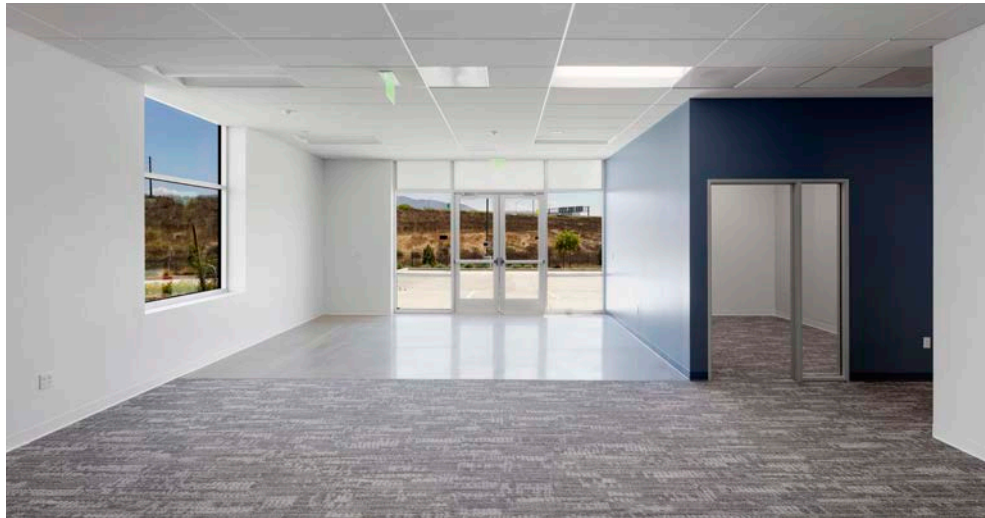
50' x 52'
Column spacing



ESFR
Sprinklers



4,000 A
@277/480V



Unit 110



77,932 sf
Available space



2,234 sf
1st Floor Office



1,912 sf
Mezzanine



20
Dock doors



3
Grade doors



Now
Availability date

Unit 120



62,160 sf
Available space



2,200 sf
Office space



0 sf
Mezzanine



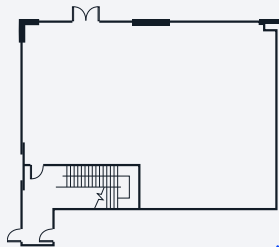
15
Dock doors



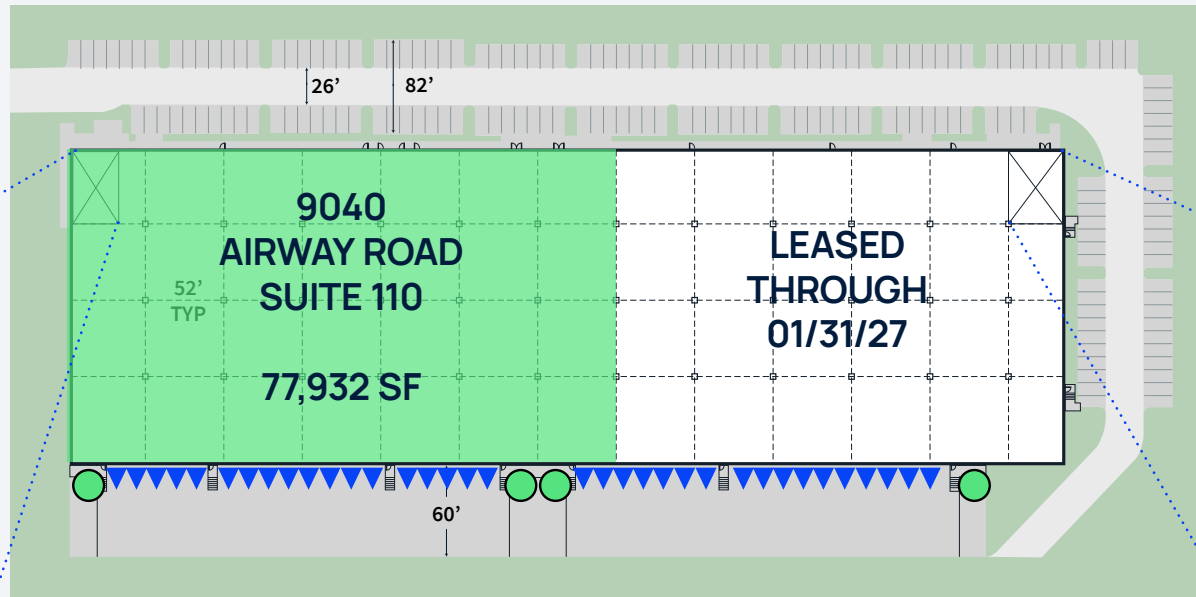
1
Grade doors



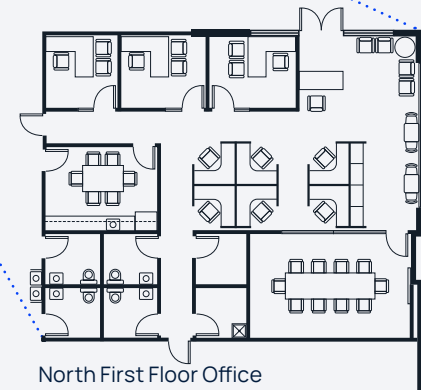
2/1/2027
Availability date




South Mezzanine
1,912 SF



South First Floor Office
2,234 SF



North First Floor Office
2,200 SF of

-  DOCK HIGH DOORS
-  GRADE LEVEL DOORS

Available space

9050 Airway Road



59,905 sf
Available space



3,809 sf
Office space



17
Dock Doors
with EOD Levelers



2
Grade doors



32'
Clear height



Up to 14
Trailer parking spaces



1.26/1,000
Car parking spaces



50' x 52'
Column spacing



ESFR
Sprinklers



2,000 A
@277/480V





9050 Airway Road



59,905 sf
Available space



2,023 sf
Office space



1,786 sf
Mezzanine



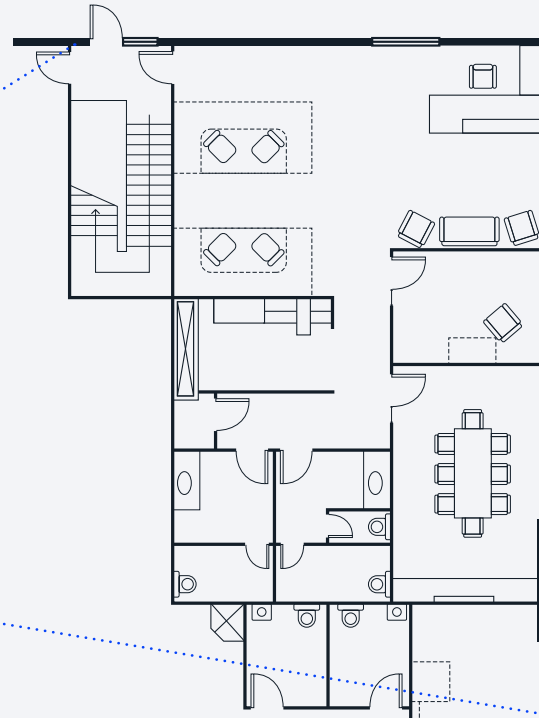
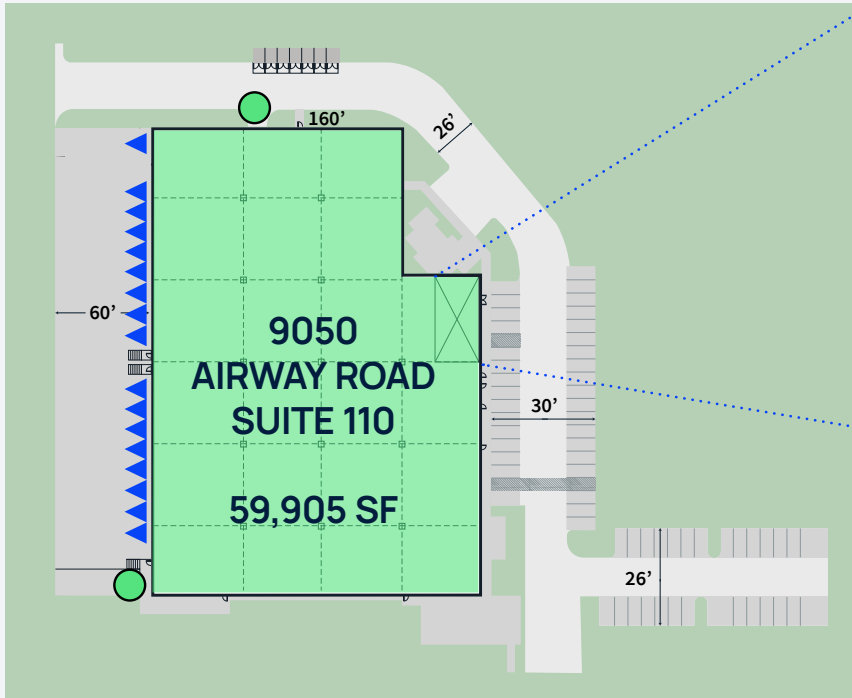
17
Dock doors
with EOD Levelers



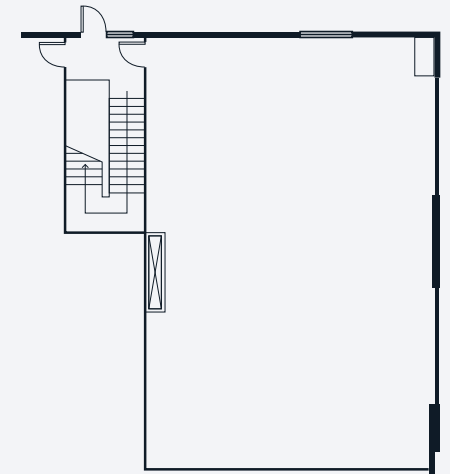
2
Grade doors



6/1/2026
Availability date



First Floor Office



Mezzanine



DOCK HIGH DOORS



GRADE LEVEL DOORS

Access

Otay Mesa, CA



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



1 mile from international
border crossing



Excellent Truck Access



Maximum Warehouse Capacity.
No Mezzanine

Location

Otay Mesa, CA

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

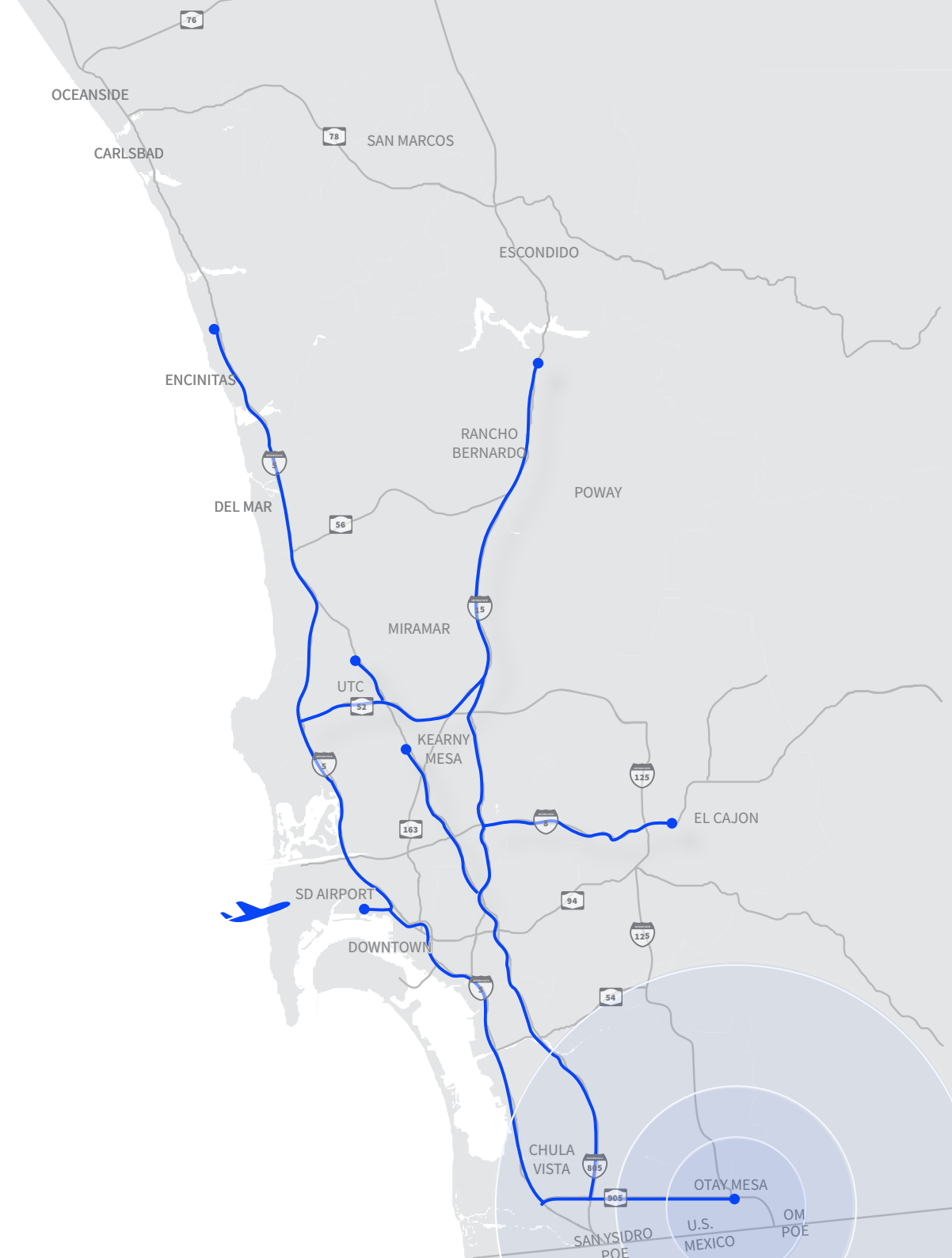
BORDER QUICK STATS:

#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



Corporate Neighbors

Otay Mesa, CA

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

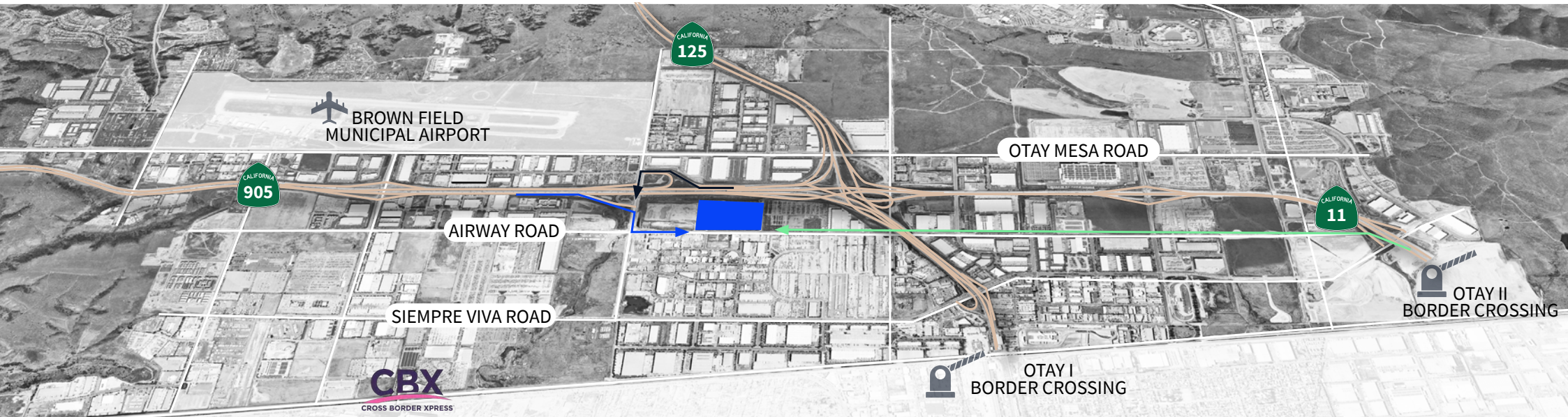
+106M
individual crossings per year

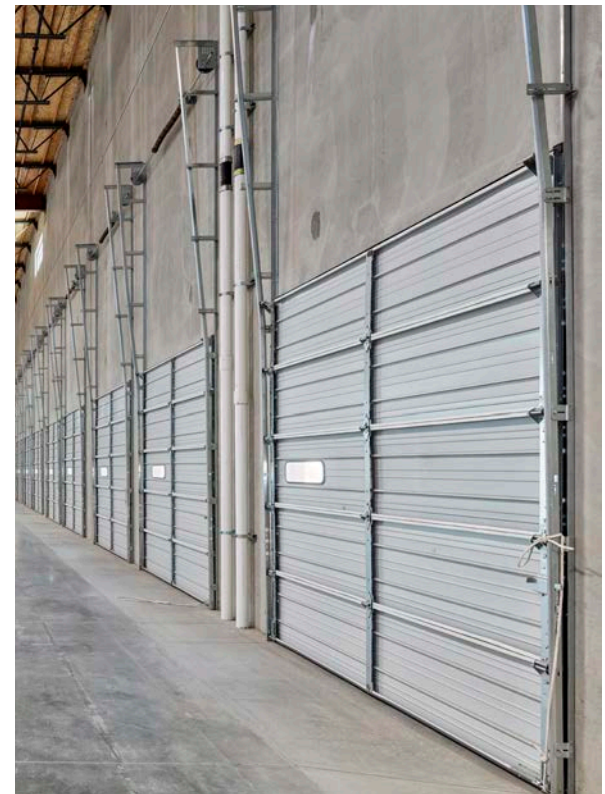
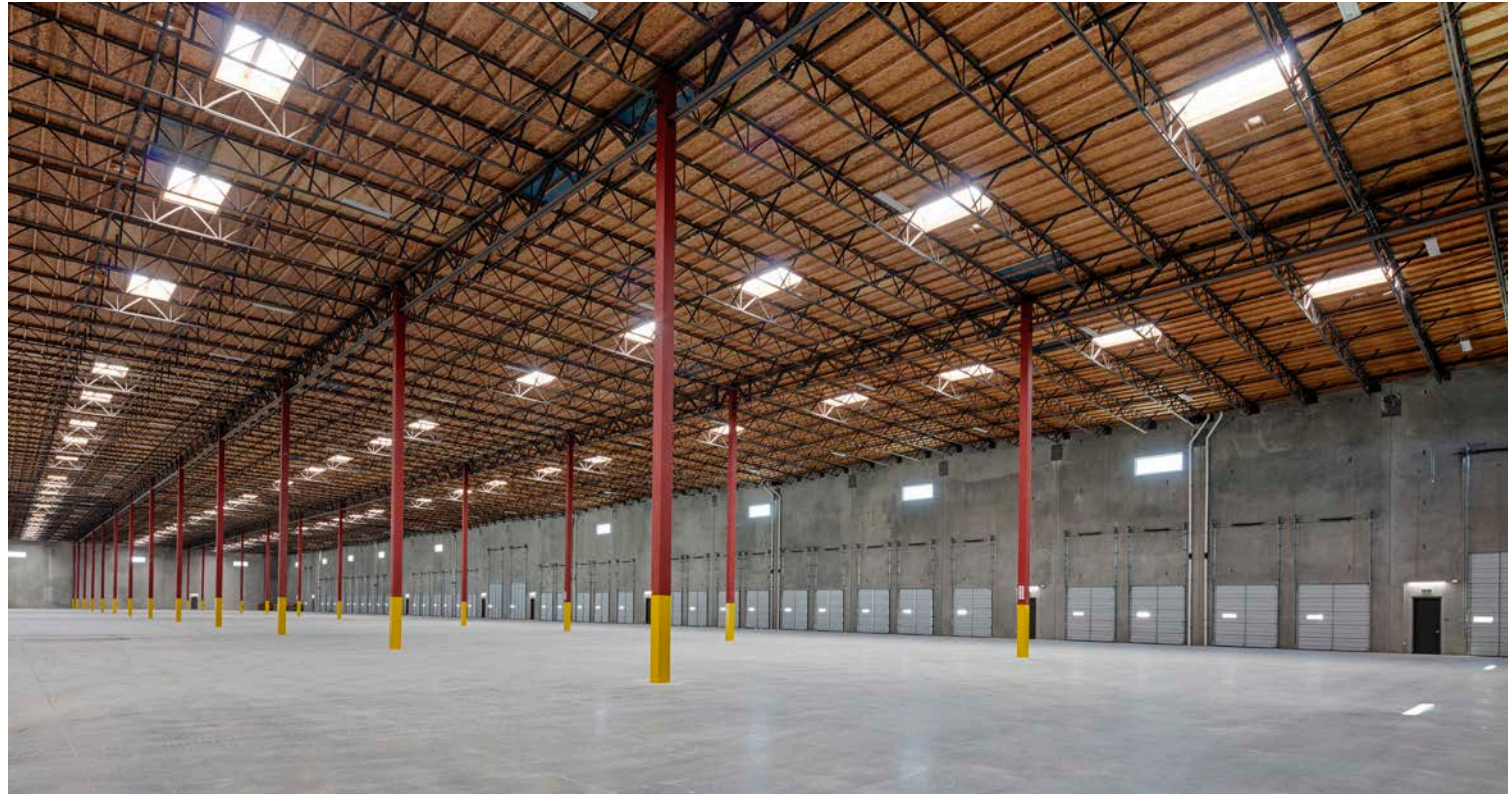
3
public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate

+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







Proven track record of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at <https://us.glp.com>.



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