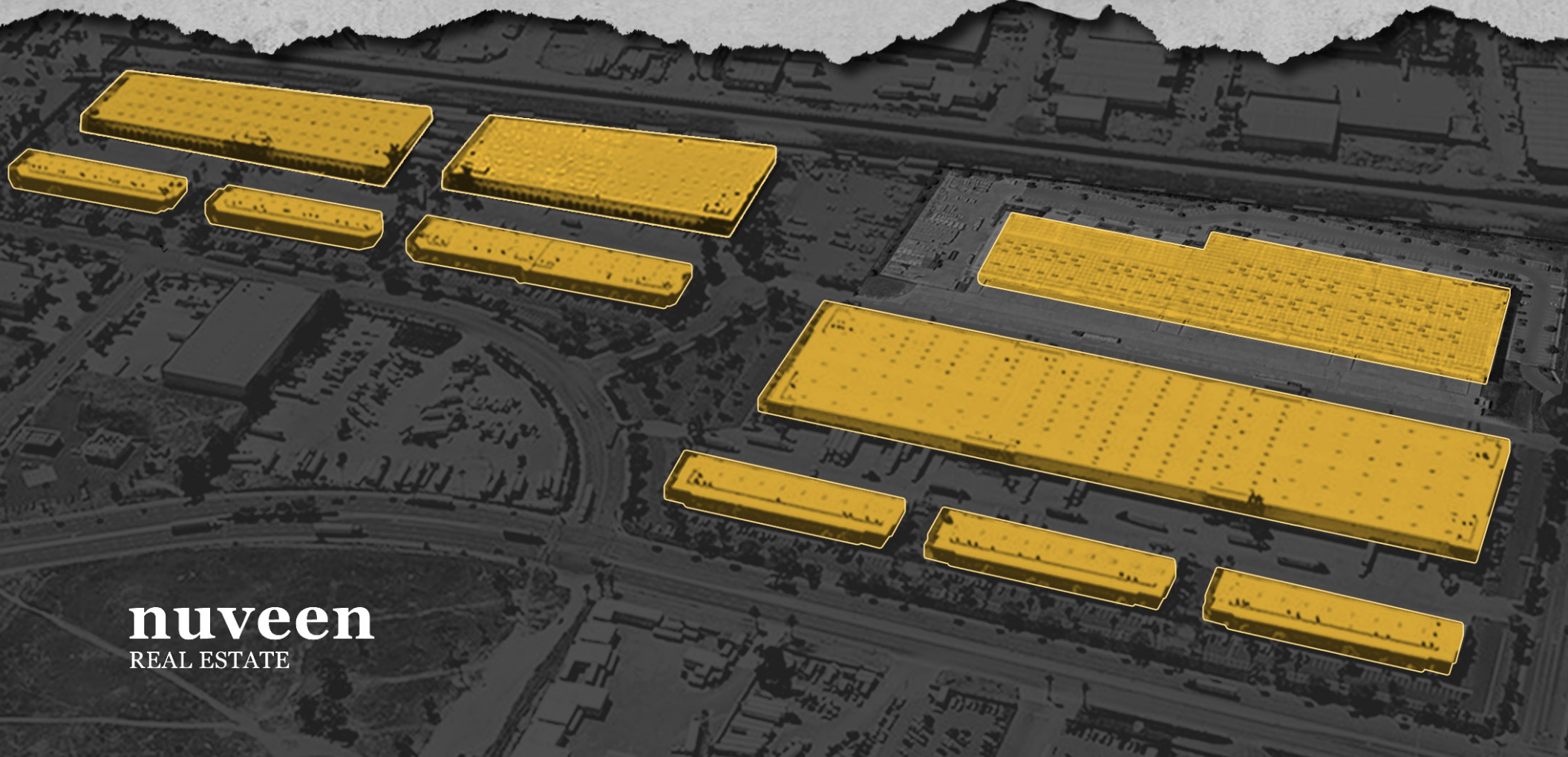


FRONTERA

B U S I N E S S P A R K



nuveen
REAL ESTATE

FRONTERA

BUSINESS PARK

SUMMARY

Totaling 907,007 square feet, Frontera Business Park is an Institutional-Quality multi-tenant industrial business park strategically located within the highly desirable Otay Mesa sub-market.

PROPERTY FEATURES

- 907,007 SF warehouse/distribution project
- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- 2.7/1,000 parking
- IBT-1-1 Zoning
- Skylights
- Full daytime security attendant
- 22' - 36' clear height
- Energy efficient lighting with motion sensors
- Transit friendly location with multiple bus stops outside
- Strategically located within the Otay Mesa Submarket, directly adjacent to the Otay Mesa Port of Entry and U.S. Customs and Border Protection inspection facility, with convenient access to SR-11, SR-125 and SR-905.



9485 CUSTOMHOUSE PLAZA

- RSF – 102,923
- Clear Height – 24'-26'

100% LEASED

2695 CUSTOMHOUSE COURT

- RSF – 112,267
- Clear Height – 24'-26'

100% LEASED

2651 DRUCKER LANE

- RSF – 174,200
- Clear Height – 36'

100% LEASED

9255 CUSTOMHOUSE PLAZA

- RSF – 296,602
- Clear Height – 26'-28'

AVAILABLE SUITE

- RSF – 31,973
- Clear Height – 22'-24'

100% LEASED

9465 CUSTOMHOUSE PLAZA

- RSF – 32,430
- Clear Height – 22'-24'

100% LEASED

9375 CUSTOMHOUSE PLAZA

- RSF – 48,845
- Clear Height – 22'-24'

100% LEASED

- RSF – 36,266
- Clear Height – 22'-24'

AVAILABLE SUITE

- RSF – 34,929
- Clear Height – 22'-24'

AVAILABLE SUITE

- RSF – 36,162
- Clear Height – 22'-24'

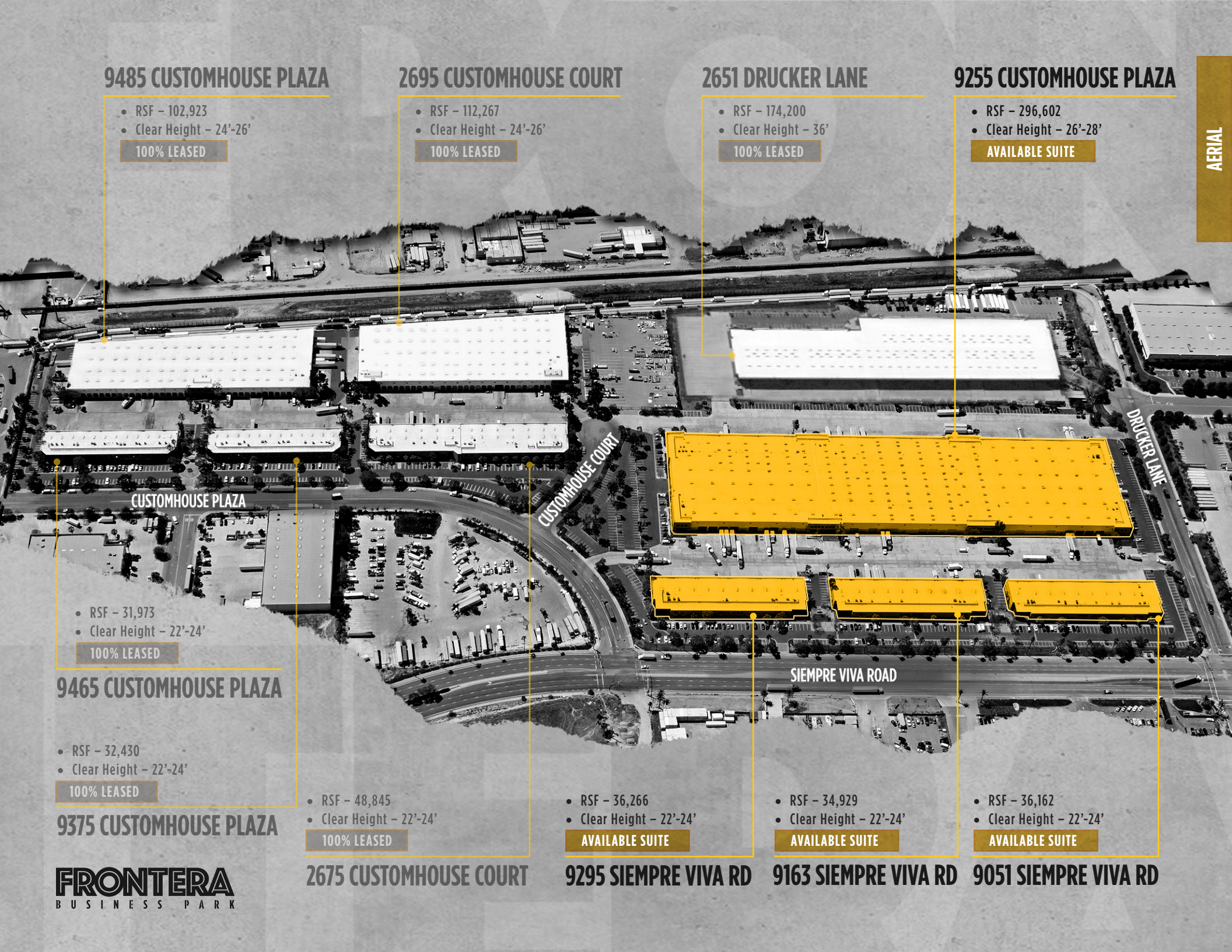
AVAILABLE SUITE

2675 CUSTOMHOUSE COURT

9295 SIEMPRE VIVA RD

9163 SIEMPRE VIVA RD

9051 SIEMPRE VIVA RD



CURRENT AVAILABILITY

	SUITE	SQ.FT	% OFFICE	% WAREHOUSE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
9051 SIEMPRE VIVA ROAD	A	21,974 SF	3,651 SF (17%)	18,323 SF (83%)	\$1.15-\$1.25 NNN	10	1	Available Now
9163 SIEMPRE VIVA ROAD	A	20,539 SF	2,211 SF (11%)	18,328 SF (89%)	\$1.15-\$1.25 NNN	7	4	Available Now
9295 SIEMPRE VIVA ROAD	A-2	2,520 SF	2,520 SF (100%)	0 SF (0%)	\$1.40-\$1.45 NNN	0	0	Available Now 100% Office Space
9255 CUSTOMHOUSE PLAZA	M	50,069 SF	2,600 SF (5%)	47,469 SF (95%)	\$0.95-\$1.05 NNN	10	0	Available Now 11 Trailer Stalls (54') at Loading Doors.
9255 CUSTOMHOUSE PLAZA	A	42,707 SF	3,206 SF (8%)	39,501 SF (92%)	\$0.95-\$1.05 NNN	12	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
9255 CUSTOMHOUSE PLAZA	C	31,173 SF	0 SF (0%)	31,173 (100%)	\$0.95-\$1.05 NNN	6	0	Available August 1, 2026 2 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
9255 CUSTOMHOUSE PLAZA	E	37,654 SF	2,675 SF (7%)	34,979 (93%)	\$0.95-\$1.05 NNN	6	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.



9051 SIEMPRE VIVA ROAD

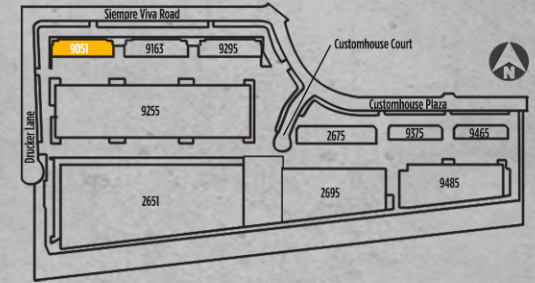
AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A	21,974 SF	18,323 SF (83%)	3,651 SF (17%)	\$1.15-\$1.25 NNN	10	1	Available Now

LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:
CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



FRONTERA
BUSINESS PARK

9051 AVAILABILITY

SECOND FLOOR



9163 SIEMPRE VIVA ROAD

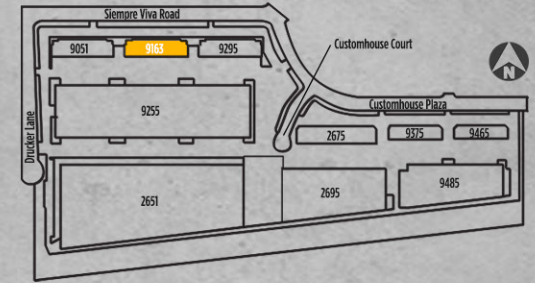
AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A	20,539 SF	18,328 SF (89%)	2,211 SF (11%)	\$1.15-\$1.25 NNN	7	4	Available Now

LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
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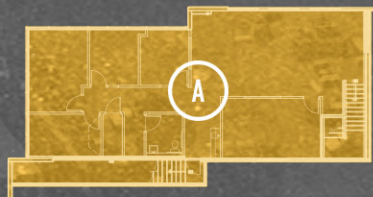
OPERATING EXPENSES:
CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



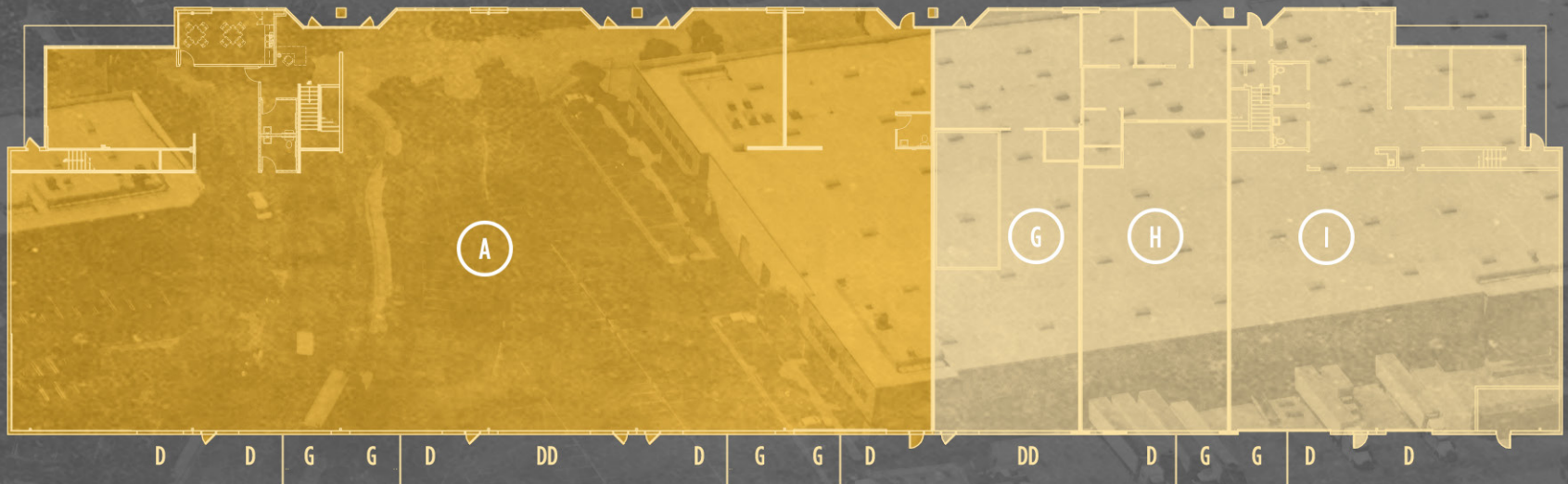
9163 AVAILABILITY

FRONTERA
BUSINESS PARK

SECOND FLOOR



FIRST FLOOR



9295 SIEMPRE VIVA ROAD

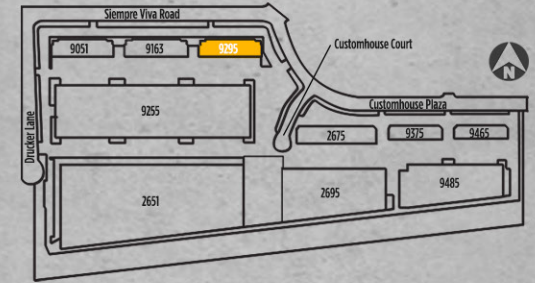
AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A-2	2,520 SF	0 SF (0%)	2,520 SF (100%)	\$1.40-\$1.45 NNN	0	0	Available Now 100% Office Space

LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:
CURRENTLY ESTIMATED TO BE \$0.34 NNN/SF MONTH



9295 AVAILABILITY

FRONTERA
BUSINESS PARK

SECOND FLOOR



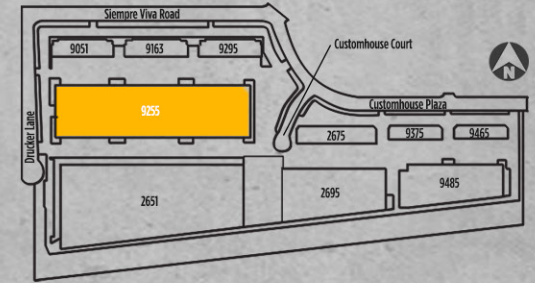
FIRST FLOOR



9255 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
M	50,069 SF	47,469 SF (95%)	2,600 SF (5%)	\$0.95-\$1.05 NNN	10	0	Available Now 11 Trailer Stalls (54') at Loading Doors.
A	42,707 SF	39,501 SF (92%)	3,206 SF (8%)	\$0.95-\$1.05 NNN	12	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
C	31,173 SF	31,173 SF (100%)	0 SF (0%)	\$0.95-\$1.05 NNN	6	0	Available August 1, 2026 2 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
E	37,654 SF	34,979 SF (93%)	2,675 SF (7%)	\$0.95-\$1.05 NNN	12	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.



FRONTERA
BUSINESS PARK

- AVAILABLE IN SIZES RANGING FROM 31,173 SF TO 161,603 SF
- MULTIPLE CONFIGURATIONS AVAILABLE
- CONTACT BROKER FOR DETAILS

LEGEND

■ = AVAILABLE FOR LEASE

■ = LEASED

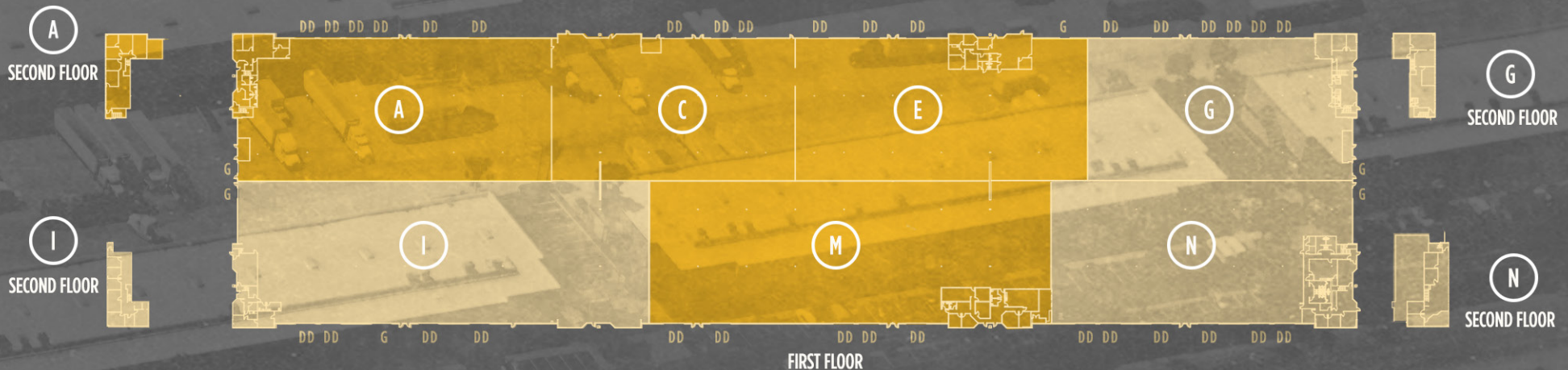
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.27 NNN/SF MONTH



9255 AVAILABILITY

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