

THE CAMPUS

AT SAN DIEGO BUSINESS PARK

2001 SANYO AVENUE

OTAY MESA, CA



PROJECT VIDEO

— **268,609 SF FOR LEASE** —

Suites from 36K, 59K, 96K, 171K, 268K

LANDLORD IMPROVEMENTS UNDERWAY

Power Expansion to 8,000 amps | Upgrade to ESFR Sprinklers | Dock Door

PROJECT FEATURES



±668,431 SF

3-building industrial campus



FREEWAY VISIBLE

From SR-905, SR-125 and SR-11 freeways



SECURE SITE

Fully fenced and gated with on-site security



FOREIGN TRADE ZONE

Located within a magnet site



FREEWAY ACCESS

Via three adjacent interchanges



PROXIMITY TO BORDER

Located 1/4 mile from Otay Mesa Port of Entry



REVERSE COMMUTE

Reverse commute during rush hour and key traffic times



YARD AREA

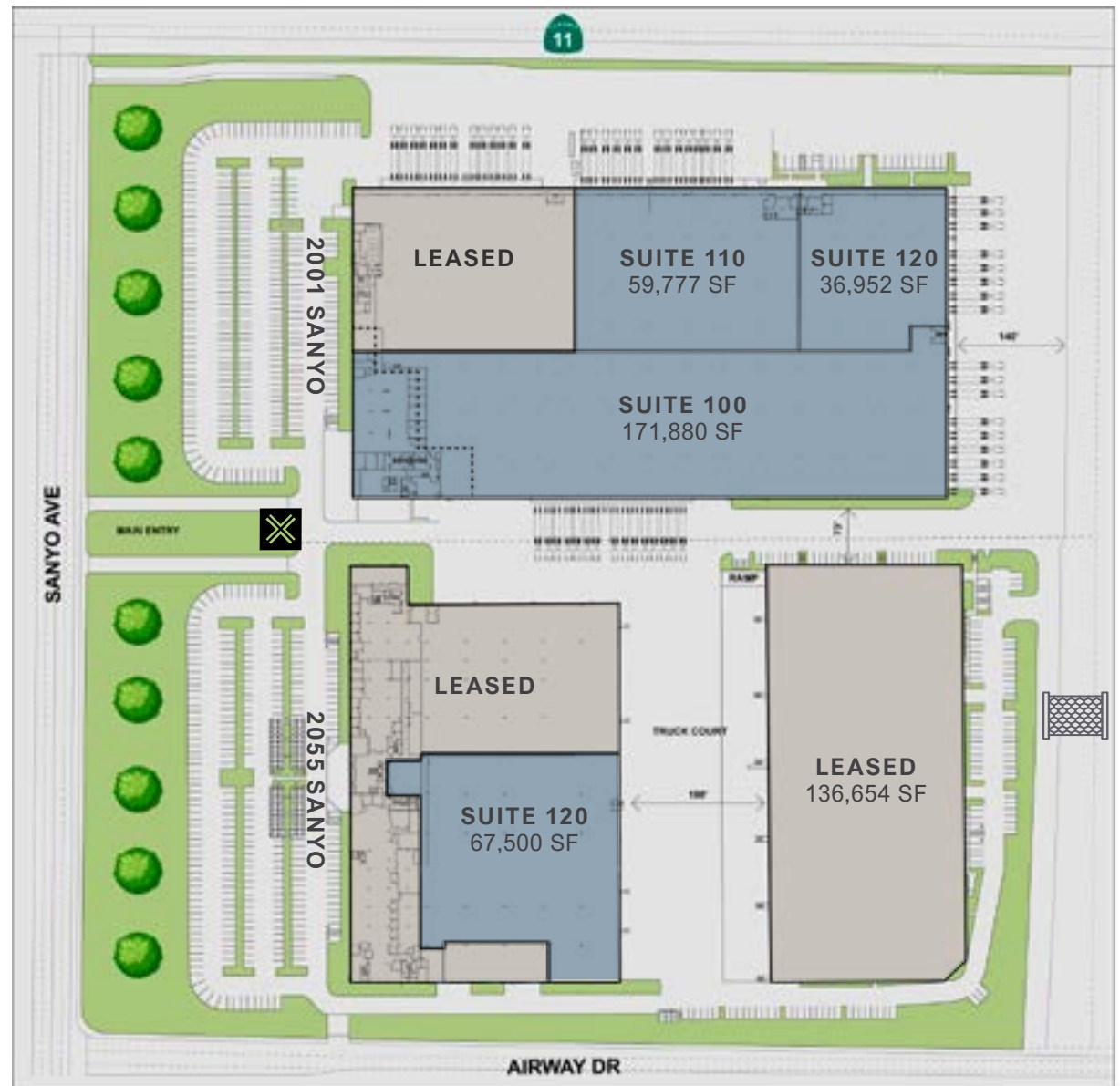
Offers trailer or outside storage options



SITE PLAN

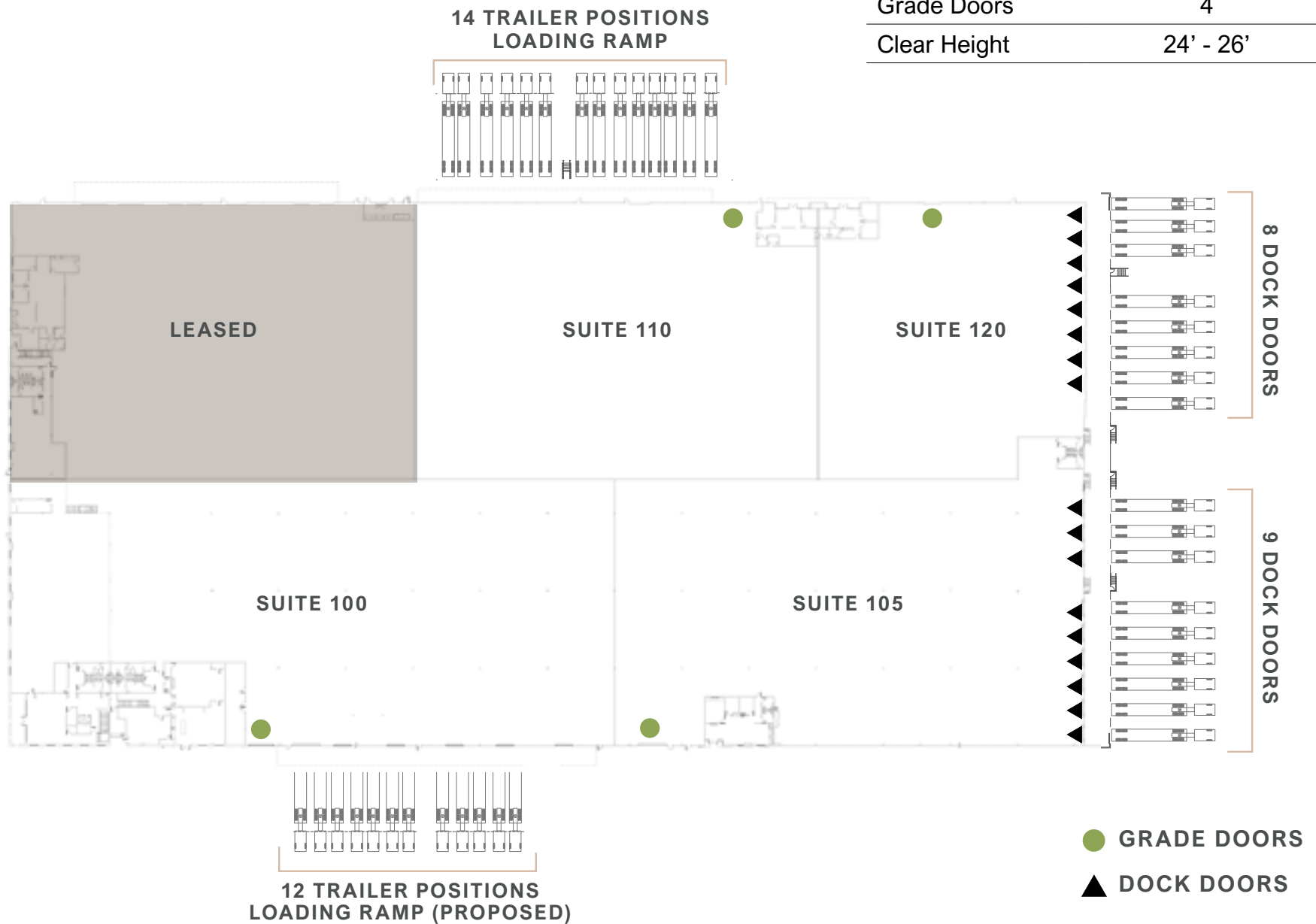
Address	2001 Sanyo Avenue
Availability	±268,609 SF
Divisibility	±36,952 SF
Dock Loading	59
Grade Doors	4
Clear Height	24' - 26'
Power	8,000 amps
Gas	Yes
Sprinklers	0.33/3,000
Column Spacing	48' x 56'
Parking	1.5/1,000
Trailer Parking	30+ Parking Stalls
Operating Expenses	\$0.37 PSF

- AVAILABLE
- LEASED
- X GUARD SHACK
- GATED TRUCK ACCESS



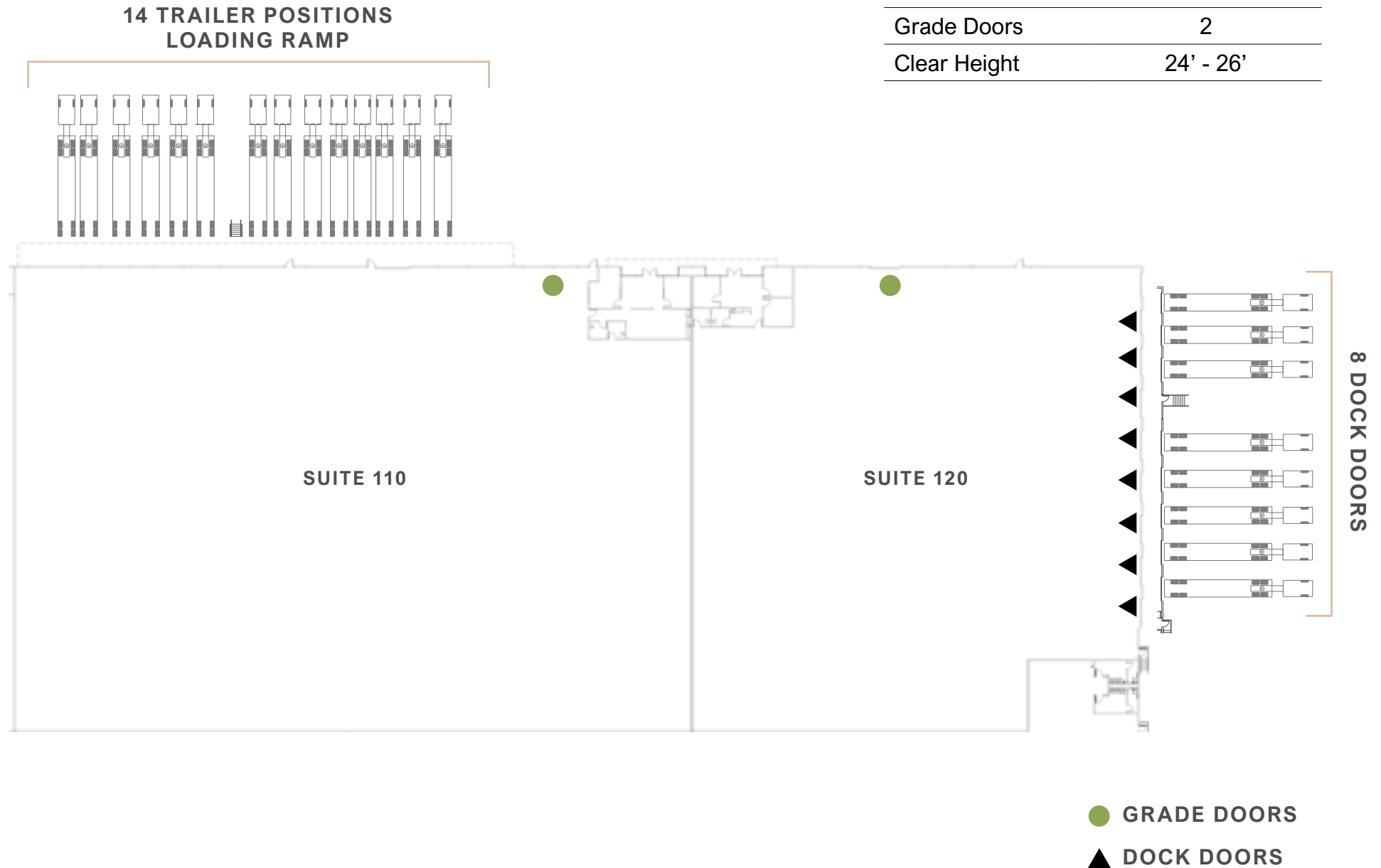
SUITE 100 | 105 | 110 | 120

Size	±268,609 SF
Office	10,000 - 30,000 SF
Dock Doors	43
Grade Doors	4
Clear Height	24' - 26'



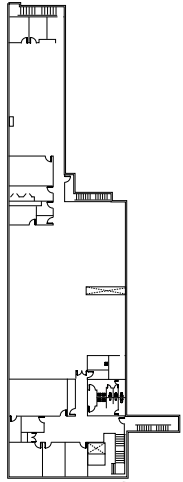
SUITE 110 | 120

Size	±96,729 SF
Office	2,450 SF
Dock Doors	22
Grade Doors	2
Clear Height	24' - 26'

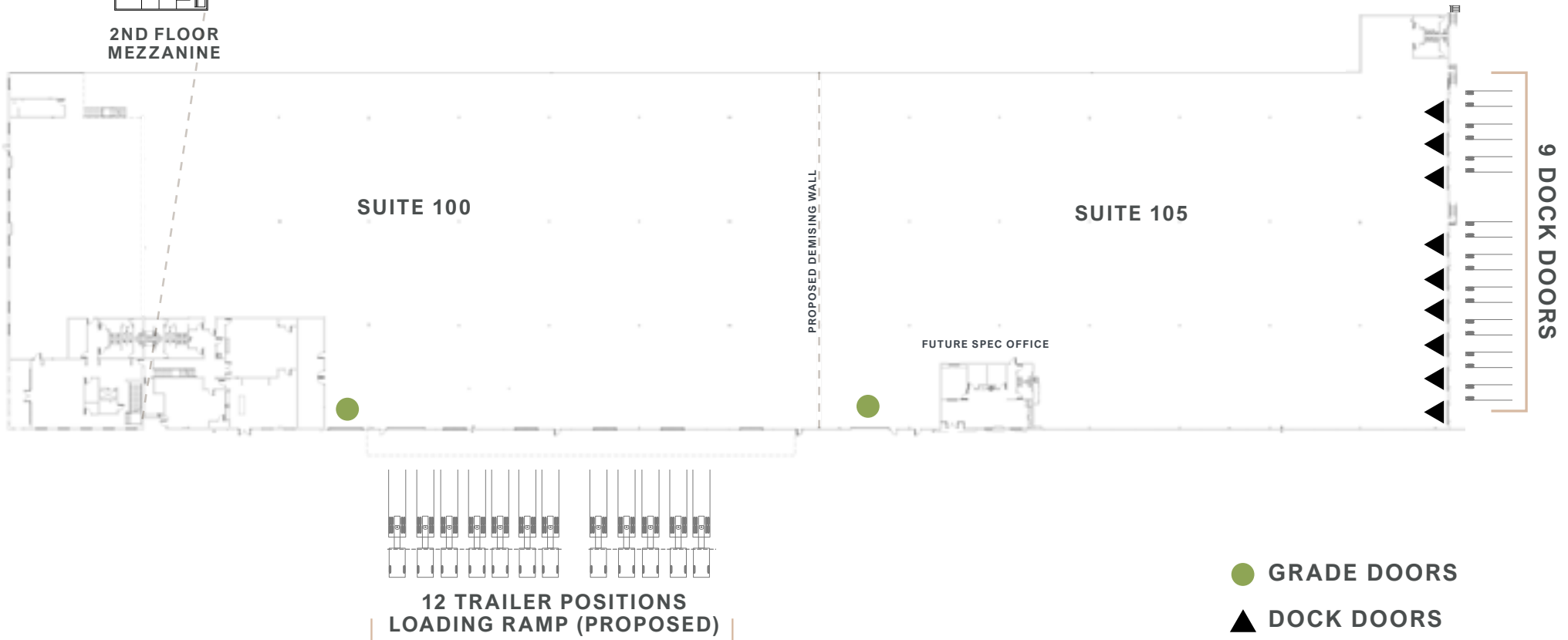


SUITE 100 & 105

Size	±165,000 SF
Office	10,000 - 30,000 SF
Dock Loading	21
Grade Doors	2
Clear Height	24' - 26'

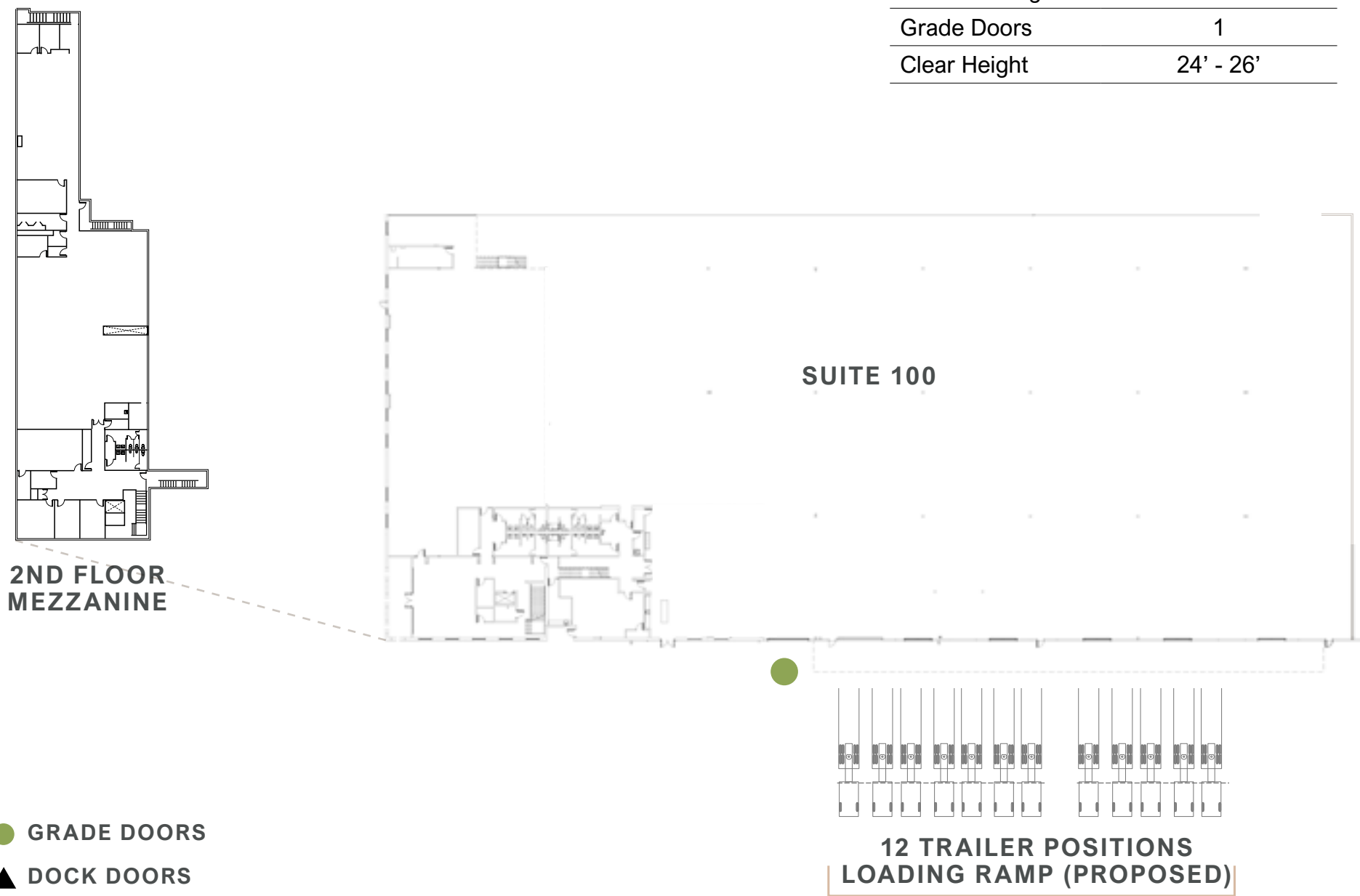


2ND FLOOR
MEZZANINE



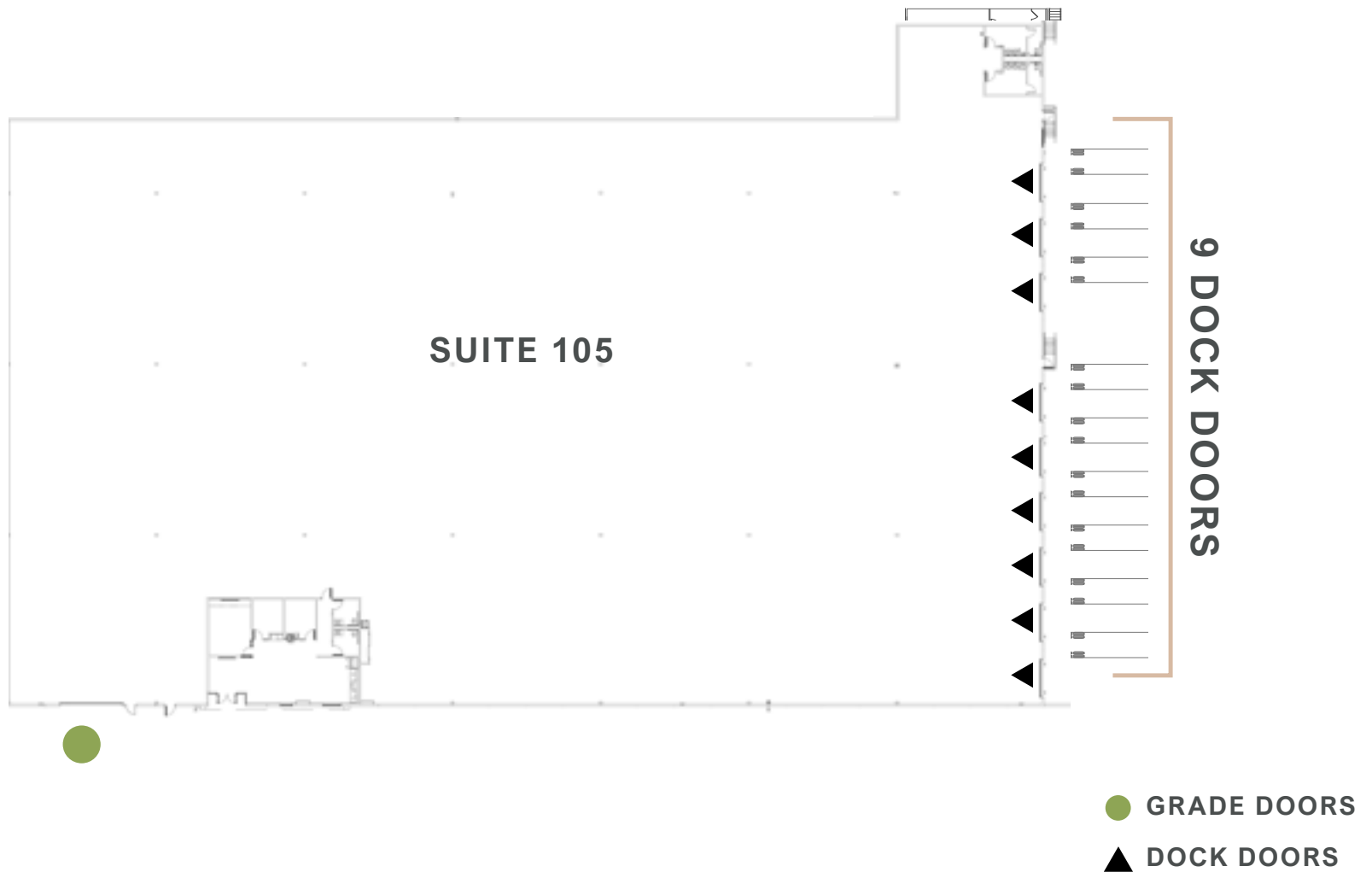
SUITE 100

Size	±99,000 SF
Office	±18,000 SF
Dock Loading	12
Grade Doors	1
Clear Height	24' - 26'



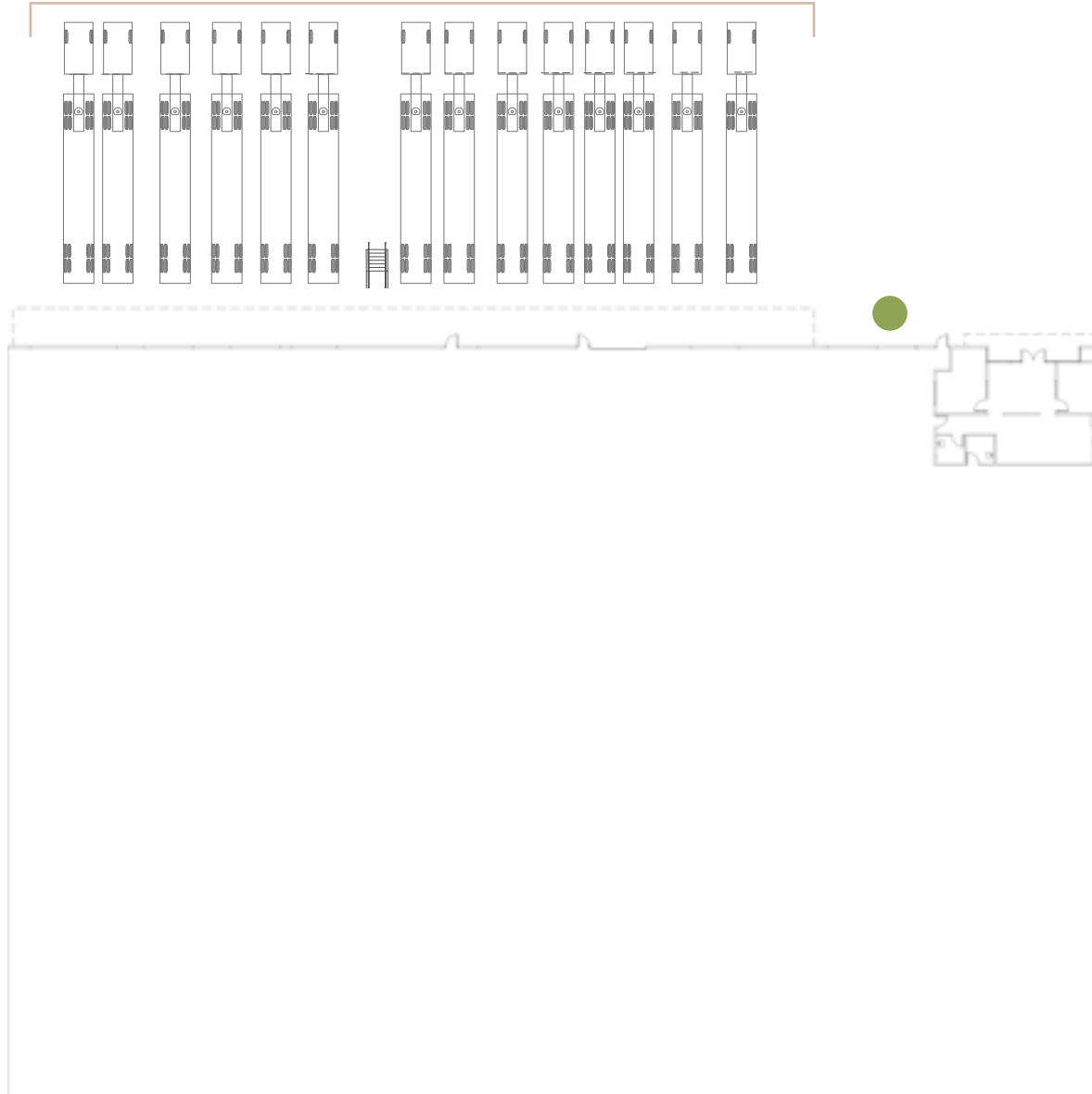
SUITE 105

Size	±66,000 SF
Office	10,000 - 30,000 SF
Dock Loading	9
Grade Doors	2
Clear Height	24' - 26'



SUITE 110

14 TRAILER POSITIONS LOADING RAMP



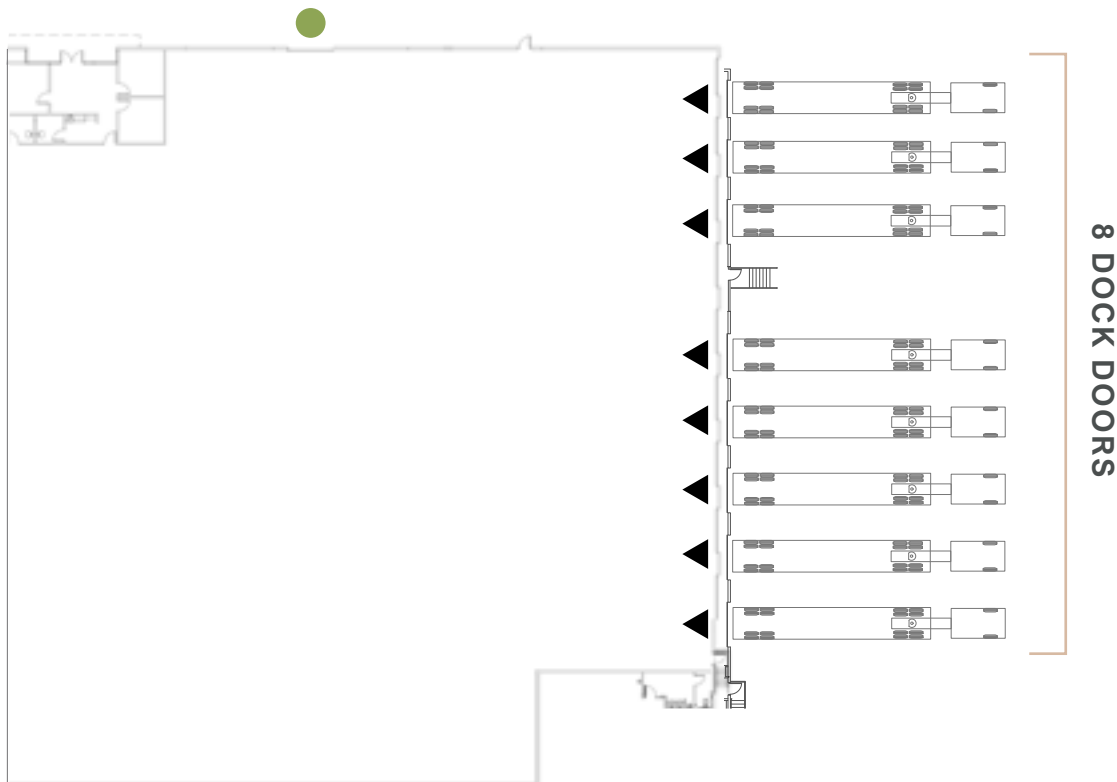
Size	±59,777 SF
Office	1,350 SF
Dock Doors	14
Grade Doors	1
Clear Height	24' - 26'



- GRADE DOORS
- ▲ DOCK DOORS

SUITE 120

Size	±36,952 SF
Office	1,100 SF
Dock Doors	8
Grade Doors	1
Clear Height	24' - 26'
Power	TBD



● GRADE DOORS

▲ DOCK DOORS



CORPORATE NEIGHBORS





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