THE CAMPUS
AT SAN DIEGO BUSINESS PARK

268,609 SF FOR LEASE

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

LANDLORD IMPROVEMENTS UNDERWAY

Power Expansion to 7,000 amps | Upgrade to ESFR Sprinklers | Additional Dock Doors

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

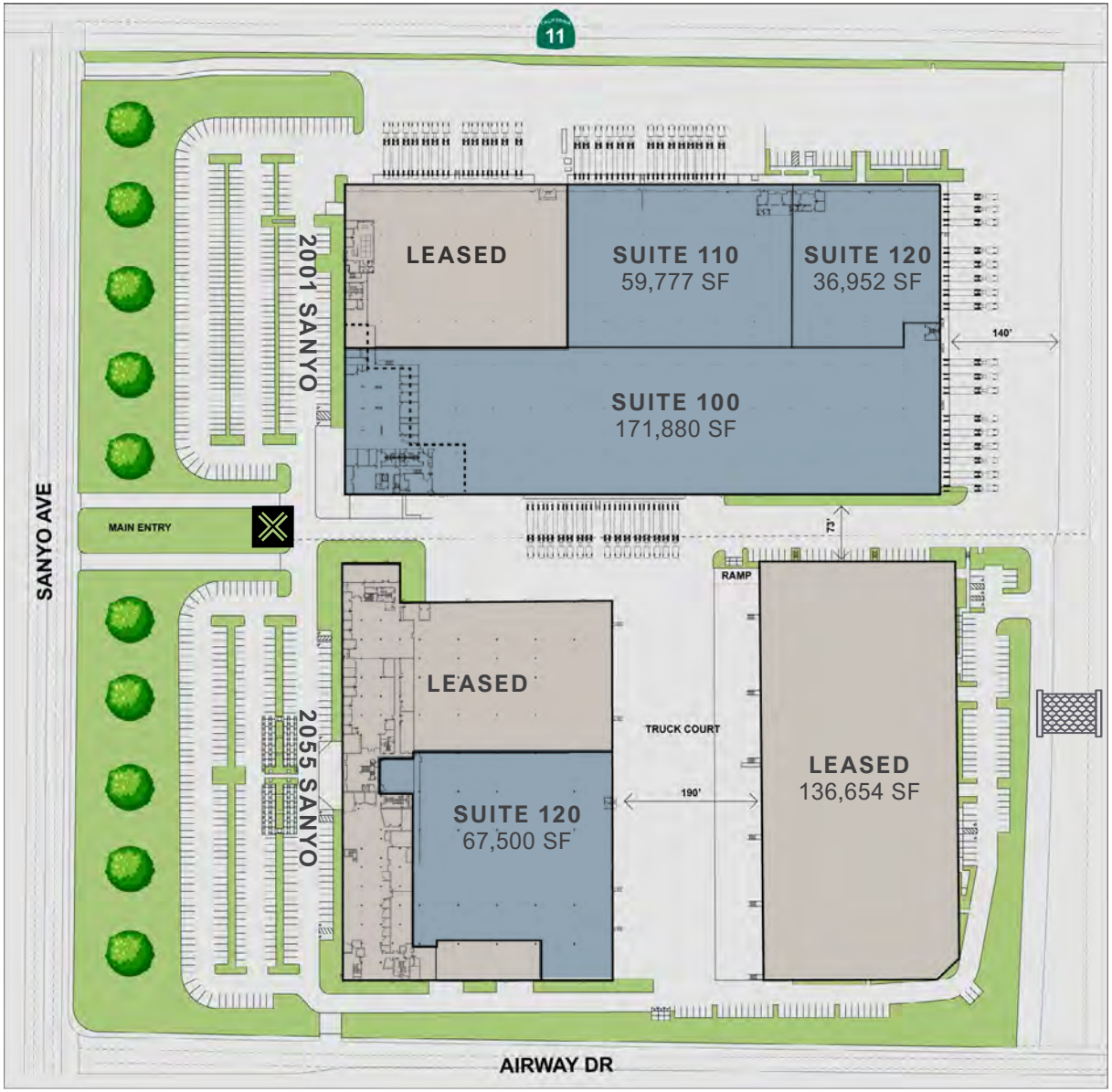
PROXIMITY TO BORDER
Located 1/4 mile from Otay Mesa Port of Entry

REVERSE COMMUTE
Reverse commute during rush hour and key traffic times

YARD AREA
Offers trailer or outside storage options

SITE PLAN

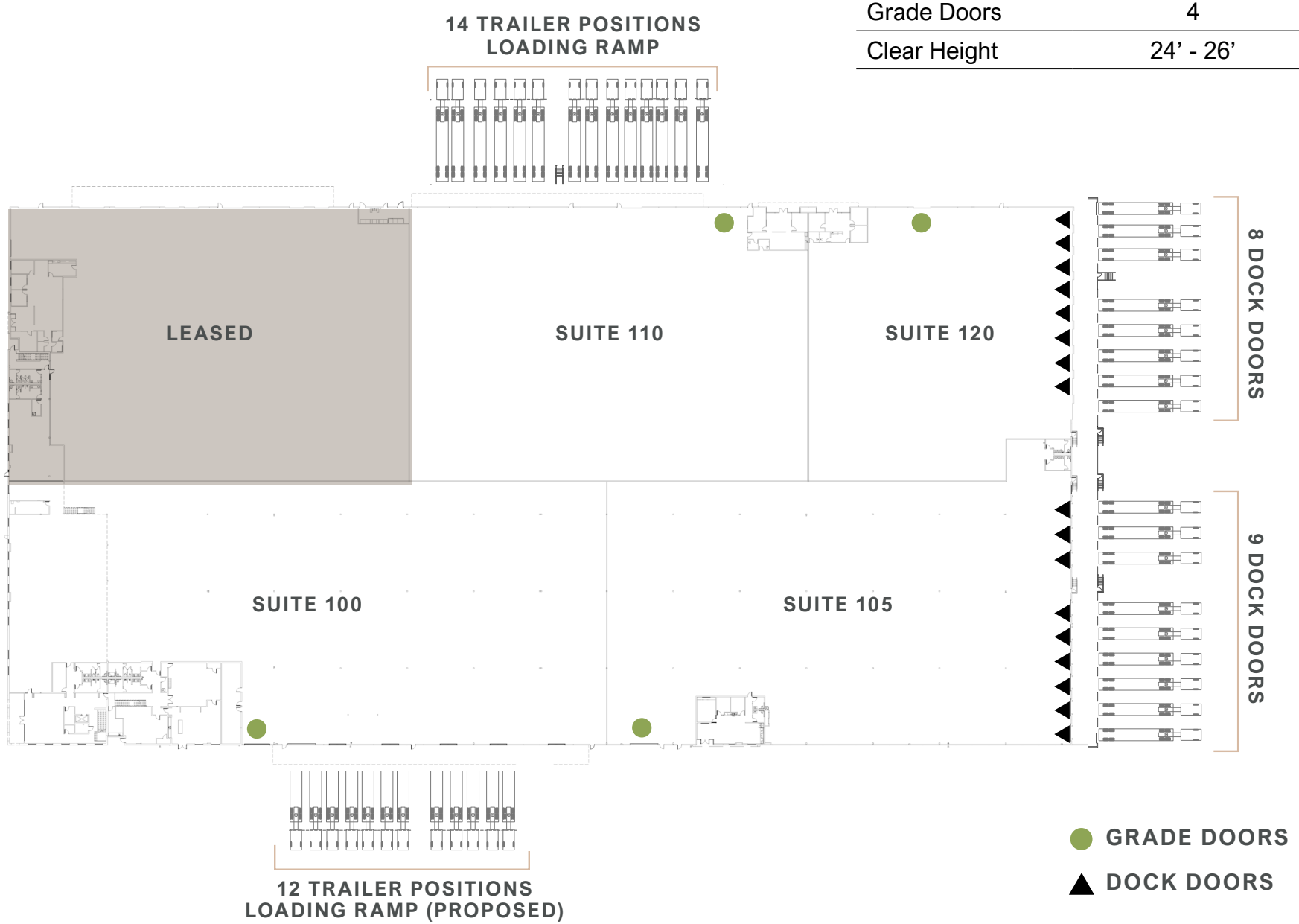
Address	2001 Sanyo Avenue
Availability	±268,609 SF
Divisibility	±36,952 SF
Dock Loading	59
Grade Doors	4
Clear Height	24’ - 26’
Power	7,000 amps
Gas	Yes
Sprinklers	0.33/3,000
Column Spacing	48’ x 56’
Parking	1.5/1,000
Trailer Parking	30+ Parking Stalls
Operating Expenses	$0.37 PSF



AVAILABLE
LEASED
GUARD SHACK
GATED TRUCK ACCESS

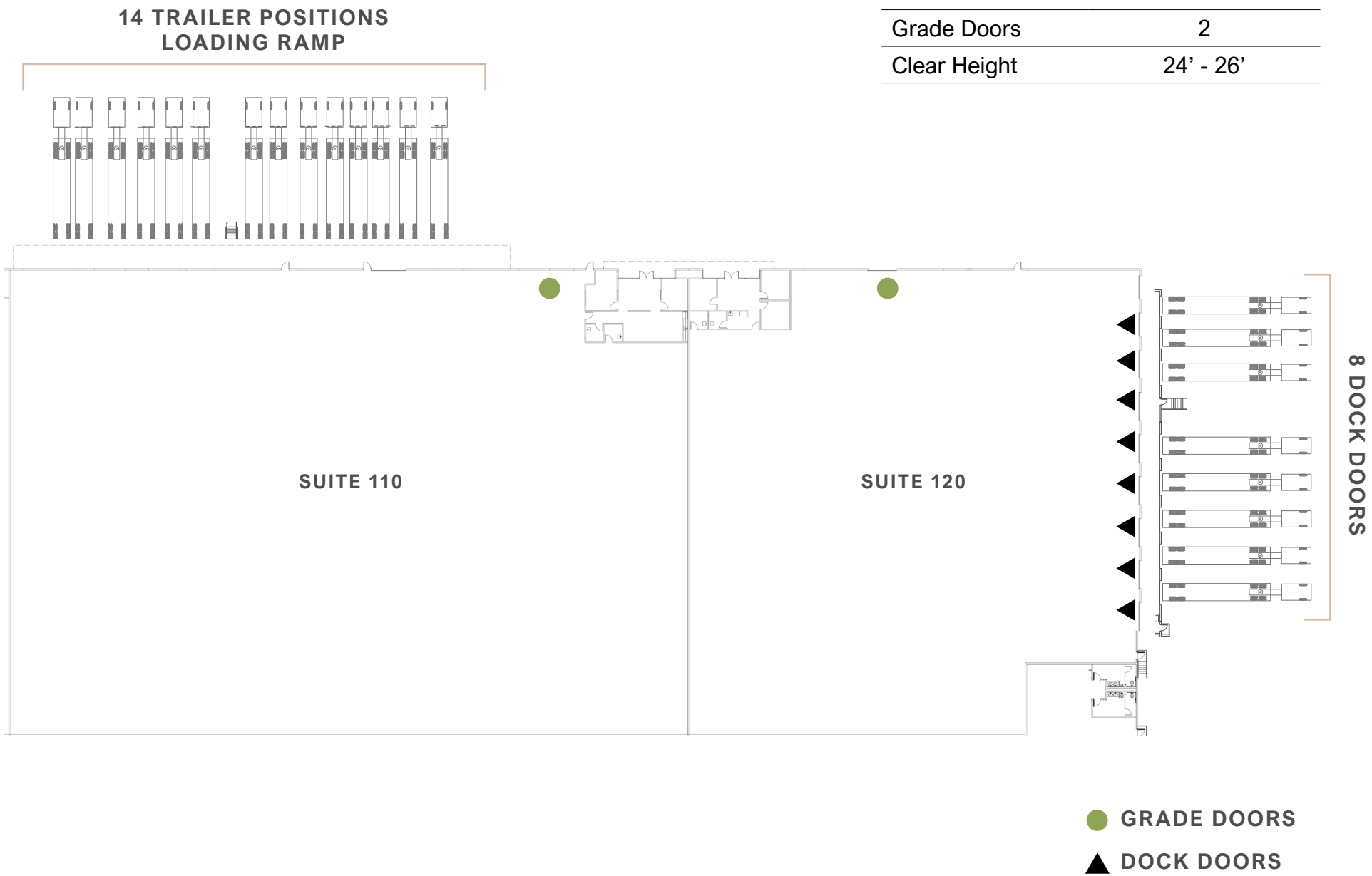
SUITE 100 | 105 | 110 | 120

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



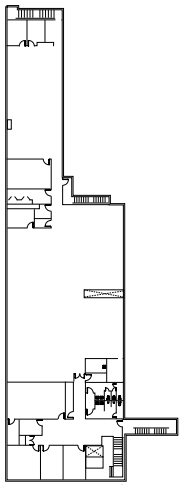
SUITE 110 | 120

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

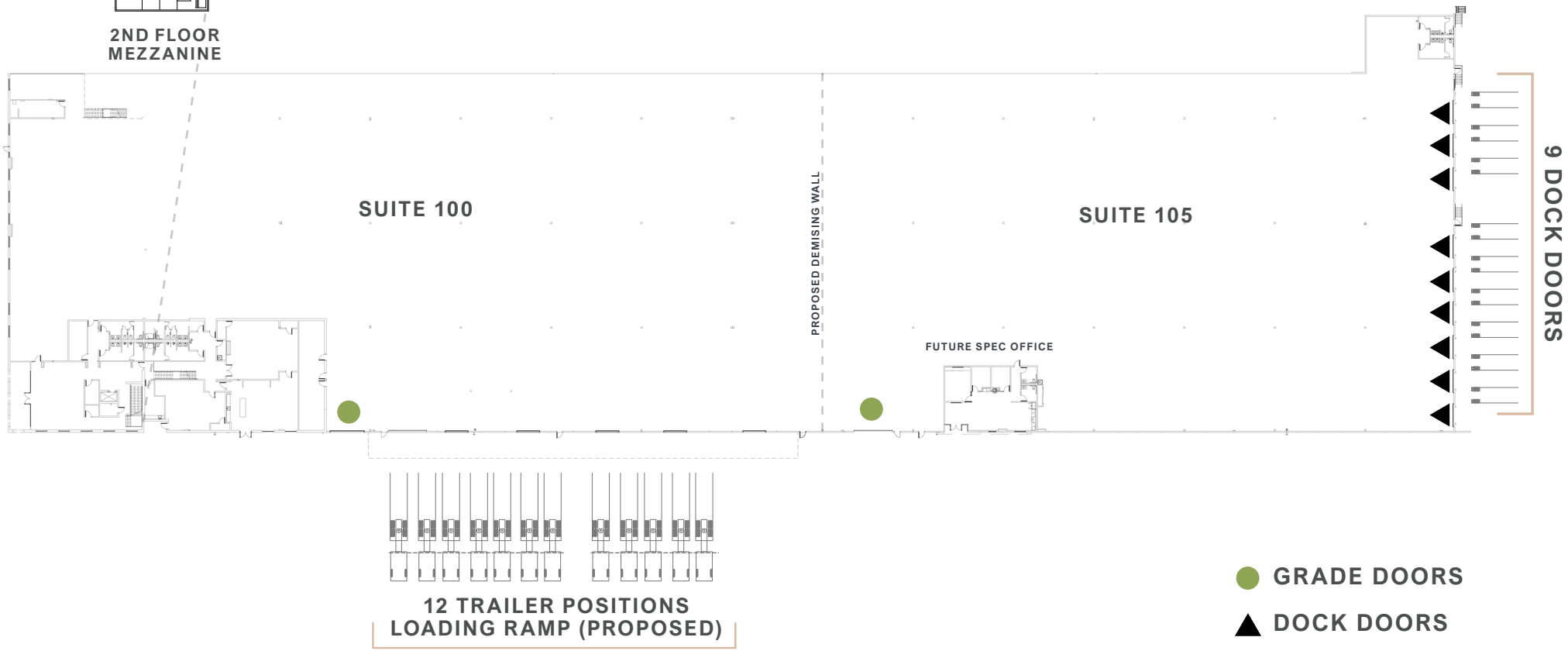


SUITE 100 & 105

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

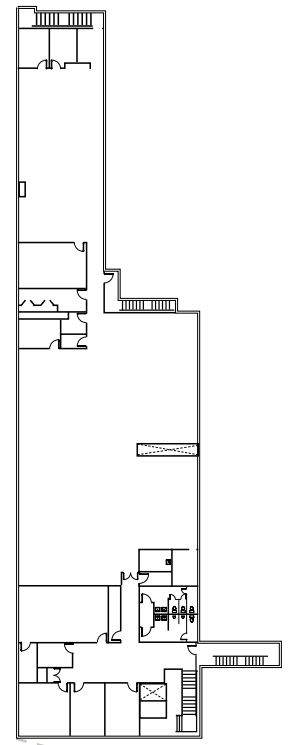


2ND FLOOR
MEZZANINE

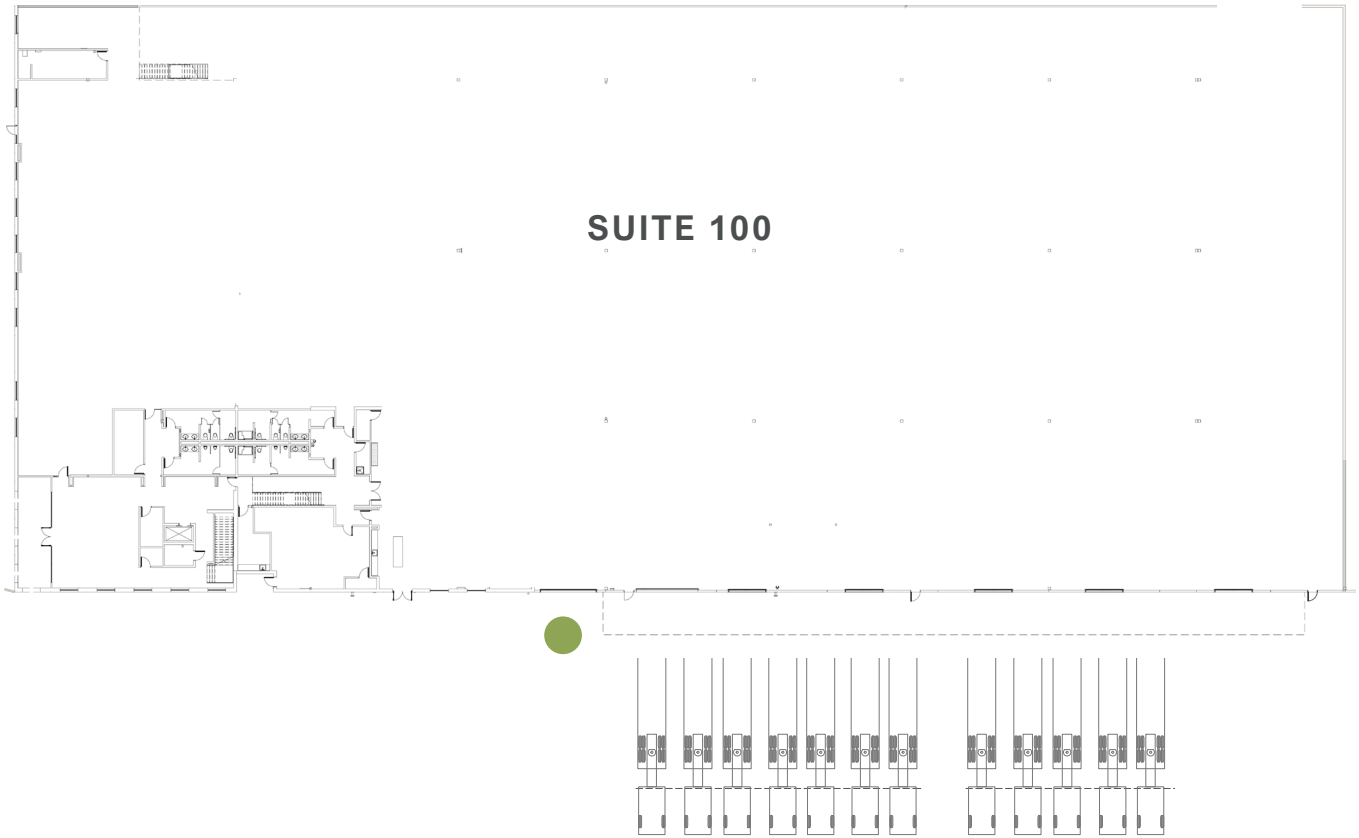


SUITE 100

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



2ND FLOOR
MEZZANINE



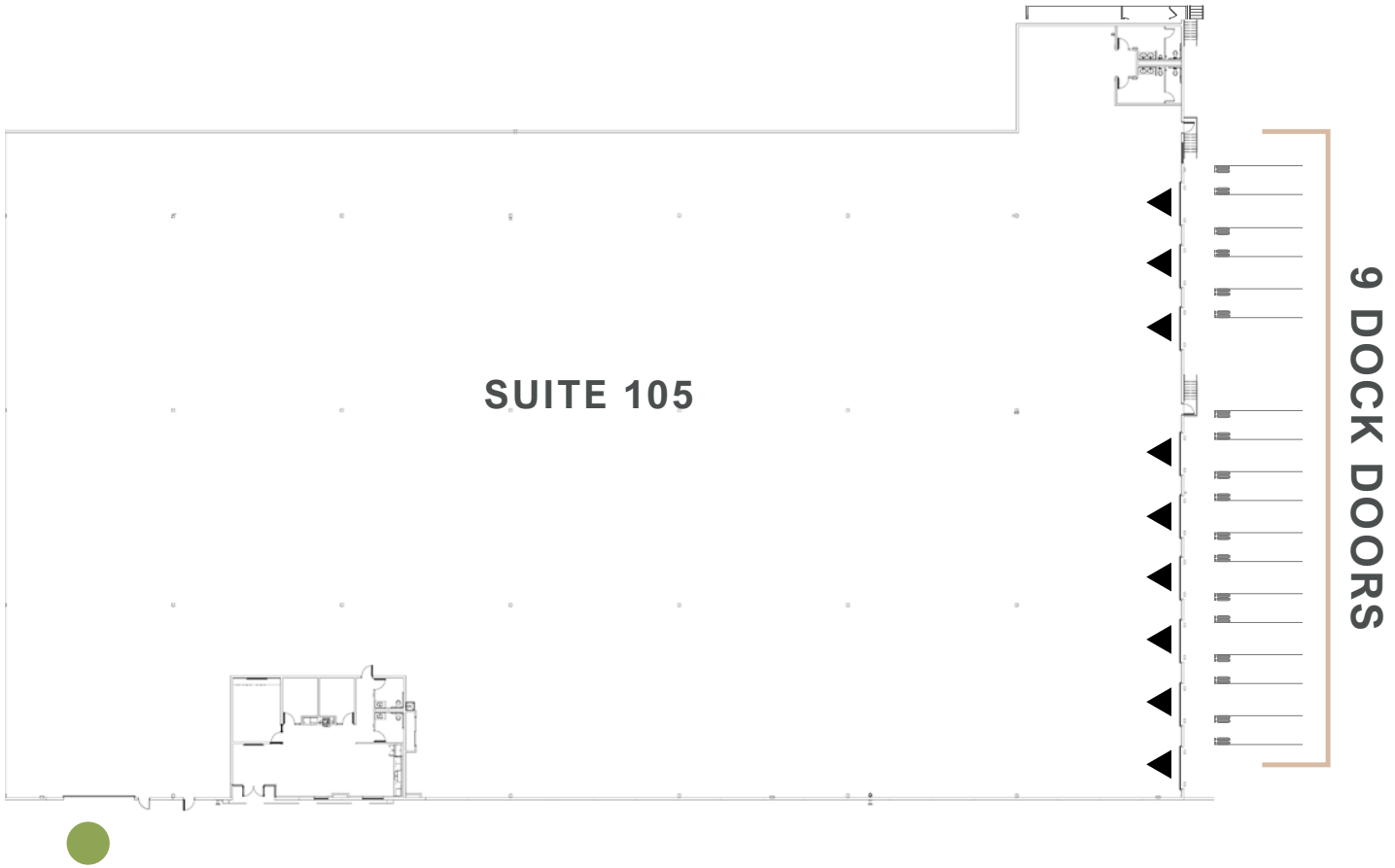
GRADE DOORS

DOCK DOORS

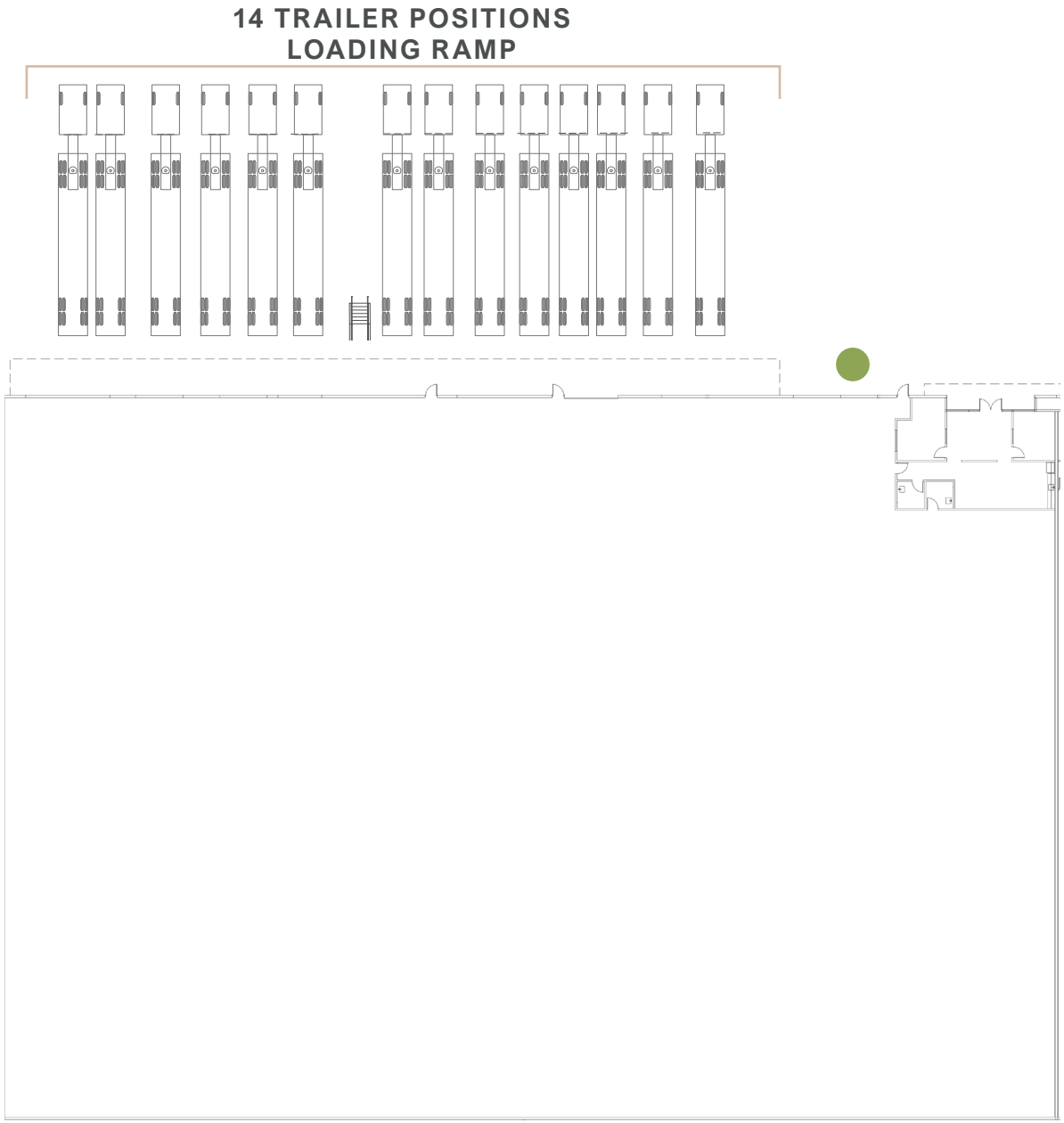
12 TRAILER POSITIONS
LOADING RAMP (PROPOSED)

SUITE 105

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



SUITE 110



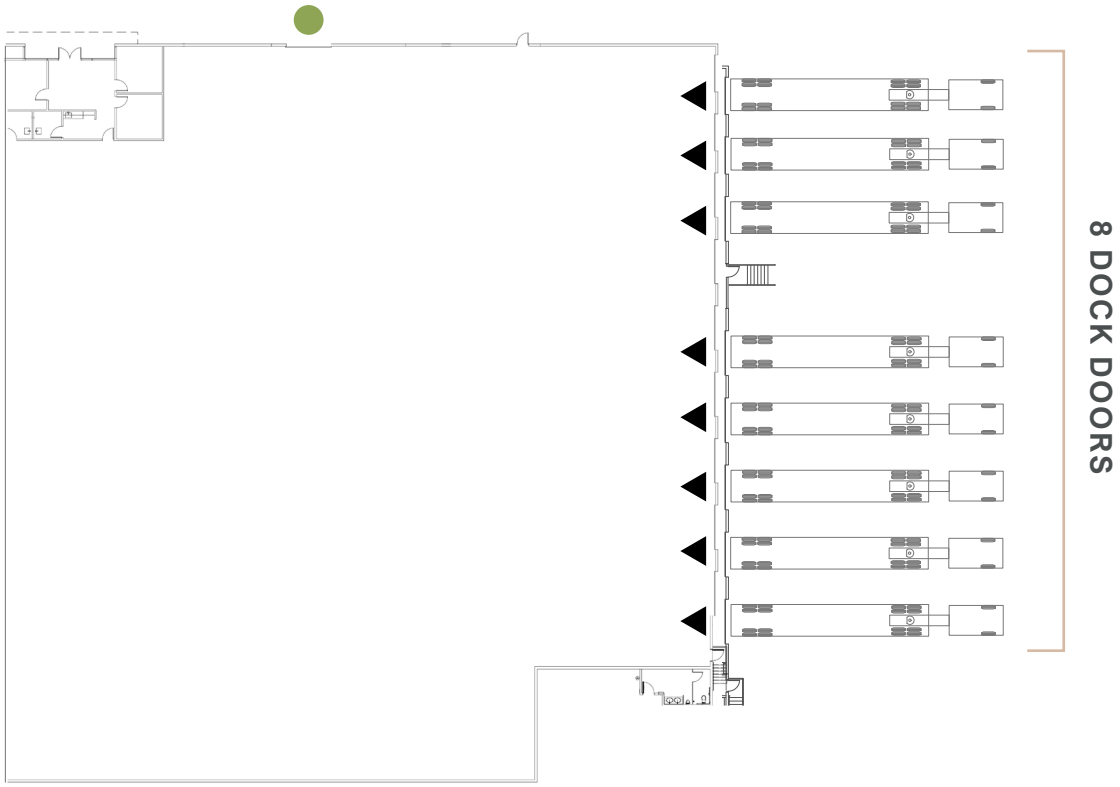
Size	±59,777 SF
Office	1,350 SF
Dock Doors	14
Grade Doors	1
Clear Height	24’ - 26’

● 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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