Marq LOGISTICS™

$0.99 NNN
rental rate

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



JLL

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
1.26/1,000 Car parking spaces	50' x 52' Column spacing	ESFR Sprinklers	4,000 A @277/480V	





Tenant to Verify all Specs

Unit 110

77,932 sf
Available space

2,234 sf
1st floor office

1,912 sf
2nd floor office

20
Dock doors

3
Grade doors

Now
Availability date

Unit 120

62,160 sf
Available space

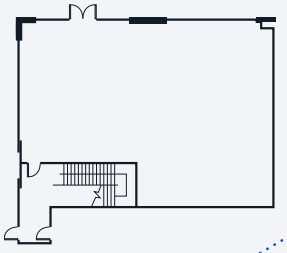
2,200 sf
1st floor office

0 sf
2nd floor office

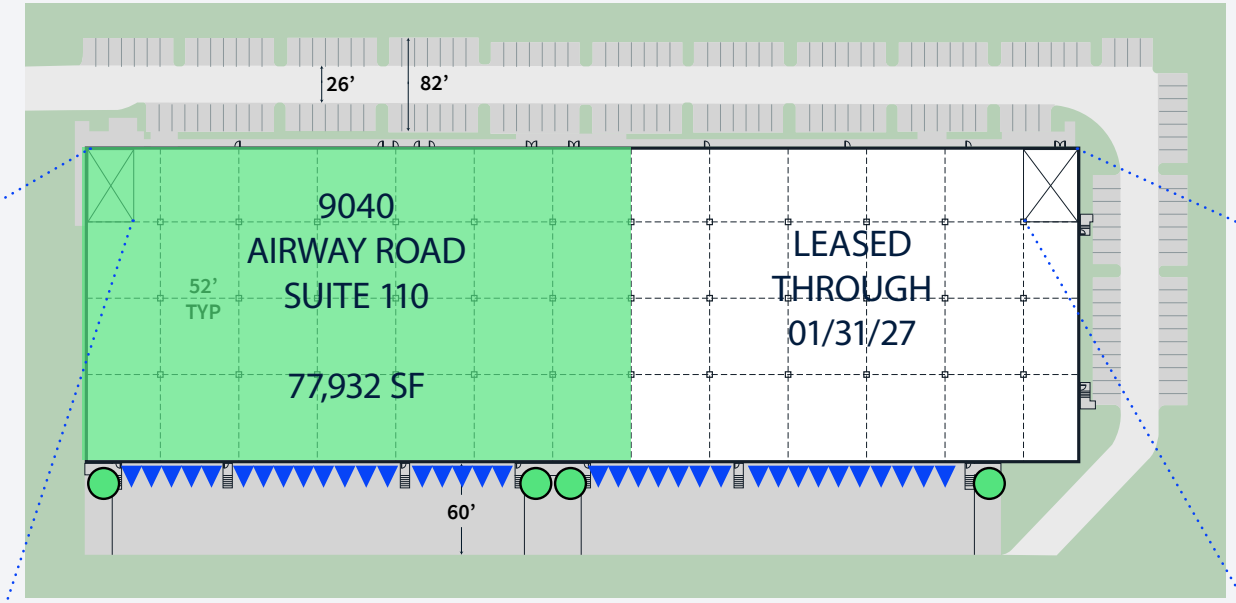
15
Dock doors

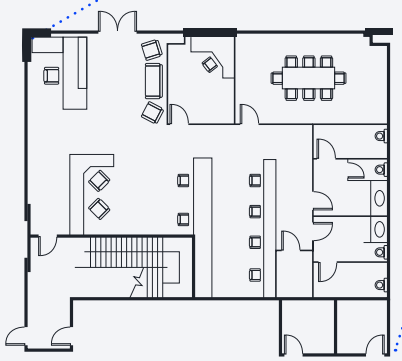
1
Grade doors

2/1/2027
Availability date



2nd Floor Office 1,912 SF

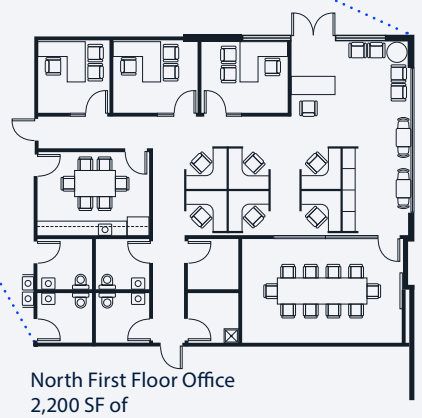




South 1st Floor Office
2,234 SF

DOCK HIGH DOORS

GRADE LEVEL DOORS



North First Floor Office
2,200 SF of

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
1.26/1,000 Car parking spaces	50' x 52' Column spacing	ESFR Sprinklers	2,000 A @277/480V	





Tenant to Verify all Specs

9050 Airway Road

59,905 sf
Available space

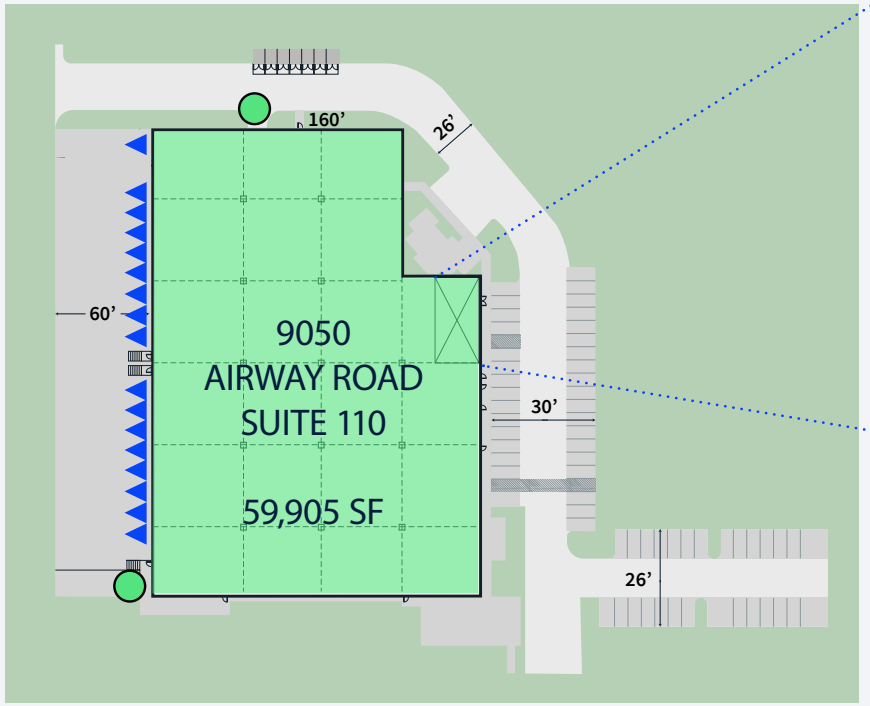
2,023 sf
1st floor office

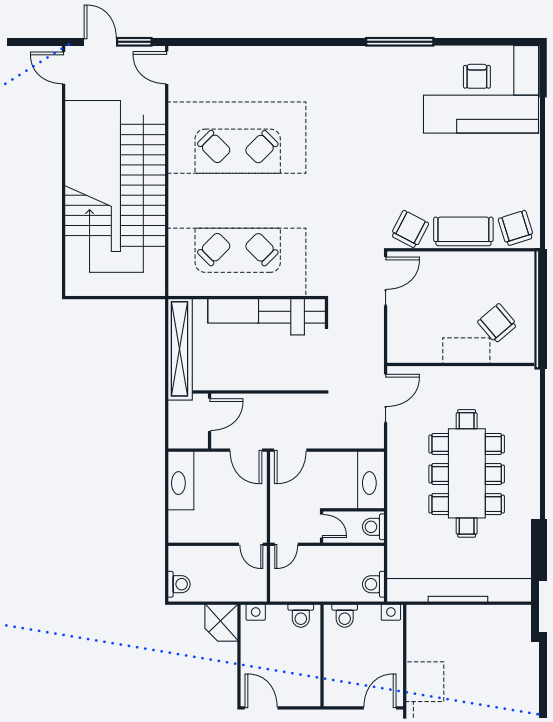
1,786 sf
2nd floor office

17
Dock doors
with EOD Levelers

2
Grade doors

6/1/2026
Availability date

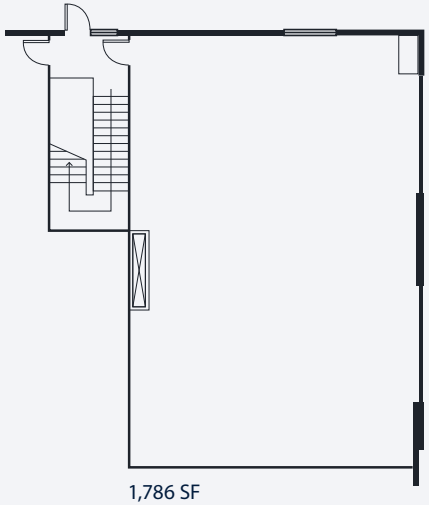




2,023 SF
1st Floor Office

DOCK HIGH DOORS

GRADE LEVEL DOORS



1,786 SF
2nd Floor Office

Access

Otay Mesa, CA



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

1 mile from international
border crossing

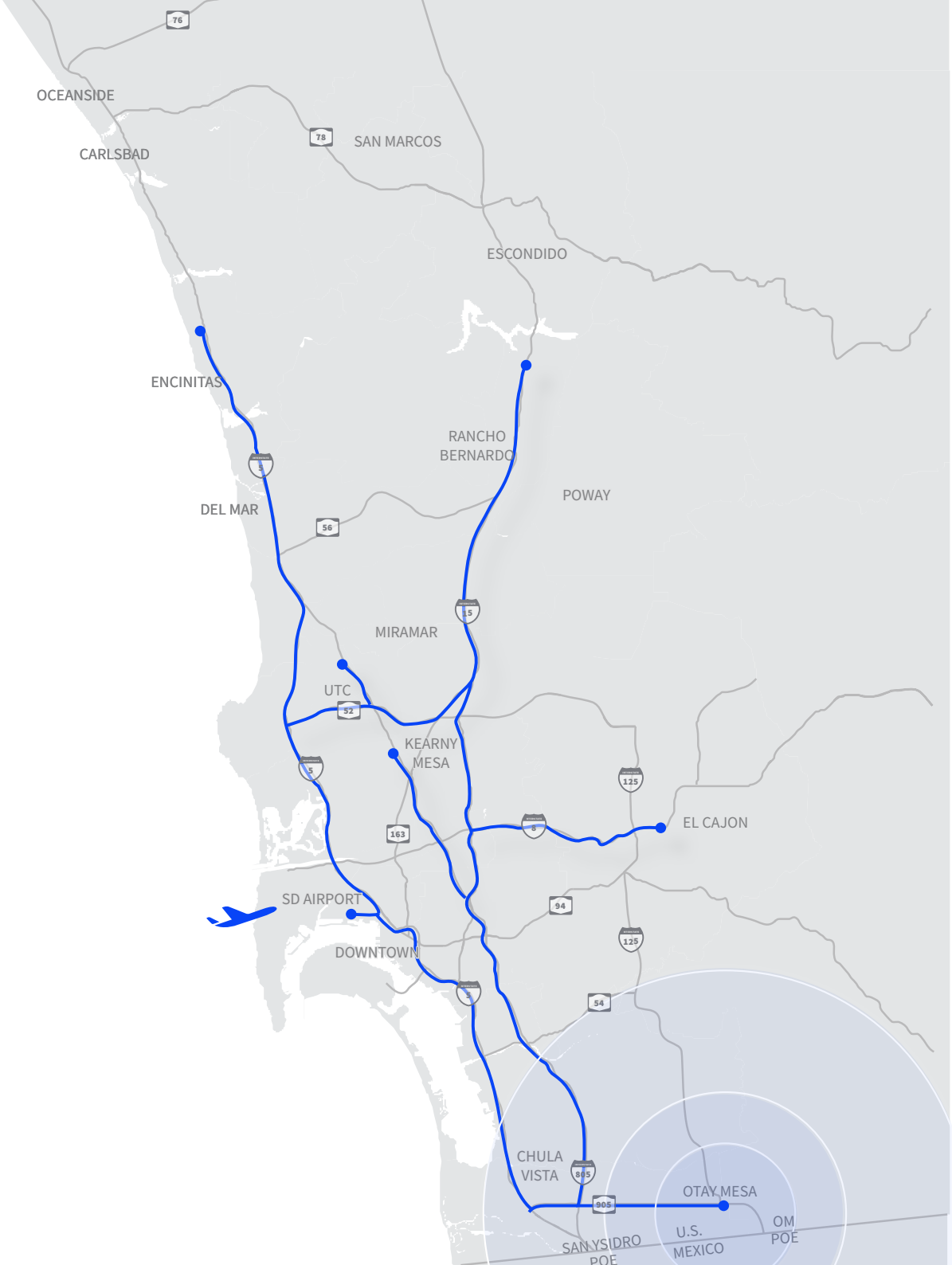
Excellent Truck Access

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

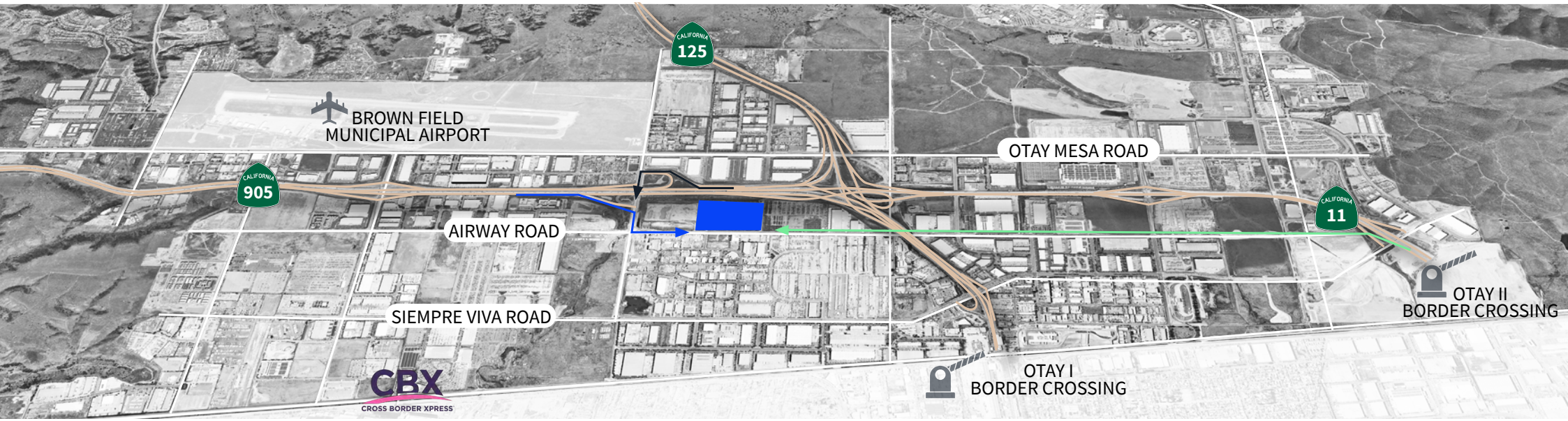
+106M
individual crossings per year

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



ZEBRA · DMV · DHL · plantronics · TransPak · PACIFIC · GENERAL DYNAMICS · Rock West Composites · CUBIC · FedEx · Expeditors · LAMKIN · SIGMATRON INTERNATIONAL · goodwill · BOSE · ARMOR TOOL · FRANCO · TREPCOWEST · PINNACLE INDUSTRIAL SUPPLY · Mor · Honeywell · nassco · COSTCO WHOLESALE · Parker · resideo · WHALEN · hellmann WORLDWIDE LOGISTICS · Chipman Relocation & Logistics · MASTER'S TOUCH · WINDSOR FOODSERVICE · IRON MOUNTAIN · ups · amazon · MAINFREIGHT · TRIDENT Maritime Systems · BD BD Biosciences · RL JONES CUSTOMHOUSE BROKERS · SARIA INTERCONNECT · ZUCARMEX · XPOLogistics









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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