



**BROWN FIELD  
TECHNOLOGY PARK**

# CONSTRUCTION COMPLETE

## Available for Immediate Occupancy



## 50,000 - 229,680 SF | For Lease

Building A - 7255 Otay Mesa Road | Building C - 1695 Continental Street



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**Murphy**  
Development Company





# BROWN FIELD TECHNOLOGY PARK ADVANTAGES

- 50-acre corporate industrial and technology park
- Mass transit stop at the site
- Located on 905 freeway at Britannia Boulevard interchange
- All sitework completed
- Ability to fence and secure yard area for CT-PAT certification
- Corporate design guidelines, landscaping and CC&R's
- LEED/State-of-the-art building designs
- U.S. Department of Commerce Foreign Trade Zone
- Flexible design allows for industrial, R&D, manufacturing and corporate engineering buildings



**THE NEW OTAY MESA**





**BROWN FIELD**  
TECHNOLOGY PARK

### **NORTHERN UNIT**

|              |                   |
|--------------|-------------------|
| Building A   | 105,457 SF        |
| Building C   | 124,223 SF        |
| <b>Total</b> | <b>229,680 SF</b> |

### **BUILDING FEATURES**

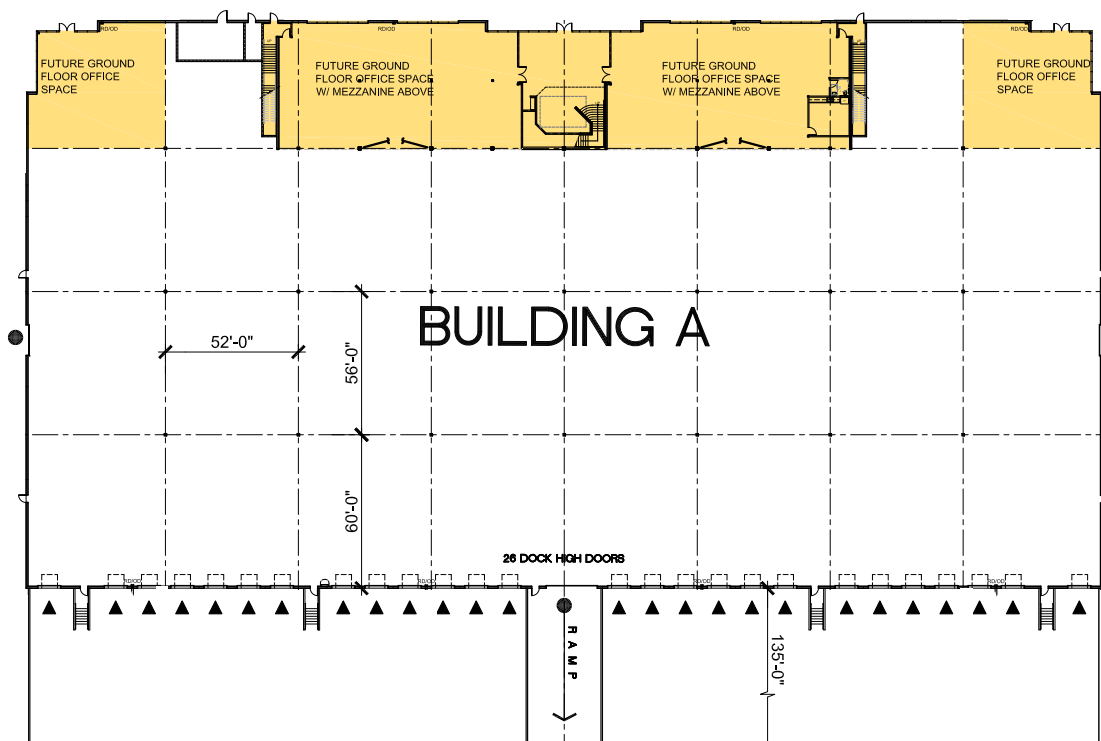
- Clear Height: 32'-34'
- Typical Column Spacing: 52' x 56'
- Sprinklers: ESFR
- Min Truck Yard Depth: 135'
- Concrete Truck Yards
- Ample Power, Water, and Sewer
- 2-Story Corporate Atrium Entries
- Storm Water Compliant





**BROWN FIELD**  
TECHNOLOGY PARK

# BUILDING A FLOOR PLAN



- ▲ Dock high door
- Grade level door

## **BUILDING A**

**6.29 Acres**

Total Building Size 105,457 SF

Ground Floor 94,311 SF

Mezzanine 11,146 SF

**Divisible to 50,000 SF**

## **BUILDING FEATURES**

Clear Height: 32' - 34'

Dock Doors: 26

Grade Doors: 3

Sprinklers: ESFR

Power: 7,000 amps 277 / 480v

Building Depth: 222'

Building Width: 421'

Typical Column Spacing: 52' x 56'

Speed Bay: 60'

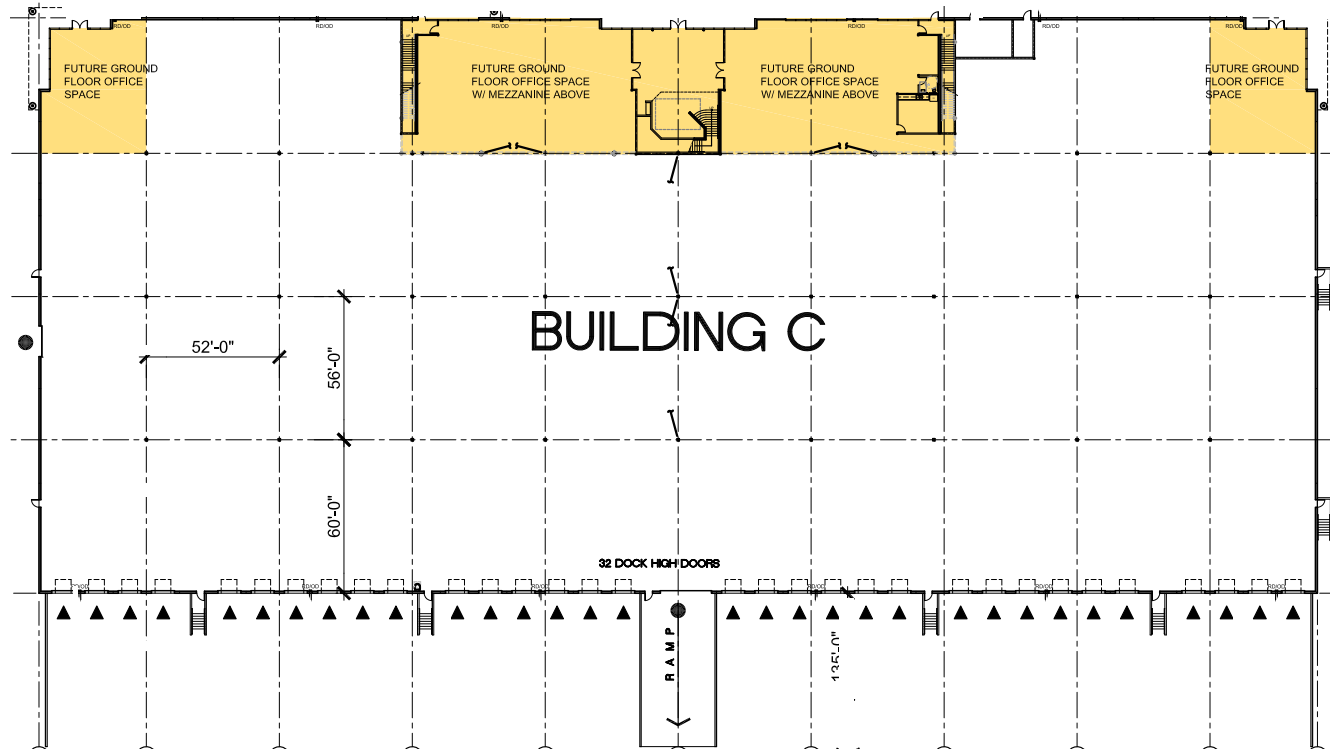
Min Truck Yard Depth: 135'

Parking: 182 spaces (1.73/1,000)



**BROWN FIELD**  
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# BUILDING C FLOOR PLAN



- ▲ Dock high door
- Grade level door

## **BUILDING C**

**7.72 Acres**

Total Building Size 124,223 SF

Ground Floor 113,352 SF

Mezzanine 10,871 SF

**Divisible to 60,000 SF**

## **BUILDING FEATURES**

Clear Height: 32' - 34'

Dock Doors: 32

Grade Doors: 2

Sprinklers: ESFR

Power: 8,000 amps 277 / 480v

Parking: 178 spaces (1.43/1,000)

Building Depth: 225'

Building Width: 500'

Typical Column Spacing: 52' x 56'

Speed Bay: 60'

Min Truck Yard Depth: 135'

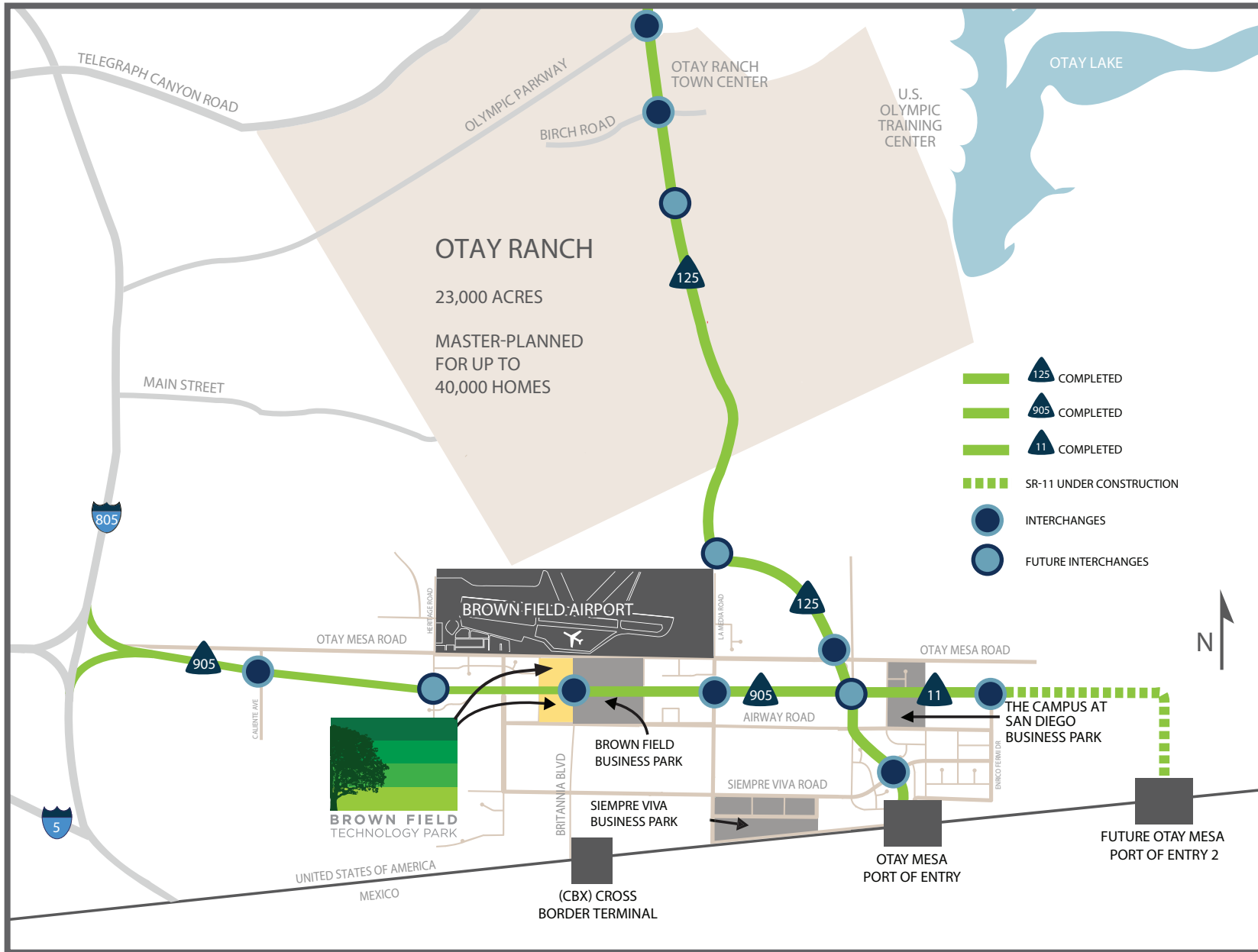




## OTAY MESA ADVANTAGES

- Superior Otay location at SR 905 | Britannia Diamond Interchange
- South County offers San Diego County's largest labor supply
- Brown Field Airport is slated for a 330-acre redevelopment
- Recent Community Plan Update promotes new retail and business friendly land uses
- Blocks from the Cross Border Terminal (CBX) accessing Tijuana's International Airport
- Time-saving reverse commutes
- Estate and family-oriented homes in Otay Ranch and Eastlake provide new housing for executives and staff
- Otay I Port of Entry handles more than \$50 billion annually
- \$700 million Otay II Port of Entry scheduled to open in 2023

# OTAY MESA ACCESS MAP





# CORPORATE NEIGHBORS



BROWN FIELD TECHNOLOGY PARK

FedEx artissimo  
DESIGNS  
Chosen  
FOODS  
plantronics  
ZEBRA  
TECHNOLOGIES  
INMAR  
Expeditors

CUBIC  
resideo  
Steelcase  
MAIN  
CRAPSHOTS  
THE PRODUCE EXCHANGE  
KraftHeinz  
POWER & SONIC  
Parker

Mor  
NAPA  
GENERAL  
DYNAMICS  
STERIS

MASTER VOLTAGE  
LARKER LIGHT  
BD  
NAPA  
ups  
BOSE  
HOLOGIC  
MAD  
ENGINE  
ROYAL  
FLAVOR  
FedEx  
GENERAL DYNAMICS

PENSKE  
EXPO FRESH

Ryder

Chipman  
WHALEN  
Pilot

Logitrans360  
LABOY

EMERALD  
TEXTILES  
SARIA  
Rivulis

Otay Mesa  
Port of Entry

U.S. Customs and  
Border Protection

Panasonic

FedEx

amazon

QLD

XPO  
Logistics

ZUCARMEX

US | MEXICO BORDER





# DISTANCES FROM OTAY MESA





# MURPHY OTAY MESA EXPERIENCE

Otay Mesa Master Plan, Build-to-Suit or Lease Transactions

| PARK                               | NET ACRES        | MASTER PLANNED SF   | STATUS         |
|------------------------------------|------------------|---------------------|----------------|
| San Diego Business Park            | 80 acres         | 1,324,745 SF        | Completed      |
| Brown Field Business Park          | 155 acres        | 2,000,000 SF        | Completed      |
| Siempre Viva Business Park         | 116 acres        | 2,094,323 SF        | Completed      |
| The Campus at San Diego Park       | <b>37 acres</b>  | <b>690,806 SF</b>   | <b>Current</b> |
| <b>Brown Field Technology Park</b> | <b>50 acres</b>  | <b>2,094,323 SF</b> | <b>Current</b> |
| <b>TOTAL</b>                       | <b>438 ACRES</b> | <b>7,109,874 SF</b> |                |

## BROWN FIELD TECHNOLOGY PARK

## SQUARE FEET

|  |                  |
|--|------------------|
| Master planned                           | 1,000,000        |
| <b>TOTAL BROWN FIELD TECHNOLOGY PARK</b> | <b>1,000,000</b> |

## SAN DIEGO BUSINESS PARK

## SQUARE FEET

|                                      |                  |
|--------------------------------------|------------------|
| Sanyo: Phase 1                       | 323,745          |
| Sanyo: Phase 2                       | 443,000          |
| Maxell America                       | 108,000          |
| American Home Products               | 229,000          |
| Casio                                | 76,800           |
| Hitachi Transport System America     | 57,600           |
| Nippon Seiko / Electrolux            | 86,600           |
| <b>TOTAL SAN DIEGO BUSINESS PARK</b> | <b>1,324,745</b> |

## BROWN FIELD BUSINESS PARK

## SQUARE FEET

|  |                |
|--|----------------|
| Master planned                         | 2,000,000      |
| Honeywell                              | 205,800        |
| Graphite Design International          | 84,000         |
| <b>TOTAL BROWN FIELD BUSINESS PARK</b> | <b>289,800</b> |

## SIEMPRE VIVA BUSINESS PARK

## SQUARE FEET

|   |                  |
|---|------------------|
| San Diego Coil Center                   | 82,000           |
| Samwha USA, Inc.                        | 44,185           |
| Triboro                                 | 66,243           |
| Pioneer / NYK Distributions             | 56,120           |
| Air Tiger Express / Art Leather         | 56,120           |
| UPS-SCS / BOSE                          | 118,550          |
| Iron Mountain                           | 187,625          |
| UPS-SCS / Eaton                         | 59,760           |
| Hitachi Transport (Buildings 8 & 9)     | 369,972          |
| US Joiner / Mattel                      | 115,290          |
| Kojima America                          | 103,908          |
| VF Corporation / Other                  | 248,136          |
| General Dynamics                        | 225,763          |
| Ajinomoto                               | 159,631          |
| BD                                      | 121,970          |
| Manfreight                              | 79,050           |
| <b>TOTAL SVBP BUILDINGS CONSTRUCTED</b> | <b>2,094,323</b> |

## THE CAMPUS AT SD BUSINESS PARK

## SQUARE FEET

|                             |                |
|-----------------------------|----------------|
| 2001 Sanyo Avenue           | 323,821        |
| 2055 Sanyo Avenue           | 208,985        |
| 2065 Sanyo Avenue           | 137,000        |
| <b>TOTAL CAMPUS AT SDBP</b> | <b>669,806</b> |









**BROWN FIELD  
TECHNOLOGY PARK**

Murphy Development has master-planned and developed more than 10 million SF of corporate industrial and technology parks for Fortune 500 and other companies. The firm was established in San Diego in 1984.

**Murphy**  
Development Company

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