



**BROWN FIELD
TECHNOLOGY PARK
PHASE II**

AVAILABLE
Q3 2023



25,000 - 203,244 SF | FOR LEASE

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Murphy¹
Development Company

Otay Mesa Location

Available **Q3 2023**

- Part of a 50-acre corporate industrial and technology park
- Mass transit stop near site
- Located on 905 freeway at Britannia Boulevard interchange
- All sitework completed
- Corporate design guidelines, landscaping and CC&R's
- U.S. Department of Commerce Foreign Trade Zone
- Flexible design allows for industrial, R&D, manufacturing and corporate engineering buildings



± 203,244 SF
two building
development



premier location
directly on the SR-905
freeway



interchange
located at the Britannia Blvd
diamond interchange with
excellent ingress egress



border crossing
blocks from
International Border



reverse commute
time-saving reverse
commutes



BROWN FIELD
TECHNOLOGY PARK



PHASE II

7498 Colchester Court	102,099 SF
7222 Airway Road	101,145 SF
Total	203,244 SF

PROJECT FEATURES

Freeway Visible Signage
Truck Yard Depth: 190'
50' wide truck/auto entry (at Airway)
Concrete Truck Courts
Ample Power, Water, and Sewer
2-Story Corporate Atrium Entries
Storm Water Compliant

- ▲ Dock high door
- Grade level door

-  Commercial vehicle ingress/egress
-  Passenger vehicle ingress/egress



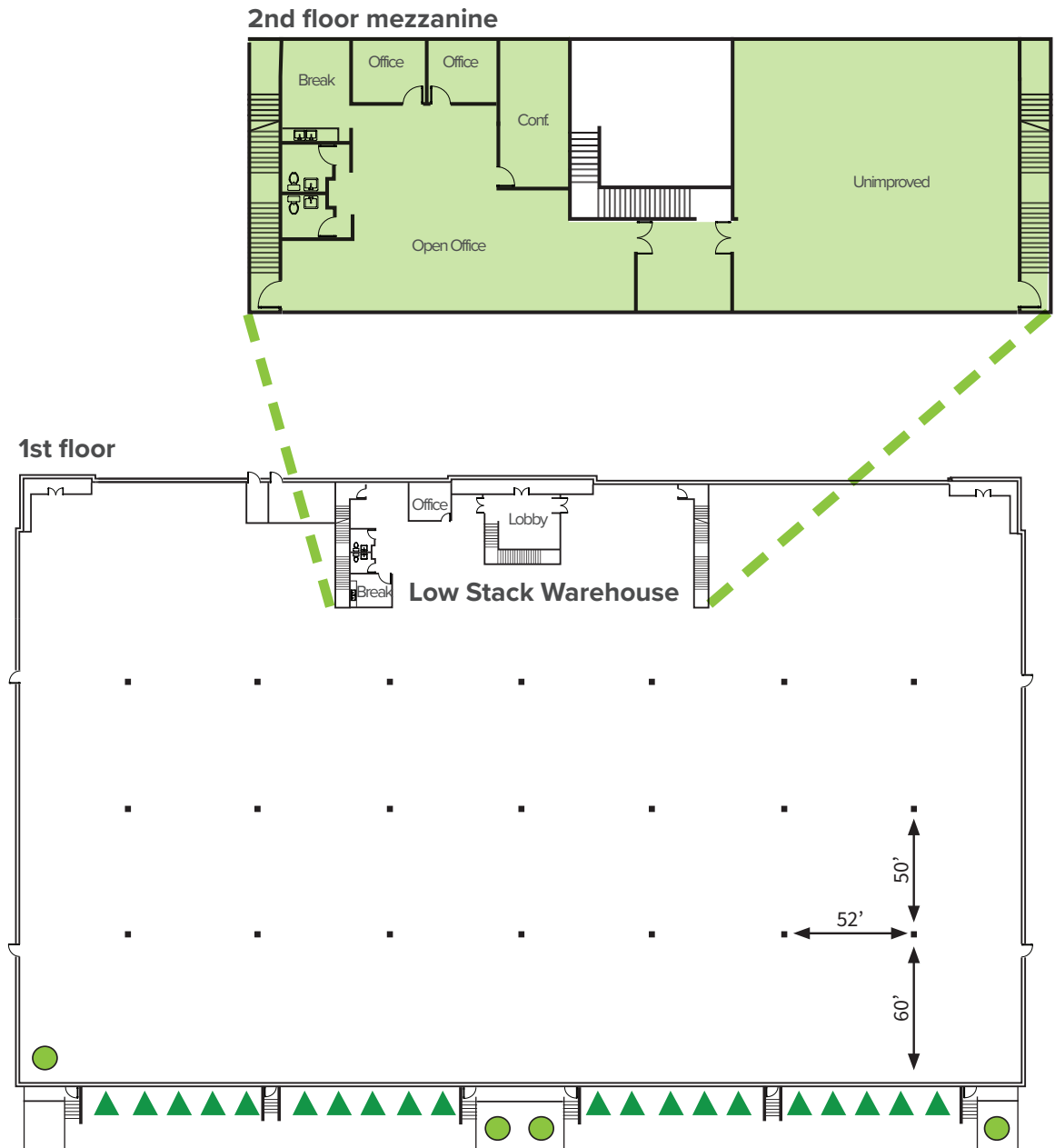
7498 Colchester Court

Ground Floor	95,466 SF
Mezzanine	6,633 SF
Total	102,099 SF
Divisible to	25,000 SF

BUILDING FEATURES

Clear Height: 32'-34'
Dock Doors: 20
Grade Doors: 4
Typical Column Spacing: 52'x56'
Sprinklers: ESFR
Parking Ratio: 152 spaces (1.49:1)
Building Width: 400'
Building Depth: 240'
Power: 4,000 amps

- ▲ Dock high door
- Grade level door



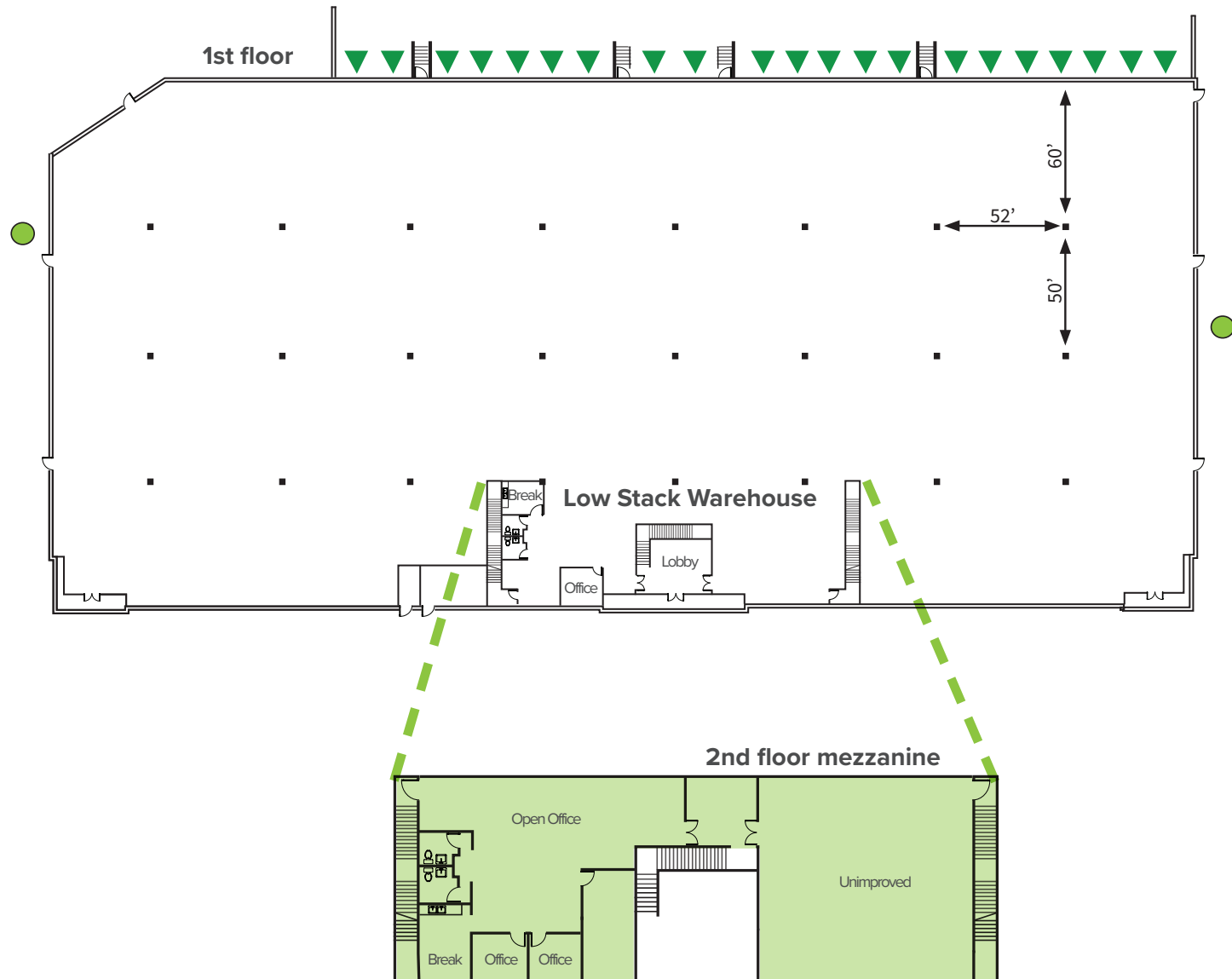
7222 Airway Road

Ground Floor	94,512 SF
Mezzanine	6,633 SF
Total	101,145 SF
Divisible to	20,000 SF

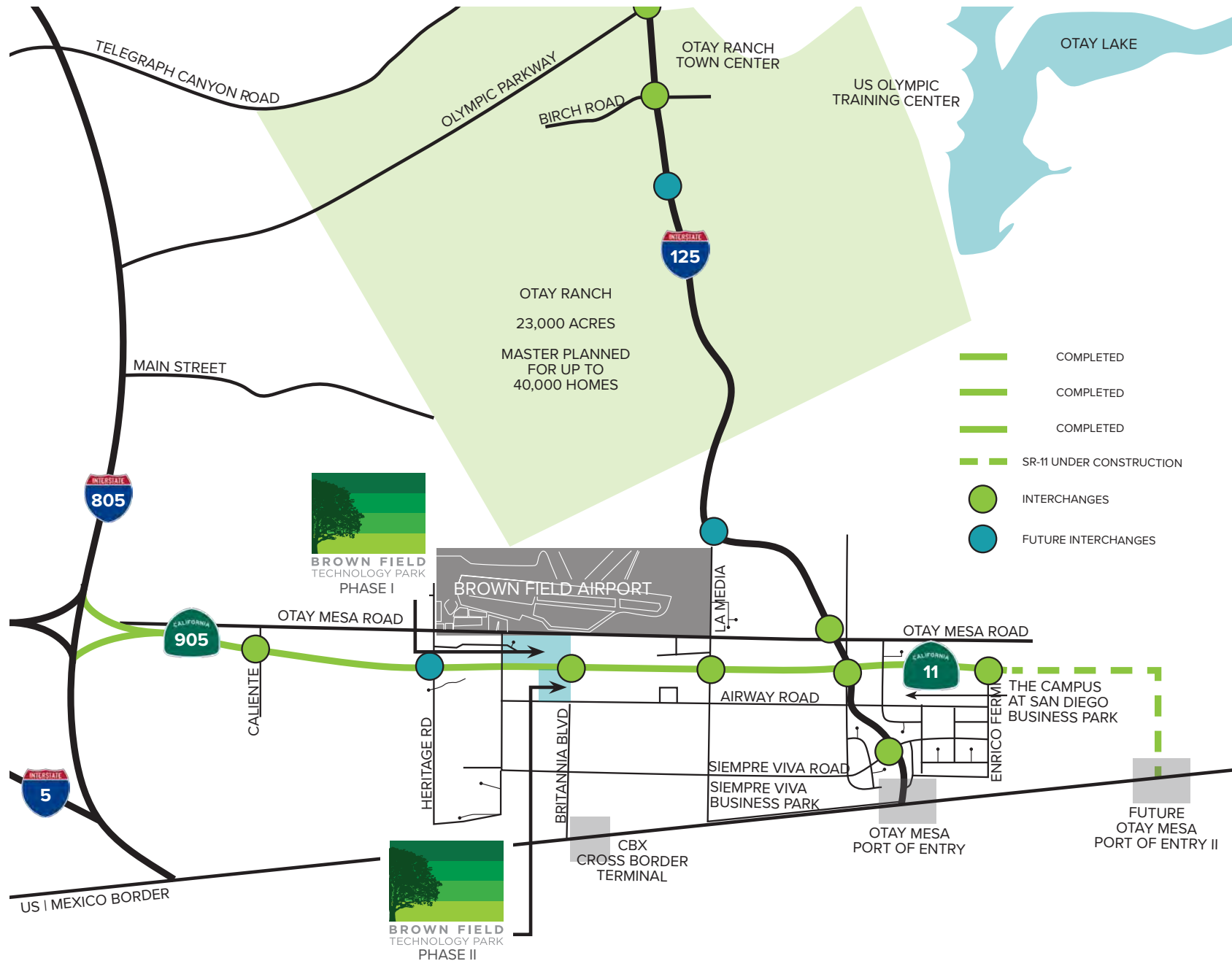
BUILDING FEATURES

Clear Height: 32'-34'
 Dock Doors: 21
 Grade Doors: 2 (up to 4)
 Typical Column Spacing: 52'x56'
 Sprinklers: ESFR
 Parking Ratio: 176 spaces (1.74:1)
 Building Width: 456'
 Building Depth: 210'
 Power: 4,000 amps

- ▲ Dock high door
- Grade level door



Access map



Location map





BROWN FIELD TECHNOLOGY PARK



US | MEXICO BORDER

corporate neighbors

Project renderings





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Murphy
Development Company
www.murphydev.com

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.