



199,359 SF INDUSTRIAL BUILDING
7757 ST. ANDREWS AVENUE | SAN DIEGO, CA 92154

THE SITE

7757 St. Andrews Avenue



Clear Height
25' - 27'
minimum



Full Concrete
throughout
parking lot &
truck court



Fenced/Secure
truck court



1.5/1,000
parking



1 Block Away
from Britannia
Blvd freeway
offramp

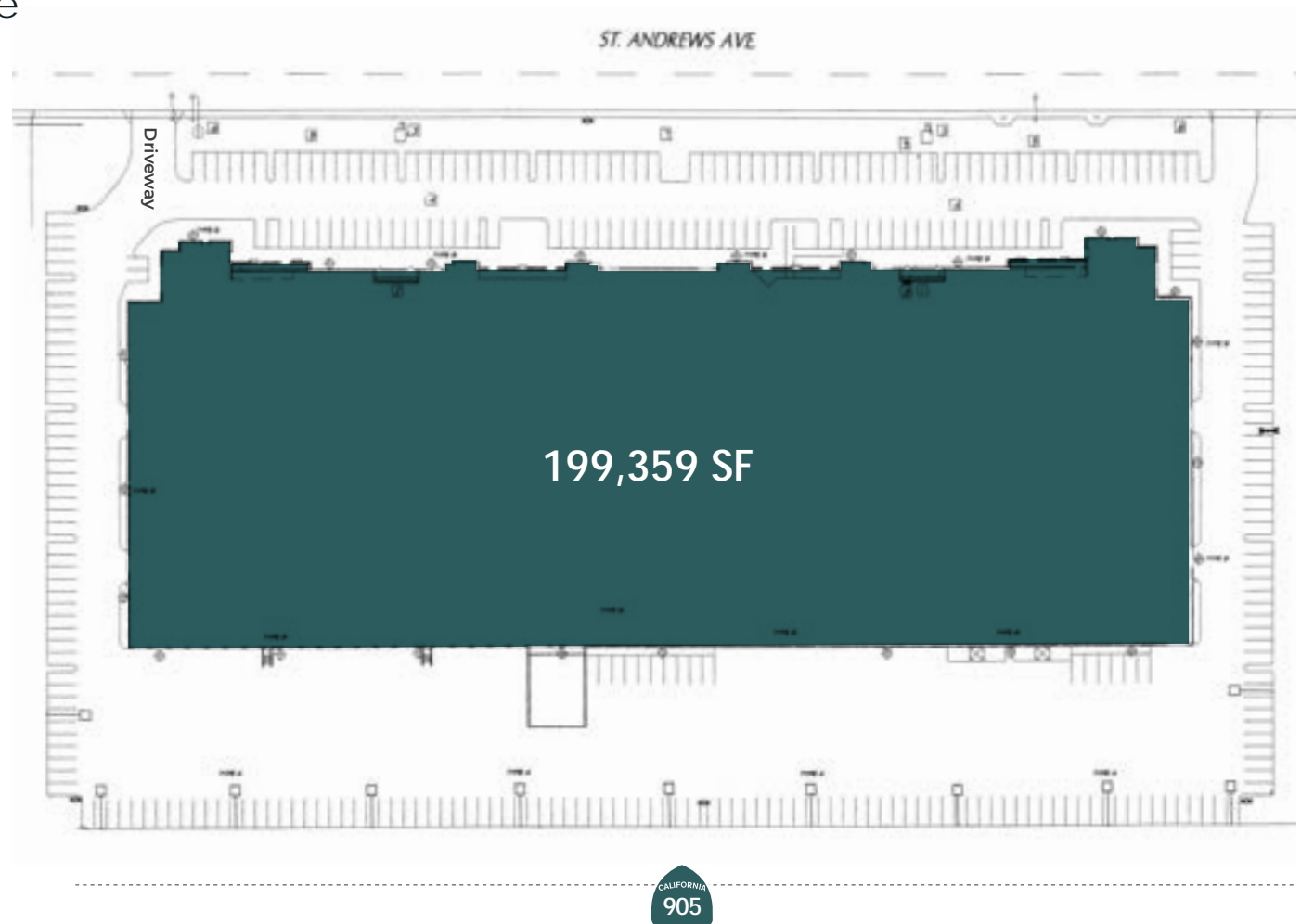


Lowest OpEx

in the market at **\$0.13/SF/**
month equating to
nearly **\$3 Million savings**
over 10 years compared
to market average

Rent

\$0.85 - \$0.90 nnn psf/mo





BRITANIA BOULEVARD

905

TOTAL SPACE AVAILABLE (SF)

199,359

193,148 SF FLOOR AREA | 6,211 SF MEZZANINE



2.15:10,000 SF DOOR RATIO

43 DOCK

DOORS (EXPANDABLE)
18 PIT LEVELERS | 21 EDGE OF DOCK LEVELERS



DIVISIBLE TO SUITES BETWEEN

50K - 200K

SQUARE FEET



6 GRADE

DOORS



POWER:

4,000

AMPS OF 277/480V (EXPANDABLE TO 8,000 AMPS)



ESFR

SPRINKLERS WITH K-17 HEADS

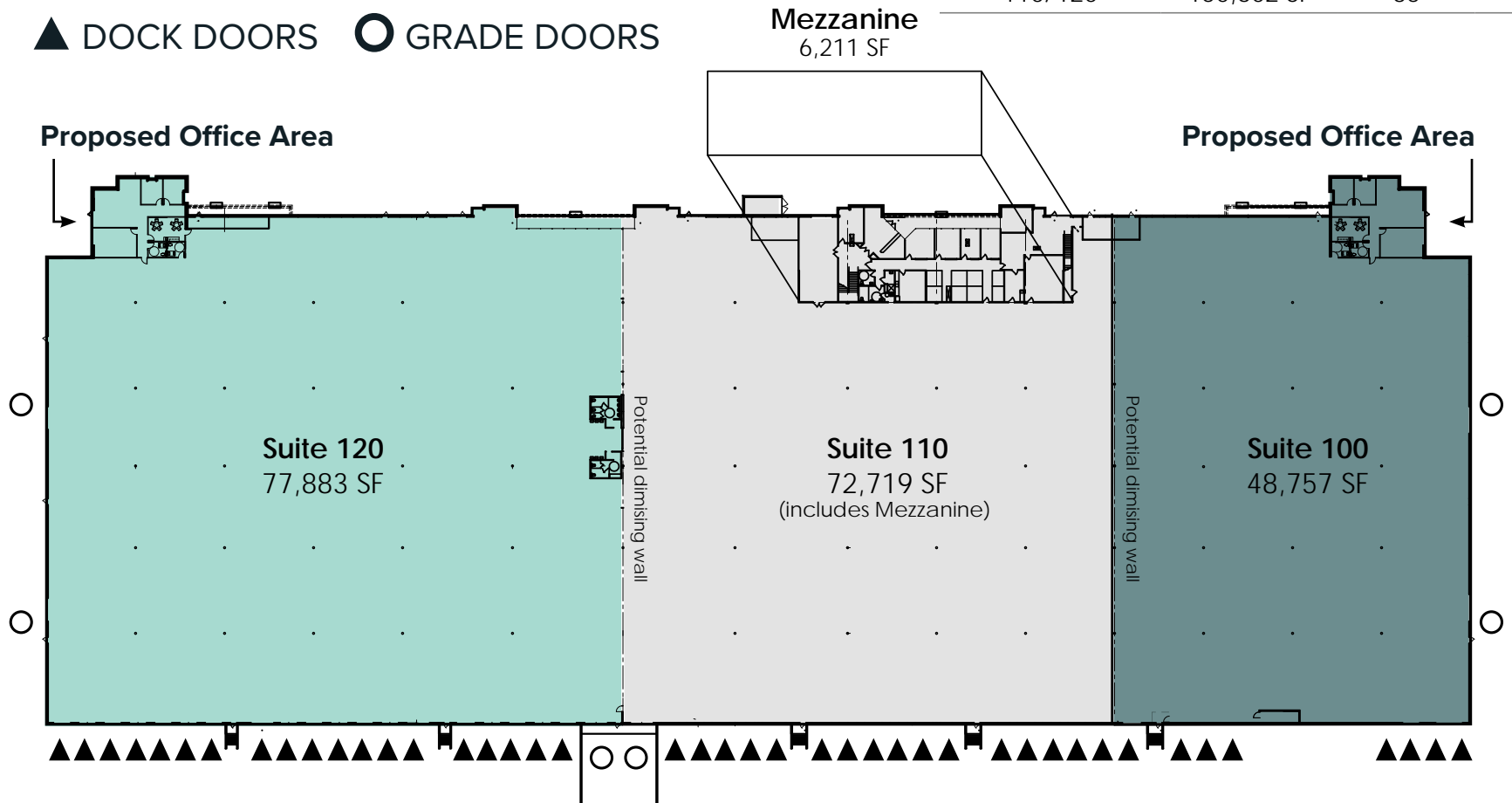


THE PLAN



Suite	Size	Docks	Grade Doors
Building Total	199,359 SF	43	6
100	48,757 SF	8	2
110	72,719 SF	16	1
120	77,883 SF	19	3
100/110	121,476 SF	24	3
110/120	150,602 SF	35	4

▲ DOCK DOORS ○ GRADE DOORS



THE HAMANN ADVANTAGE



Superior Product	Directly involved with the design and construction of nearly every building they own
Self-Managed	Pride of ownership and commitment to quality
Local Ownership	Quick decisions, no "board approval" required
Growth Potential	Opportunity to expand within Hamann's 5.5 million SF San Diego Industrial portfolio
Long Term Perspective	Privately owned and operated since 1950s, stability and lower operating expenses for tenants
In-House Construction	Improves efficiency, lowers costs, minimizes risk, accelerates build out
Well Capitalized	Ability to fund improvements, low debt results in competitive lease rates
Impeccable Reputation	Honest, direct communication



CORE

Divisible to suites between
50,000 - 200,000 sf

ADVANTAGE

Superior location, functionality and economics combine to shake up supply chain and transform logistics

One of One

only project in South San Diego with a dock ratio > 2.0:10,000 SF, power expandable to 8,000 amps

Flexibility

divisibility starting from +/- 50k SF, ideal for distribution and manufacturing uses

Rare opportunity

dwindling supply of large Industrial floor plate options throughout San Diego, increase efficiency and productivity by consolidating operations

Connectivity

fiber optic cabling for reliable connectivity

Location, Location, Location

centralized hub with immediate highway access and frontage, trucks avoid traffic jams near border crossings

Activity Breeds Activity

corporate giants including Amazon and Panasonic continue to recognize Otay Mesa as the preferred submarket in San Diego for large-scale operations





Affordability

significant savings based on lowest operating expenses in the market, 30-40% lower occupancy costs compared to Central SD, reduced energy costs with potential for solar

Freestanding & Secure

stand-alone property with no shared walls or neighbors (single tenant scenario), gated truck court

Attract & Retain Talent

affordable living options and "reverse commute" traffic patterns for employees, access to highly skilled and blue-collar labor

THE LOCATION

Unparalleled access to customers



POPULATION

519,230
within 10 miles
156,955
within 5 miles
22,251
within 3 miles



2020 HOUSING
UNITS

157,562
within 10 miles
41,964
within 5 miles
5,103
within 3 miles



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

±1M

DAILY BORDER CROSSINGS

Drive times to:

- **45 min**
Escondido
- **27 min**
Miramar/UTC
- **24 min**
El Cajon
- **22 min**
Kearny Mesa
- **19 min**
Downtown/Airport
- **Epicenter**
Otay Mesa





INTERNATIONAL BORDER

TJ INTL AIRPORT

CROSS BORDER XPRESS

PACIFIC WORLD

GENERAL DYNAMICS

IRON MOUNTAIN

MAD ENGINE

TRIDENT

OTAY MESA PORT OF ENTRY

CHP

Aj

BOSE

UPS

IMPACT

SHARP

LA BOY

BD

FedEx

COSTCO

CHOSEN FOODS

CUBIC

Honeywell

Kraft Heinz

EMERSON

BOSE

TOYOTA

Panasonic

FedEx

COSTCO

KIRKLAND

visual park

POWER PLS SONS

STEREOCASE

THE PRESSURE EXCHANGE

9

Parker

AMMEY

BALBEA

Panasonic

FedEx

COSTCO

905

905

11

125

905

Raytheon

plantronics

LOGISTICS

Expeditors

ZEBRA

OM

GENERAL DYNAMICS

STERIS

epicenter

BROWN FIELD AIRPORT

WHALEN

Chipman

Pilot

EMERALD TEXTILES

Rivulis

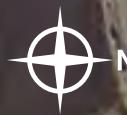
amazon.com

5

805

MTC Aerospace Systems

Solar Turbines



Otay Mesa

CORPORATE NEIGHBORS

Surrounded by strong demographics and great accessibility



8

International Railroad crossings for freight shipments



40%

of population resides in communities along the U.S.-Mexico border



3

public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



4

Mexican ports of entry: El Chaparral, San Ysidro, Otay Mesa and Tecate



+106M

individual crossings per year



+48M

cars and trucks cross the border per year



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