FOR LEASE

16,023 - 20,056 SF INDUSTRIAL SUITES AVAILABLE

OTAY MESA

YEAR 1 TEASER RATE
$0.90 NNN
FOR LEASES SIGNED BEFORE 12/31/25
*MINIMUM 5-YEAR QUALIFIED LEASE



9605 AIRWAY ROAD

CUSHMAN & WAKEFIELD

Professionally Owned
& Managed By:
bendetti

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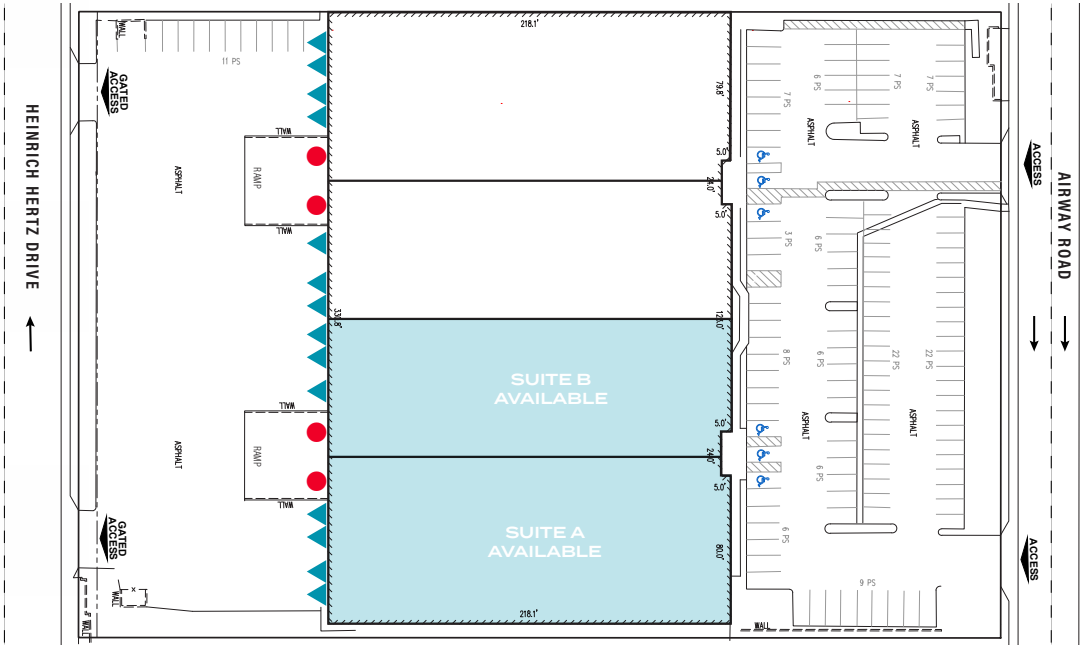
FEATURES

- Located in San Diego, CA in the Otay Mesa submarket
- 72,158 SF Multi-Tenant Building
- Spec-Office Buildouts in Each Suite with All New Finishes
- Dock & Grade Level Loading
- ±24'-26' Warehouse Clearance
- 1.75 per 1,000 SF Parking Ratio
- 0.45/3,000 Sprinkler System
- Recent Upgrades Include Exterior Paint, Landscaping and Parking Lot

AVAILABILITY

Suite	SF	Rate	Availability	Comments
Suite A	20,056 SF	$0.90 PSF NNN	Vacant	4 dock high loading positions, 1 grade level loading door.
Suite B	16,023 SF	$0.90 PSF NNN	Vacant	3 dock high loading positions, 1 grade level loading door.

NNN = $0.32 PSF

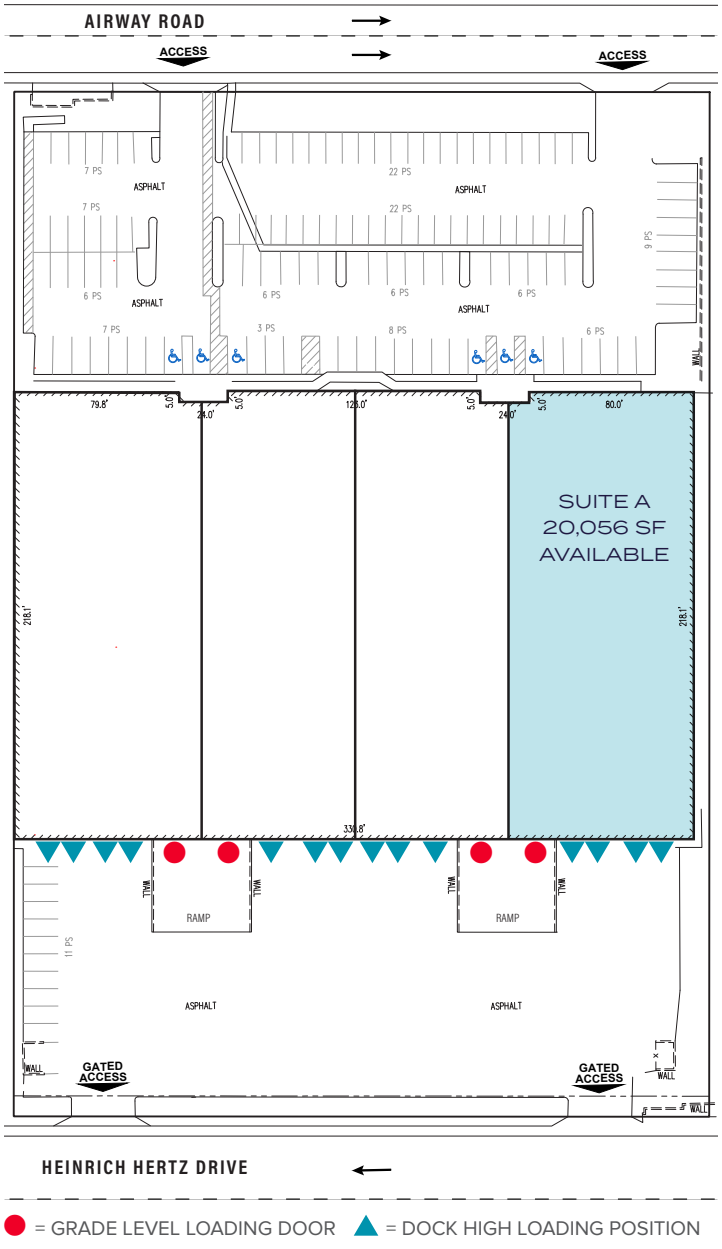


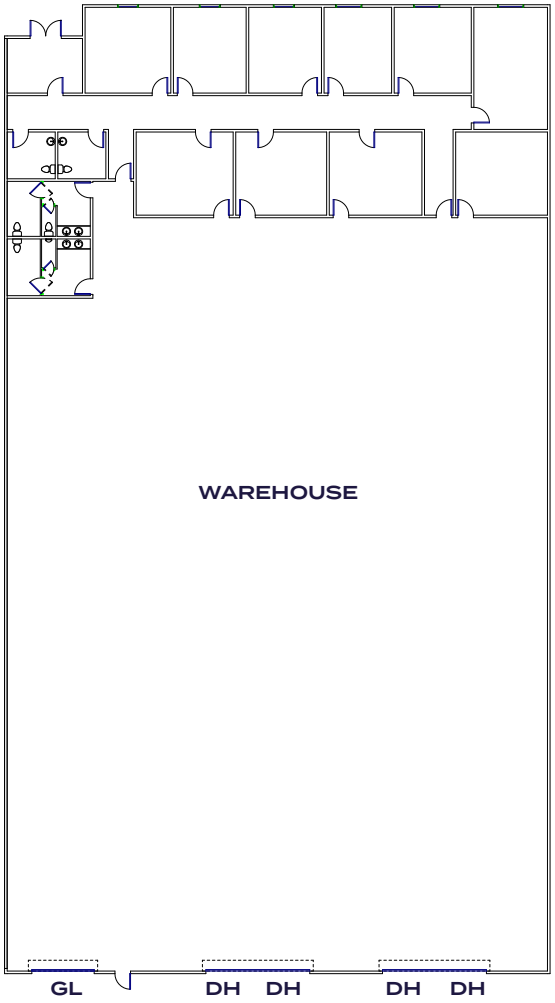
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SUITE A FLOOR PLAN

Functional floor plan with new interior office improvements, ±24-26' clear height, four (4) dock high loading doors and one (1) grade level loading door

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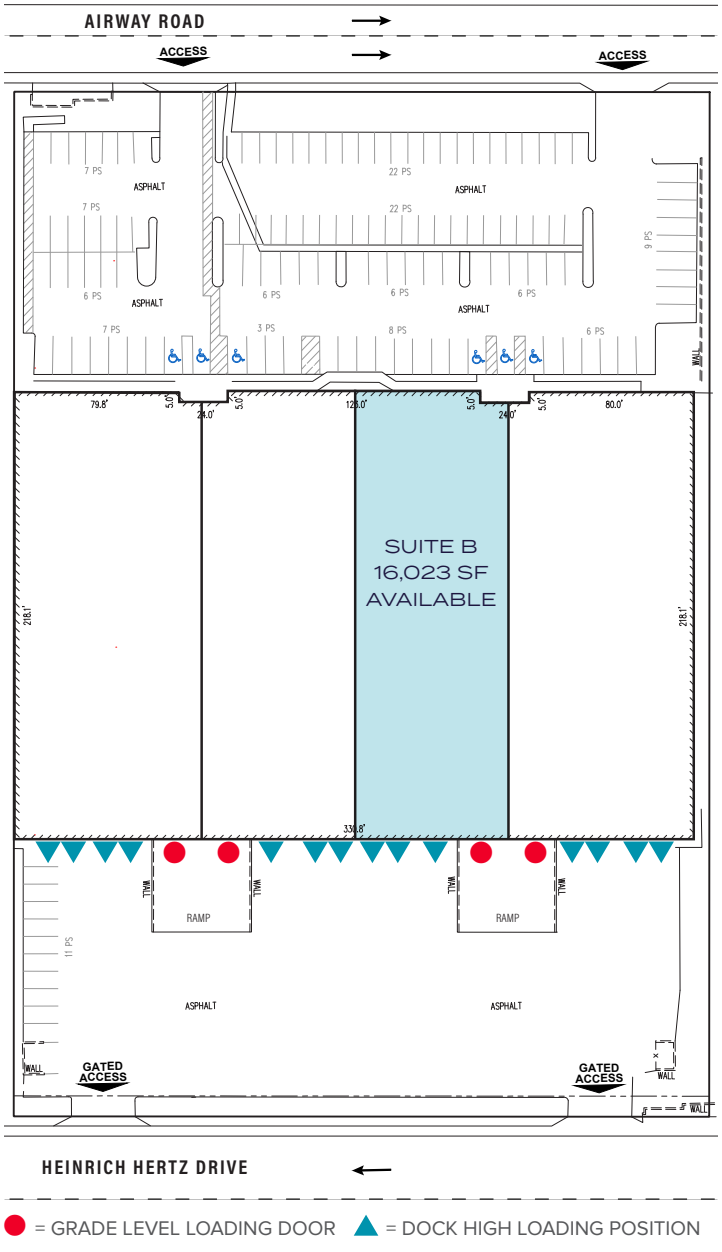


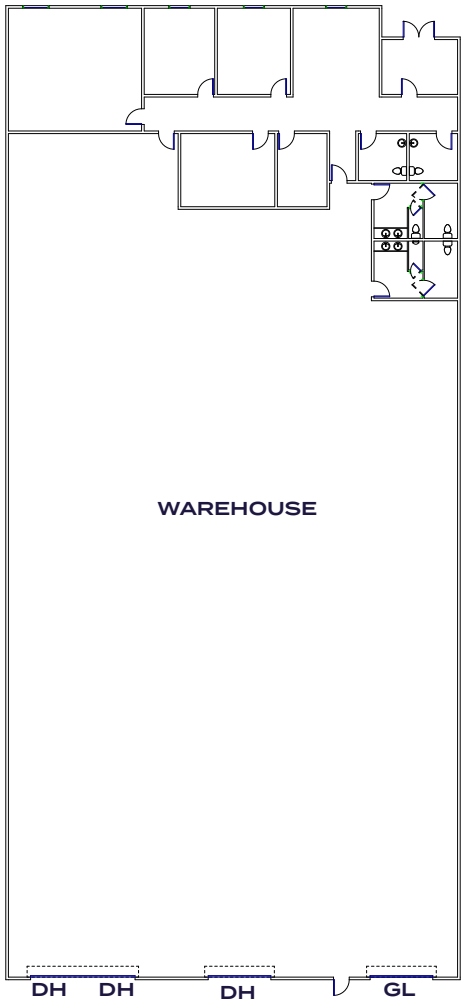


SUITE B FLOOR PLAN

Functional floor plan with new interior office improvements, ±24-26' clear height, three (3) dock high loading doors and one (1) grade level loading door

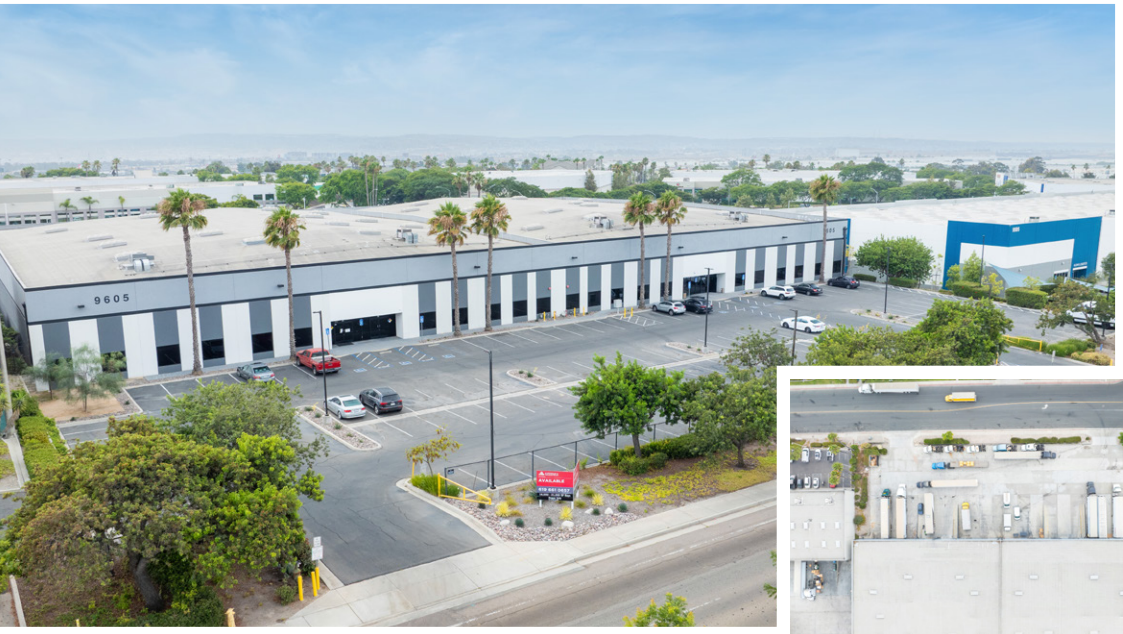
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PROPERTY

Free-standing industrial distribution building with new paint and landscaping and new interior office improvements.











LOCATION

Excellent access to 905 FWY / 125 HWY



LOCATION

Located within minutes of the Otay Mesa Port of Entry



LOCATION	DISTANCE (MILES)	DRIVE TIME FROM PROJECT
Otay Mesa Port of Entry	2	8 min
Cross Border Express (CBX)	4	9 min
San Ysidro Port of Entry	9	12 min
Imperial Beach	12	14 min
Chula Vista	14	16 min
Downtown San Diego	23	24 min
Coronado	23	24 min
Kearny Mesa	27	26 min
Miramar	32	35 min



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