

2020

Piper Ranch Road

San Diego, CA 92154

80,898 - 402,763 SF
Warehouse Spaces Available for Lease



5% Commission to Tenant Broker



CBRE

**CUSHMAN &
WAKEFIELD**



Property Highlights



601,417 SF concrete tilt-up, industrial distribution/manufacturing building



225 Trailer parking stalls
460 Standard parking stalls



Situated on 31.32 acre site



Security guardhouse, 3 gates, and full perimeter fencing



Cross dock configuration



Building dimensions approx. 580' x 1,035'



185' and 150' deep, secured truck courts



3,000 Amps, 277/480 volt, 3 phase power (expandable)



50' x 52' column spacing (typical)



ESFR Fire sprinkler system



30' - 32' minimum clear height



2003 Year built

Area Overview



Adjacent Tijuana region provides abundant skilled labor pool



Visibility from State Route 905



Zoned OMDD-I, Otay Mesa Development District-Industrial, City of San Diego



Located adjacent to the World's busiest land border crossing and Tijuana's 500 maquiladora manufacturing plants



Immediate access to State Route 905, Interstates 5 & 805, and State Route 125



San Diego-Baja Bi-National Region encompasses over \$25 Billion in annual trade and 6,000,000 residents

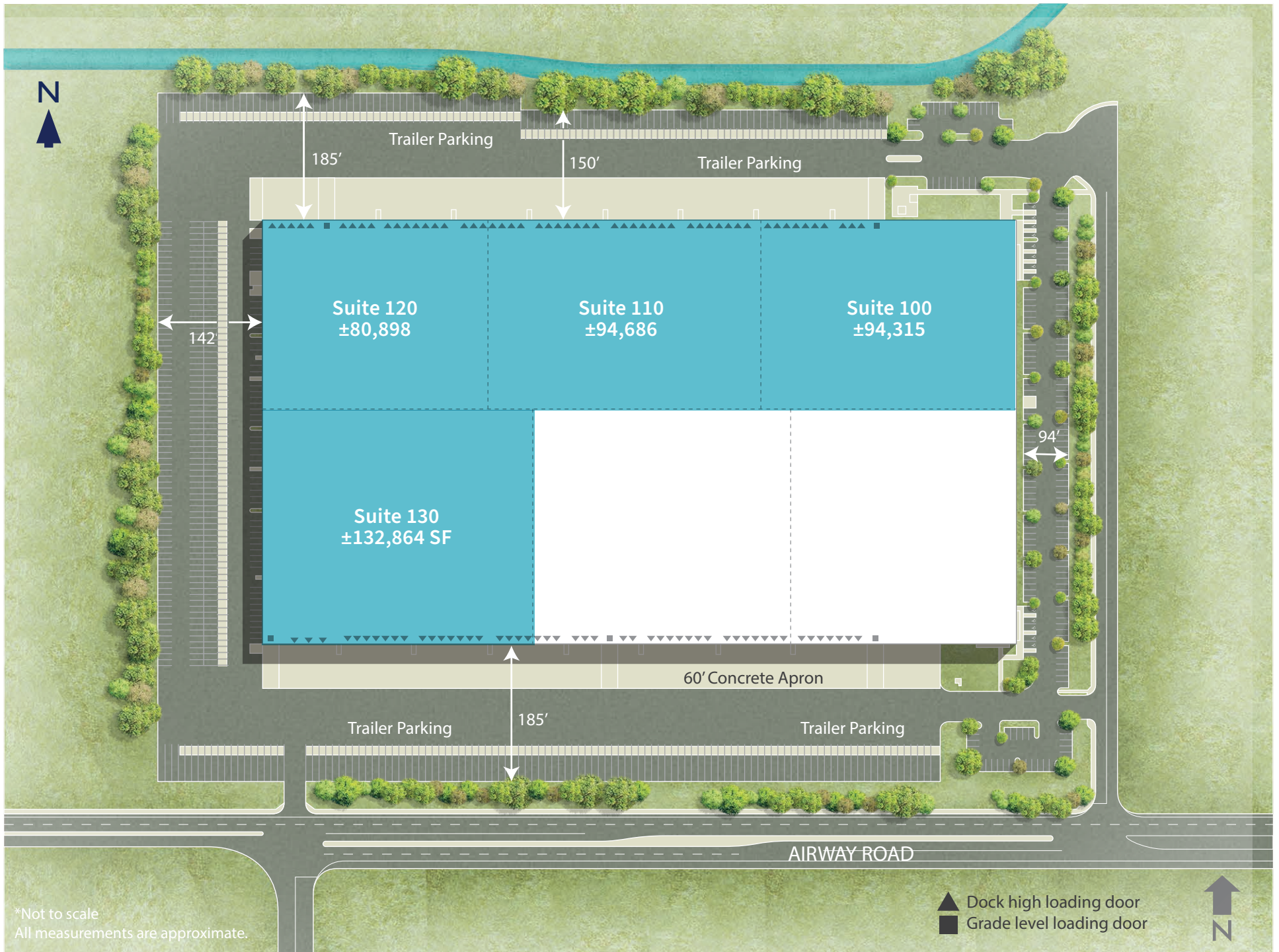


Cross Border Terminal is 1 mile away

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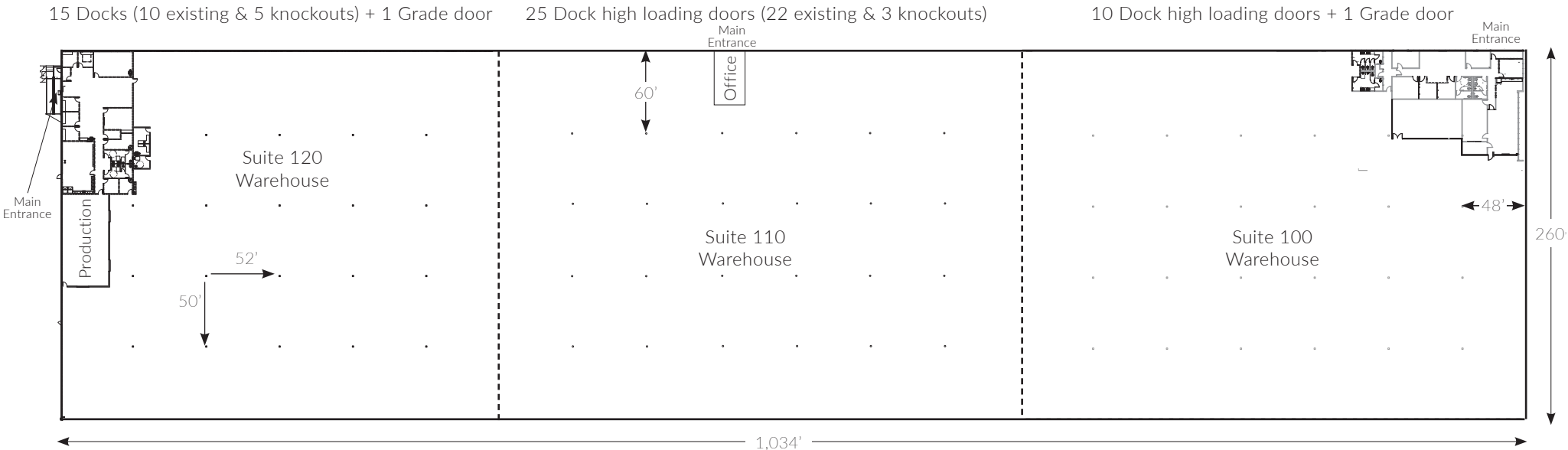
Site Plan



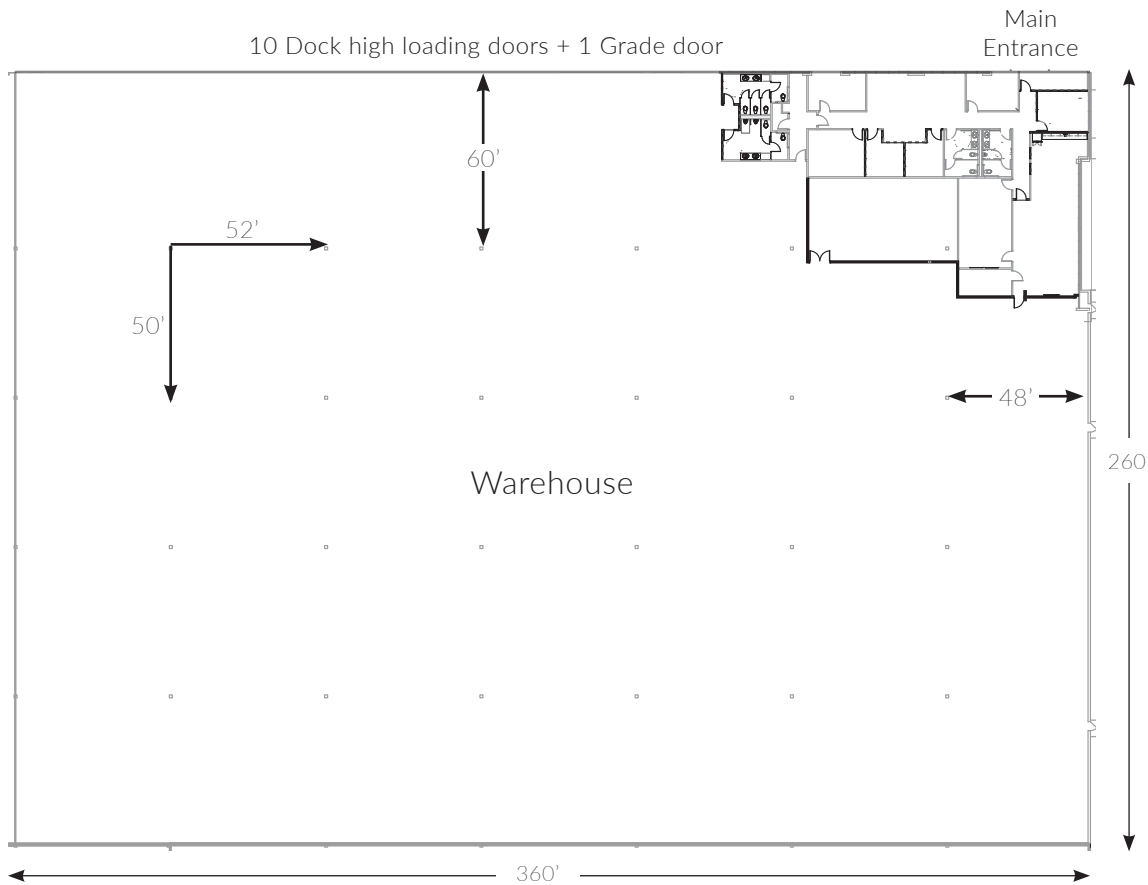
*Not to scale
All measurements are approximate.

SUITES 100-120

- ±269,899 SF (Divisible to 80,898 SF)
- 5% Office, balance warehouse
- 50 Dock high loading doors
- 2 Grade level loading doors with ramp
- 70 Trailer parking stalls (expandable)
- 905 Freeway visibility
- Suite 100 & 120 available immediately / Suite 110 available April 1, 2026
- Lease rate: \$0.95/SF/Mo. Net of Expenses
- NNN's = \$0.30/SF/Month



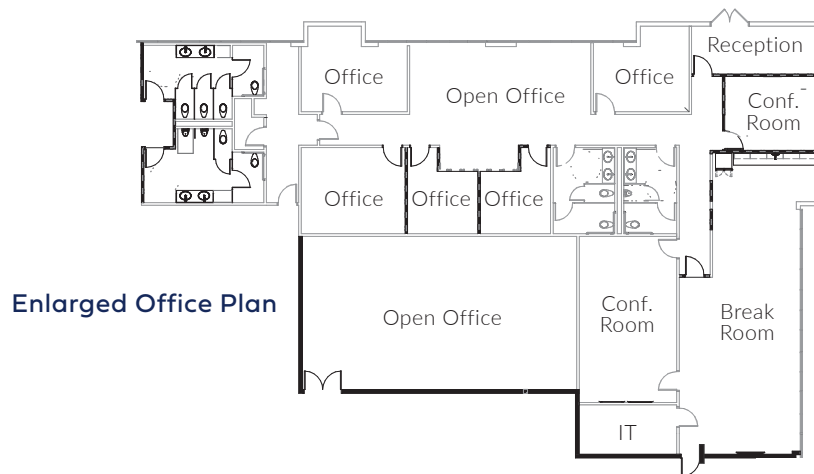
Floor Plan



SUITE 100

- ±94,315 SF End unit (5% office / balance warehouse)
- 10 Dock high loading doors
- 1 Grade level loading door with ramp
- 28 Trailer parking stalls (expandable)
- 905 Freeway visibility
- Available immediately
- Lease rate: \$0.95/SF/Mo. Net of Expenses
- NNN's = \$0.30/SF/Month

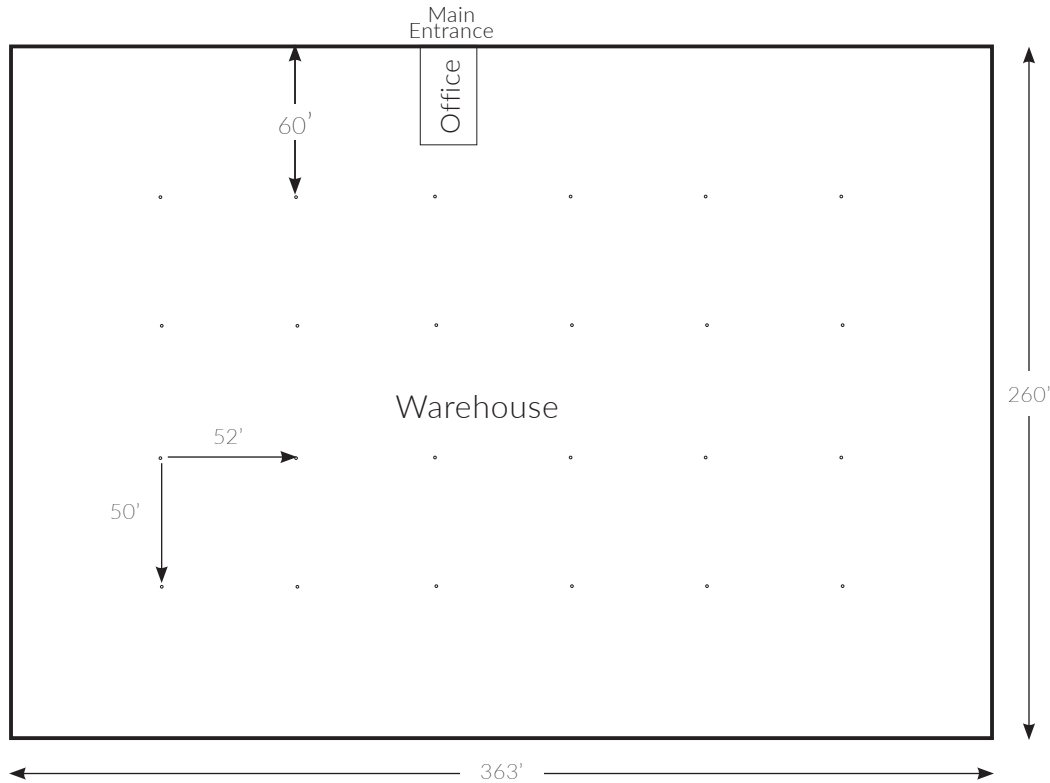
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Floor Plan



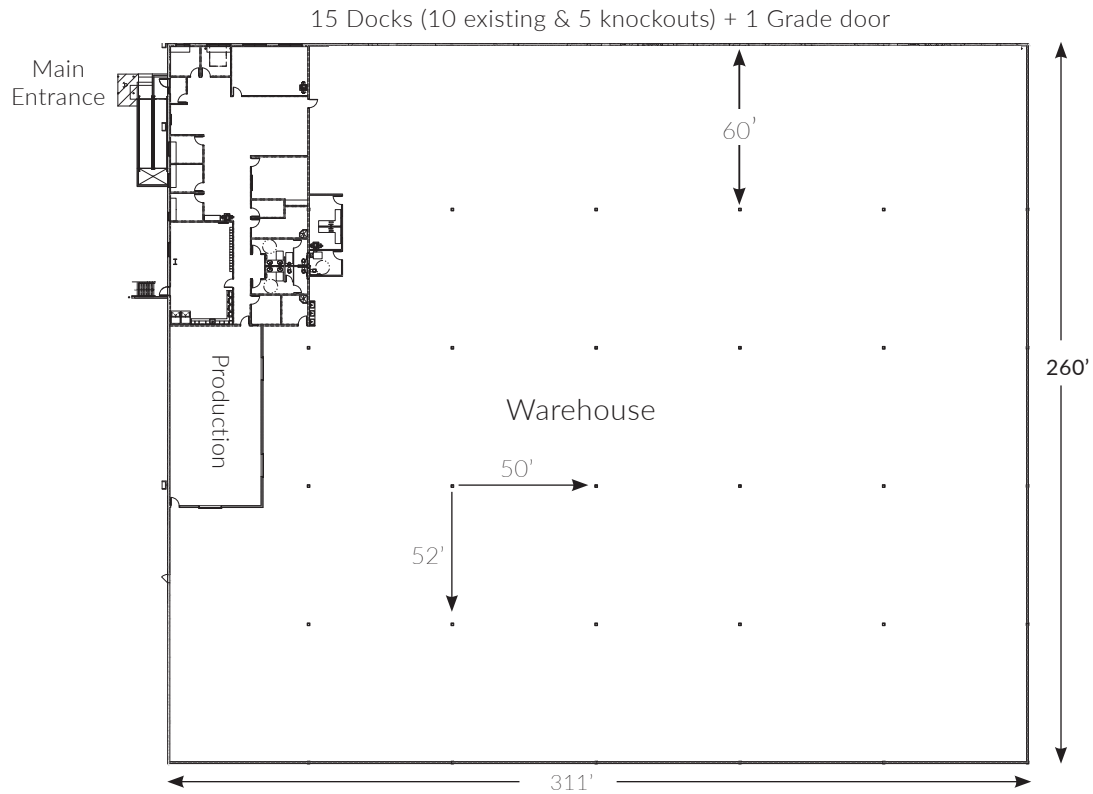
25 Dock high loading doors (22 existing & 3 knockouts)



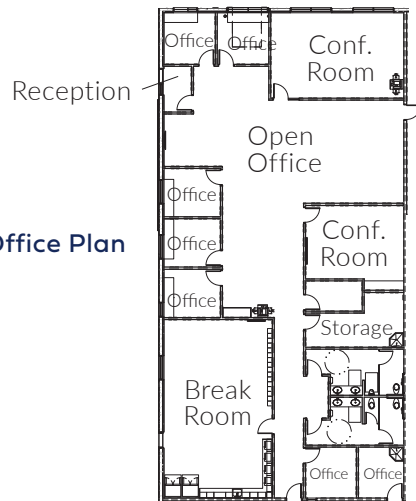
SUITE 110

- ±94,686 SF (1,500 SF office / balance warehouse)
- 25 Dock high loading doors (22 existing & 3 knockouts)
- 10 Trailer parking stalls (expandable)
- 36 Auto parking stalls
- 905 Freeway visibility
- Available April 1, 2026
- Lease rate: \$0.95/SF/Mo. Net of Expenses
- NNN's = \$0.30/SF/Month

Floor Plan



Enlarged Office Plan

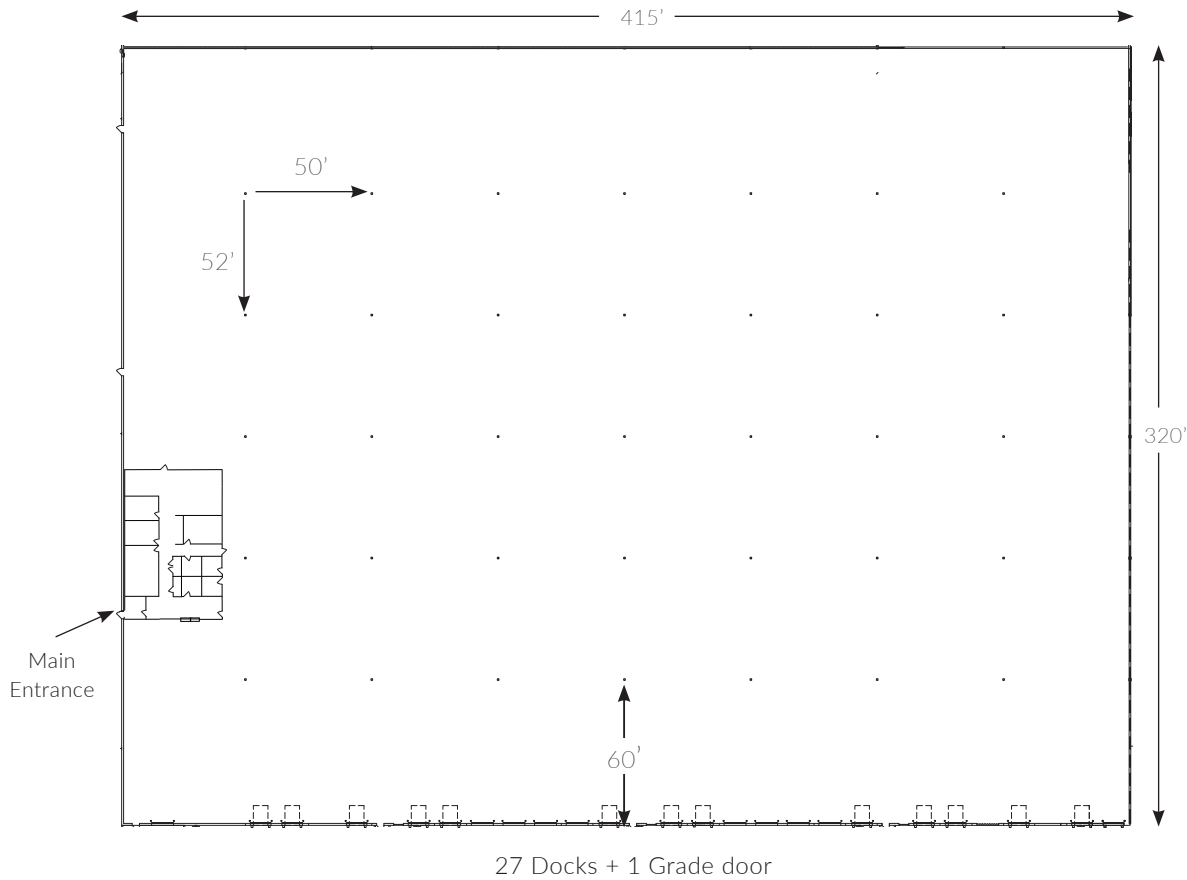


*Not to scale

SUITE 120

- ±80,898 End unit (5% office / balance warehouse)
- 15 Dock high loading doors (10 Existing & 5 knockouts)
- 1 Grade level loading door with ramp
- 32 Trailer parking stalls (expandable)
- 905 Freeway visibility
- Available immediately
- Lease rate: \$0.95/SF/Mo. Net of Expenses
- NNN's = \$0.30/SF/Month

Floor Plan

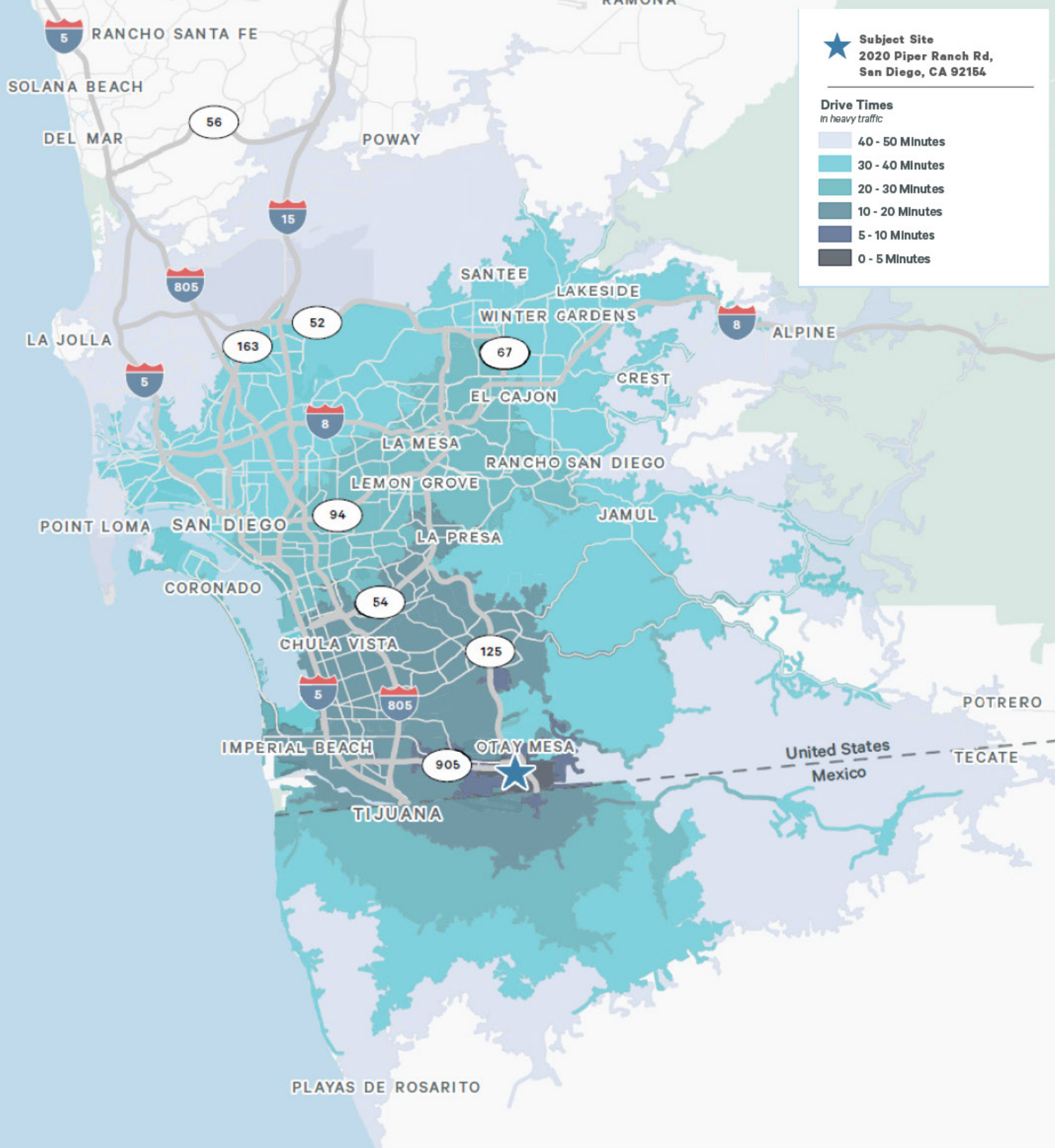


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SUITE 130

- ±132,864 SF End unit (2,500 SF office / balance warehouse)
- 27 Dock high loading doors
- 1 Grade level loading door with ramp
- 68 Trailer parking stalls (expandable)
- Available immediately
- Lease rate: \$0.95/SF/Mo. Net of Expenses
- NNN's = \$0.30/SF/Month

DRIVE TIME MAP



CORPORATE MAP



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