

# ±11,373 SF OFFICE & WAREHOUSE SPACE FOR SUBLEASE

9465 CUSTOMHOUSE PLAZA, SAN DIEGO, CA 92154

**REDUCED LEASE RATE  
NOW \$0.99/SF - YEAR 1**

LOWEST RATE IN OTAY MESA  
WILL LEASE "DEAD" STORAGE SPACE  
ALL OR PARTIAL OCCUPANCY AVAILABLE  
SHORT-TERM LEASE AVAILABLE

**FRONTERA**  
BUSINESS PARK

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**Voit**  
REAL ESTATE SERVICES

**MULVANEY**  
COMMERCIAL  
ADVISORS

**SIOR**

**CCIM**  
INTERNATIONAL  
MEMBER



|                |                                             |
|----------------|---------------------------------------------|
| ADDRESS        | 9465 Customhouse Plaza, San Diego, CA 92154 |
| BUILDING SIZE  | ±31,973 SF                                  |
| AVAILABLE SIZE | ±11,373 SF                                  |
| PARKING RATIO  | 1.5/1,000 SF                                |
| # STORIES      | One (1)                                     |
| CLEAR HEIGHT   | 24'                                         |
| SPRINKLERS     | Wet                                         |
| POWER          | 277 - 480v 3p 4w                            |
| ZONING         | OMPD-INTL-SUBD                              |

## PROPERTY OVERVIEW

- » Located in Frontera Business Park, a 10 building, ±907,007 SF institutional quality multi-tenant business park
- » Institutionally owned and operated
- » Dock high and grade level loading
- » Energy efficient lighting with motion sensors
- » Walk In Cold Box
- » Skylights
- » Full daytime security attendant
- » Directly adjacent to the Otay Mesa Port of Entry and U.S. Customs and Border Protection inspection facility
- » Convenient access to State Routes 125 and 905

± 11,373 SF  
AVAILABLE SIZE

**D, E & G**  
SUITES AVAILABLE

**01-31-2028**  
SUBLEASE EXPIRATION

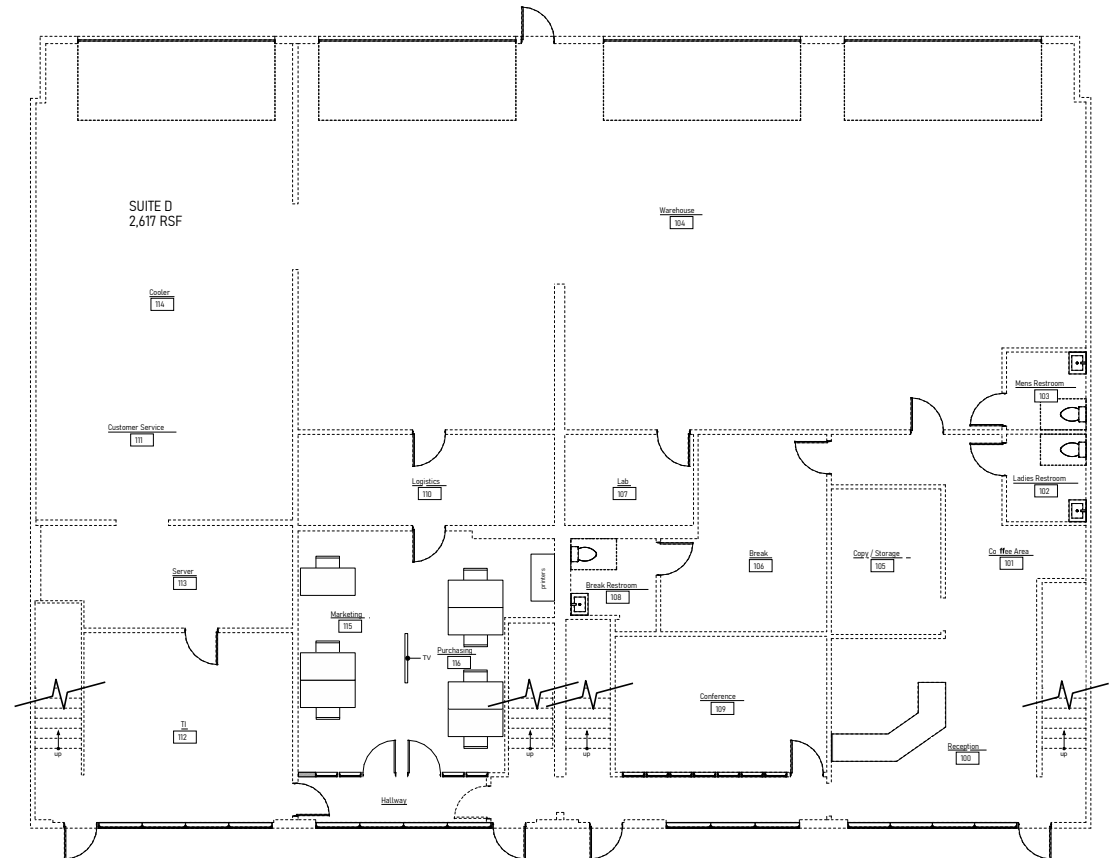
**REDUCED LEASE RATE**  
**NOW \$0.99/SF - YEAR 1**  
**\$1.25/SF \$1.44/SF**  
SUBLEASE RATE

2025 OPEX ±\$0.35

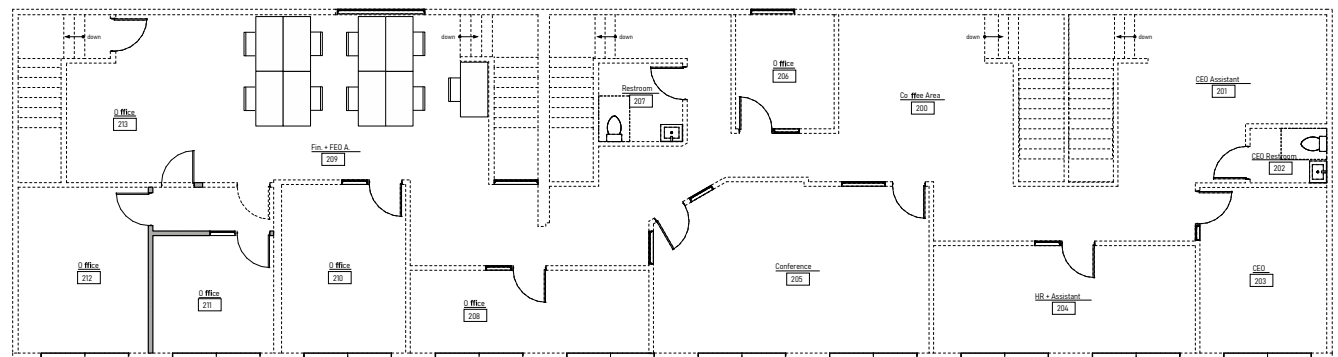
**11 SPACES**  
DEDICATED PARKING

HIGHEST QUALITY  
INTERIOR FINISHES

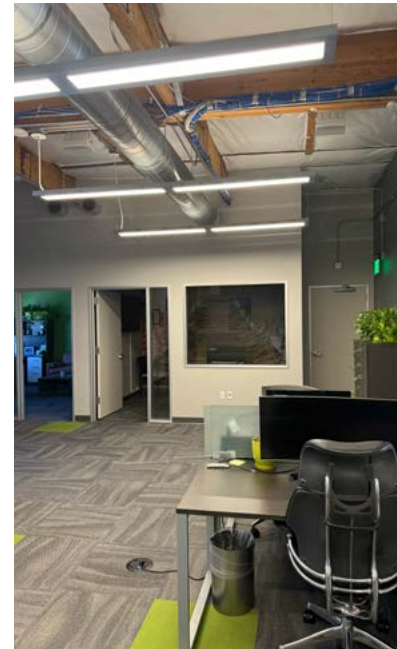
## FIRST FLOOR

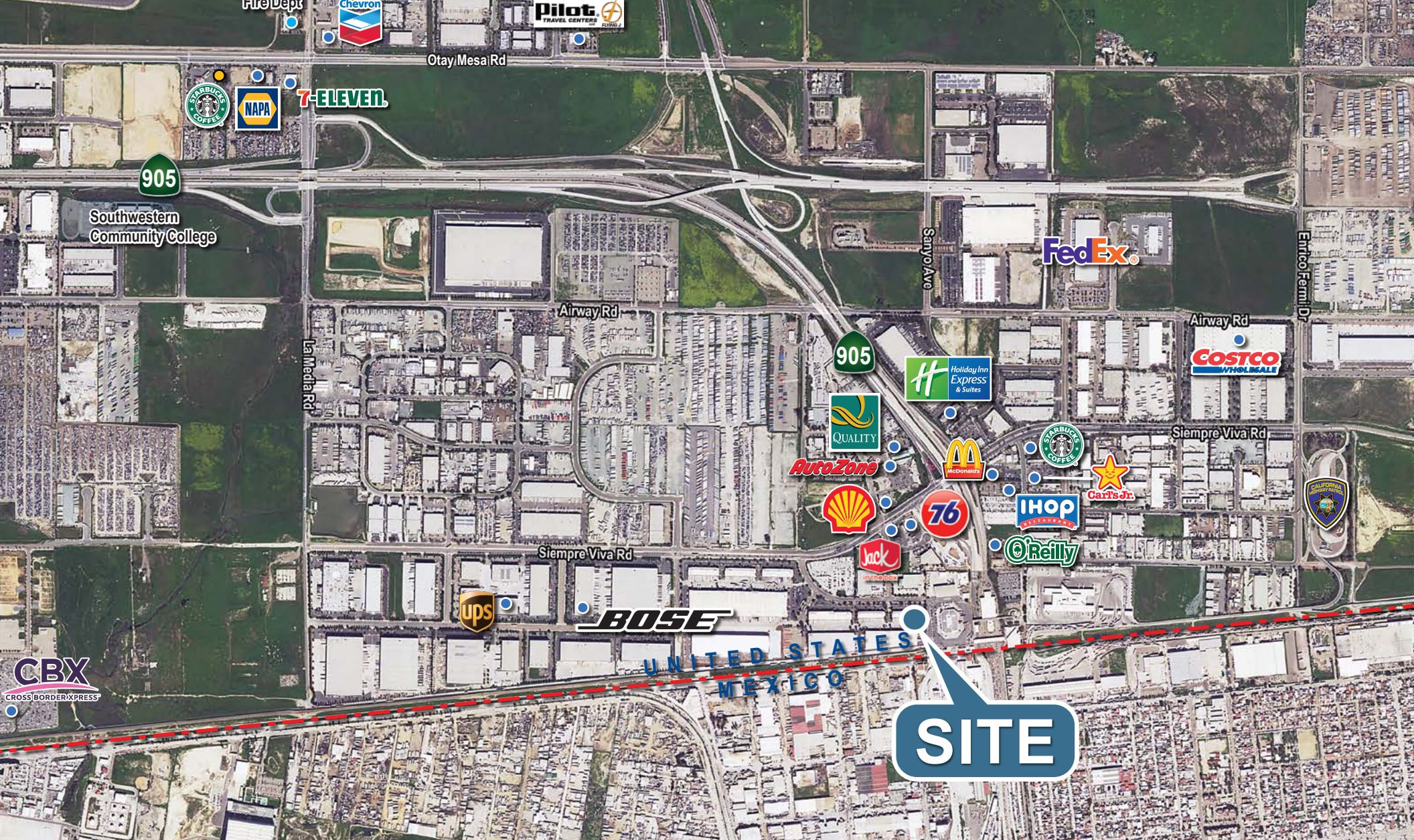


## SECOND FLOOR



# INTERIOR PHOTOS





FOR MORE  
INFORMATION:

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