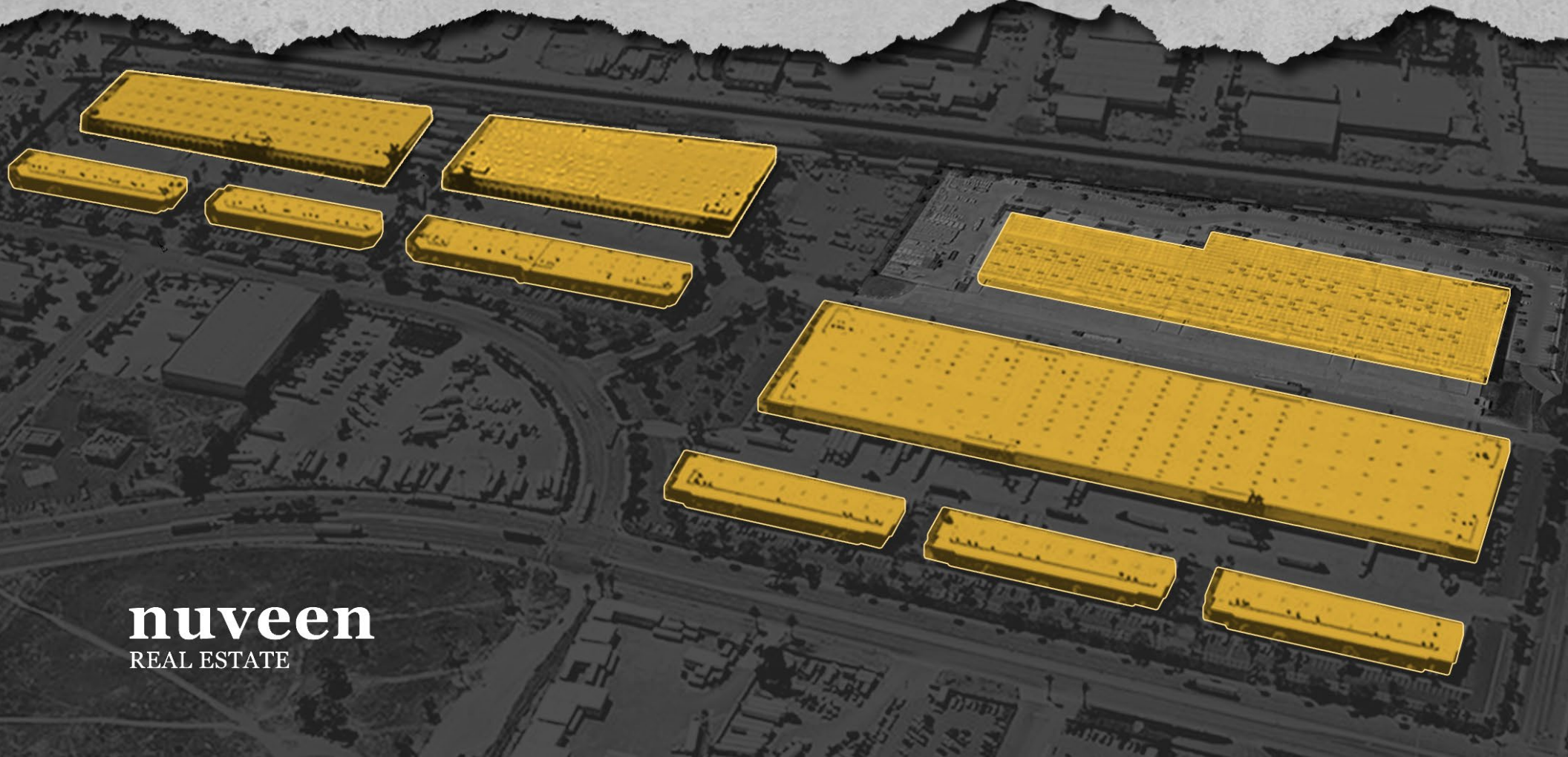


# FRONTIERA

B U S I N E S S P A R K



**nuveen**  
REAL ESTATE

# FRONTERA

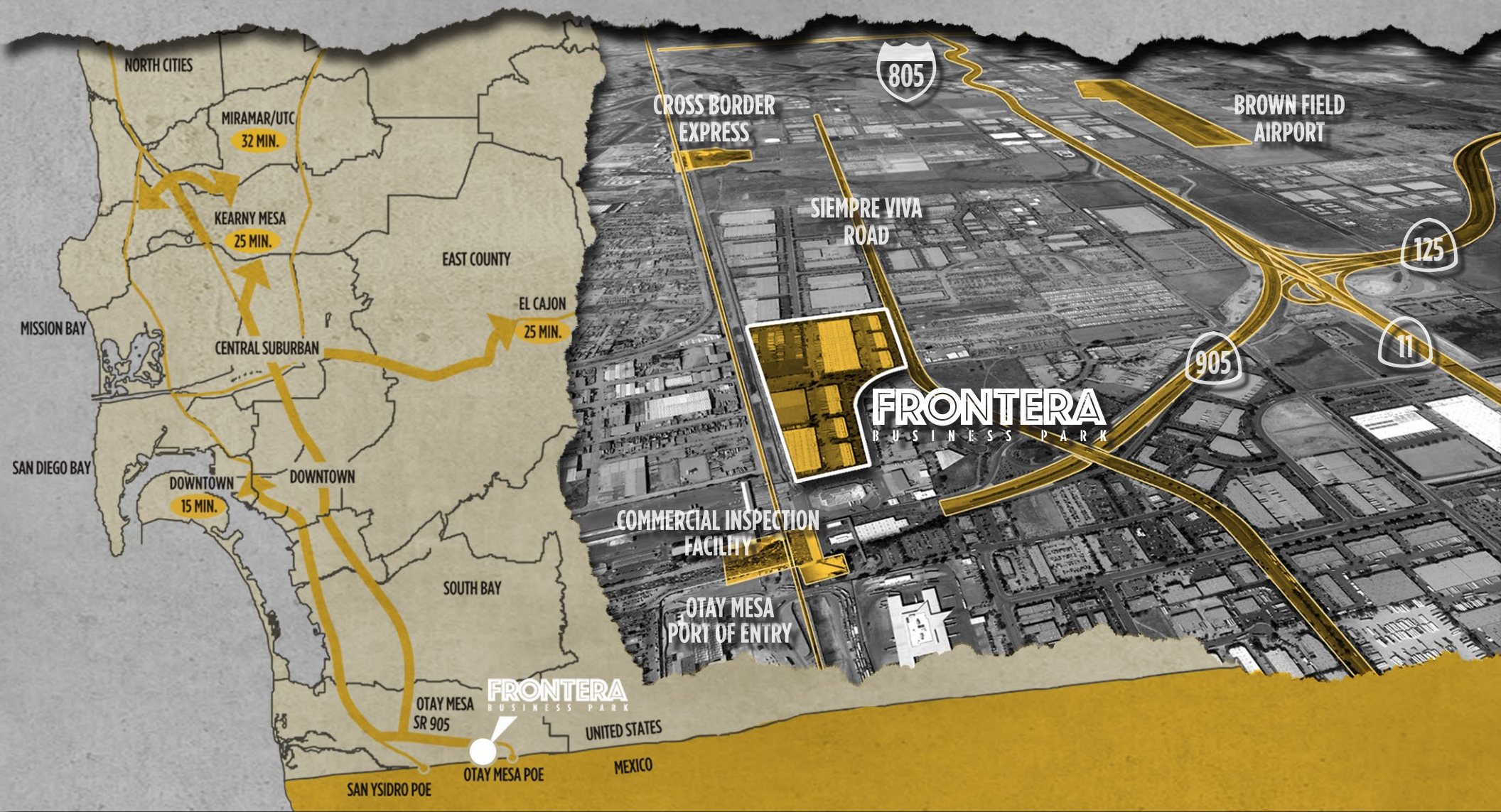
## BUSINESS PARK

### SUMMARY

Totaling 907,007 square feet, Frontera Business Park is an Institutional-Quality multi-tenant industrial business park strategically located within the highly desirable Otay Mesa sub-market.

### PROPERTY FEATURES

- 907,007 SF warehouse/distribution project
- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- 2.7/1,000 parking
- IBT-1-1 Zoning
- Skylights
- Full daytime security attendant
- 22' - 36' clear height
- Energy efficient lighting with motion sensors
- Transit friendly location with multiple bus stops outside
- Strategically located within the Otay Mesa Submarket, directly adjacent to the Otay Mesa Port of Entry and U.S. Customs and Border Protection inspection facility, with convenient access to SR-11, SR-125 and SR-905.



### 9485 CUSTOMHOUSE PLAZA

- RSF – 102,923
- Clear Height – 24'-26'

100% LEASED

### 2695 CUSTOMHOUSE COURT

- RSF – 112,267
- Clear Height – 24'-26'

100% LEASED

### 2651 DRUCKER LANE

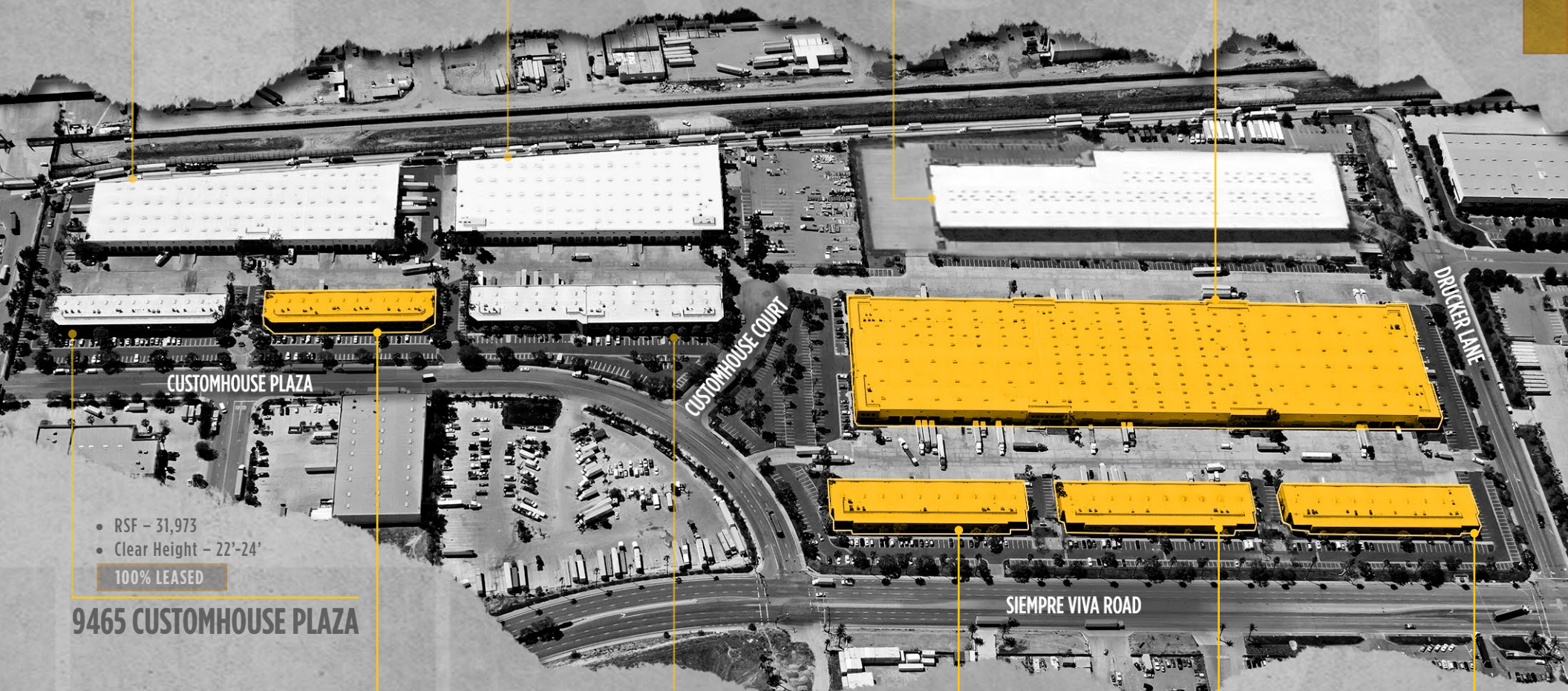
- RSF – 174,200
- Clear Height – 36'

100% LEASED

### 9255 CUSTOMHOUSE PLAZA

- RSF – 296,602
- Clear Height – 26'-28'

AVAILABLE SUITE



- RSF – 31,973
- Clear Height – 22'-24'

100% LEASED

### 9465 CUSTOMHOUSE PLAZA

- RSF – 32,430
- Clear Height – 22'-24'

AVAILABLE SUITE

### 9375 CUSTOMHOUSE PLAZA

- RSF – 48,845
- Clear Height – 22'-24'

100% LEASED

- RSF – 36,266
- Clear Height – 22'-24'

AVAILABLE SUITE

- RSF – 34,929
- Clear Height – 22'-24'

AVAILABLE SUITE

- RSF – 36,162
- Clear Height – 22'-24'

AVAILABLE SUITE

# CURRENT AVAILABILITY

	SUITE	SQ.FT	% OFFICE	% WAREHOUSE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
9051 SIEMPRE VIVA ROAD	A	21,974 SF	3,651 SF (17%)	18,323 SF (83%)	\$1.15-\$1.25 NNN	10	1	Available Now
9163 SIEMPRE VIVA ROAD	A	20,539 SF	2,211 SF (11%)	18,328 SF (89%)	\$1.15-\$1.25 NNN	7	4	Available Now
9295 SIEMPRE VIVA ROAD	A-2	2,520 SF	2,520 SF (100%)	0 SF (0%)	\$1.40-\$1.45 NNN	0	0	Available Now 100% Office Space
9375 CUSTOMHOUSE PLAZA	H	4,328 SF	792 SF (18%)	3,536 SF (82%)	\$1.40-\$1.45 NNN	2	1	Available Now
9255 CUSTOMHOUSE PLAZA	M	50,069 SF	2,600 SF (5%)	47,469 SF (95%)	\$0.95-\$1.05 NNN	10	0	Available Now 11 Trailer Stalls (54') at Loading Doors.
9255 CUSTOMHOUSE PLAZA	A	42,707 SF	3,206 SF (8%)	39,501 SF (92%)	\$0.95-\$1.05 NNN	12	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
9255 CUSTOMHOUSE PLAZA	C	31,173 SF	0 SF (0%)	31,173 (100%)	\$0.95-\$1.05 NNN	6	0	Available August 1, 2026 2 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
9255 CUSTOMHOUSE PLAZA	E	37,654 SF	2,675 SF (7%)	34,979 (93%)	\$0.95-\$1.05 NNN	6	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.

# 9051 SIEMPRE VIVA ROAD

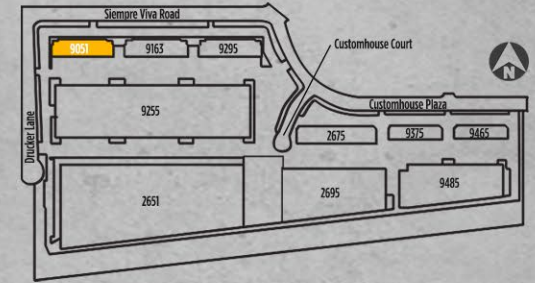
## AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A	21,974 SF	18,323 SF (83%)	3,651 SF (17%)	\$1.15-\$1.25 NNN	10	1	Available Now

### LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

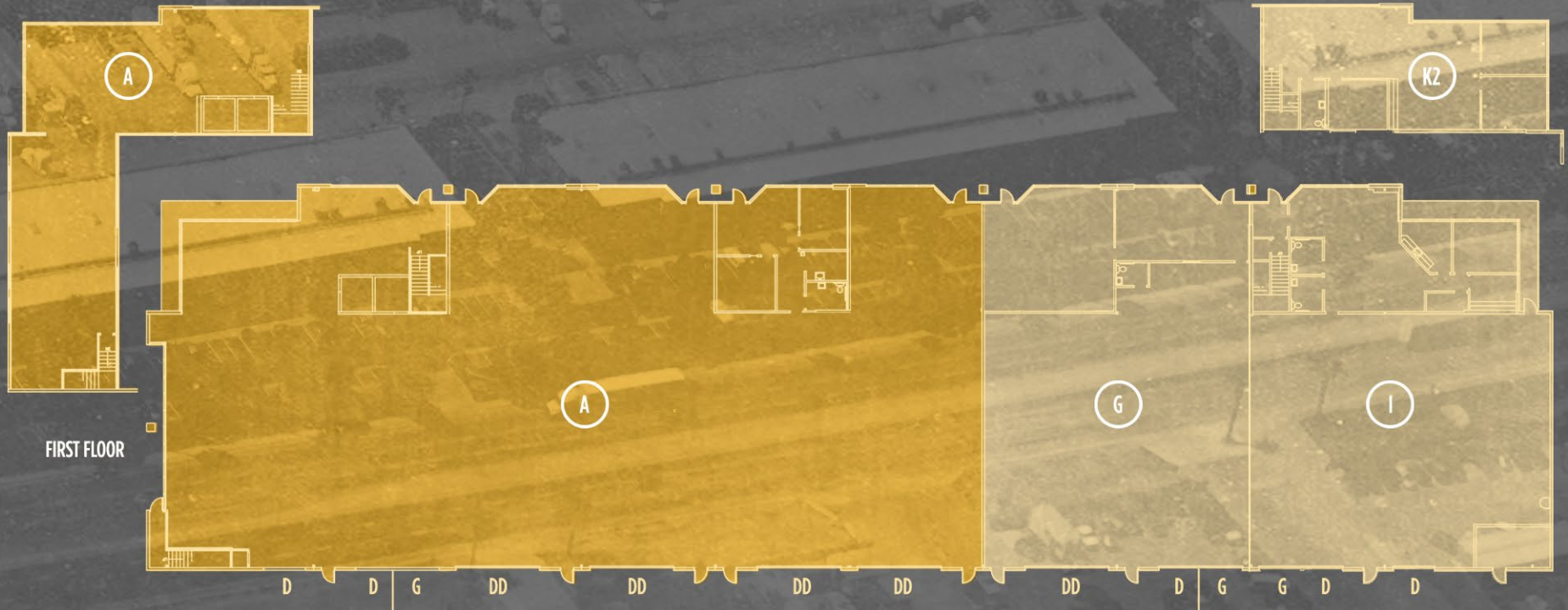
OPERATING EXPENSES:  
CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



**FRONTERA**  
BUSINESS PARK

9051 AVAILABILITY

SECOND FLOOR



# 9163 SIEMPRE VIVA ROAD

## AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A	20,539 SF	18,328 SF (89%)	2,211 SF (11%)	\$1.15-\$1.25 NNN	7	4	Available Now

### LEGEND

= AVAILABLE FOR LEASE

= LEASED

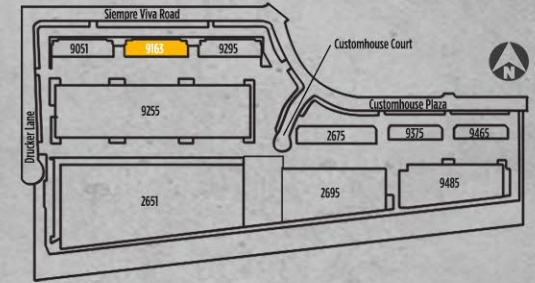
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



9163 AVAILABILITY

**FRONTERA**  
BUSINESS PARK

SECOND FLOOR



FIRST FLOOR



# 9295 SIEMPRE VIVA ROAD

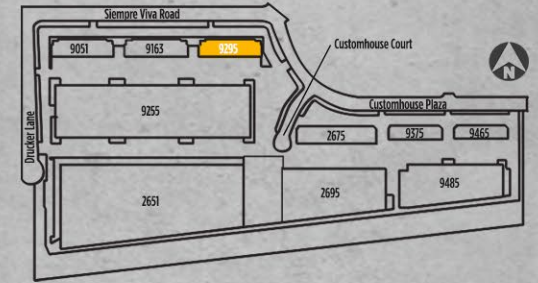
## AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
A-2	2,520 SF	0 SF (0%)	2,520 SF (100%)	\$1.40-\$1.45 NNN	0	0	Available Now 100% Office Space

### LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:  
CURRENTLY ESTIMATED TO BE \$0.34 NNN/SF MONTH



9295 AVAILABILITY

**FRONTERA**  
BUSINESS PARK

SECOND FLOOR



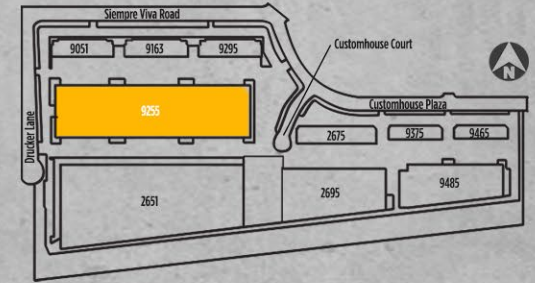
FIRST FLOOR



# 9255 CUSTOMHOUSE PLAZA

## AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
M	50,069 SF	47,469 SF (95%)	2,600 SF (5%)	\$0.95-\$1.05 NNN	10	0	Available Now 11 Trailer Stalls (54') at Loading Doors.
A	42,707 SF	39,501 SF (92%)	3,206 SF (8%)	\$0.95-\$1.05 NNN	12	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
C	31,173 SF	31,173 SF (100%)	0 SF (0%)	\$0.95-\$1.05 NNN	6	0	Available August 1, 2026 2 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.
E	37,654 SF	34,979 SF (93%)	2,675 SF (7%)	\$0.95-\$1.05 NNN	12	1	Available August 1, 2026 10 Trailer Stalls (54') at Loading Doors, K-17 ESFR Fire Suppression.



9255 AVAILABILITY

**FRONTERA**  
BUSINESS PARK

- AVAILABLE IN SIZES RANGING FROM 31,173 SF TO 161,603 SF
- MULTIPLE CONFIGURATIONS AVAILABLE
- CONTACT BROKER FOR DETAILS

### LEGEND

■ = AVAILABLE FOR LEASE

■ = LEASED

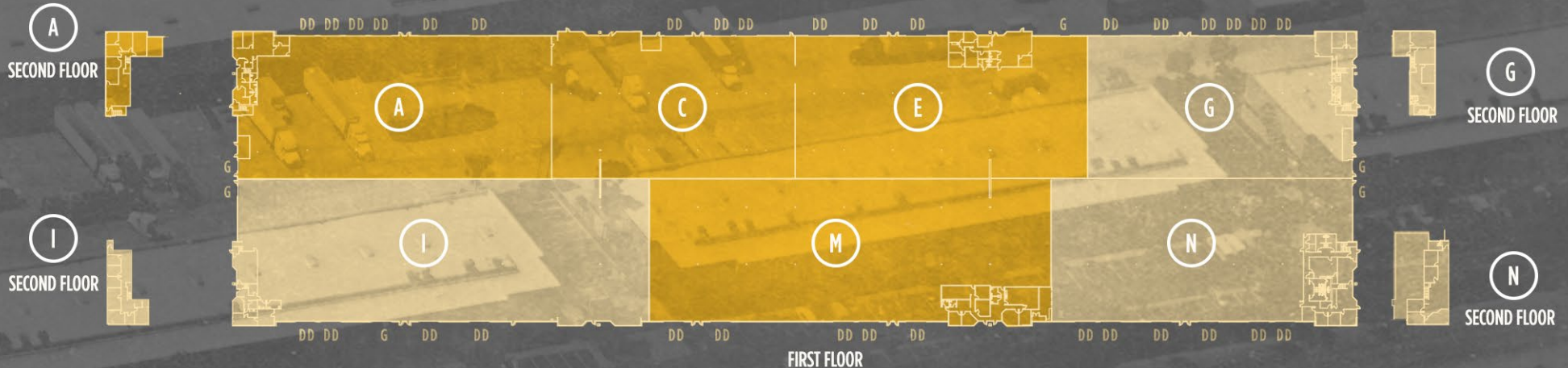
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.27 NNN/SF MONTH



# 9375 CUSTOMHOUSE PLAZA

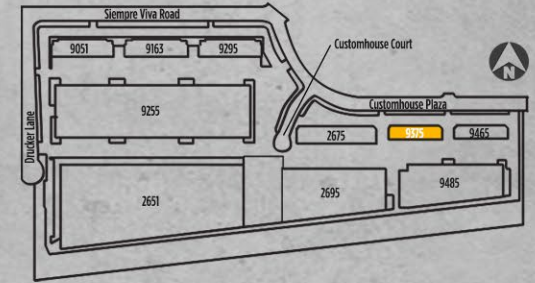
## AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
H	4,328 SF	3,536 SF (82%)	792 SF (18%)	\$1.40-\$1.45 NNN	2	1	Available Now

**LEGEND**

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE-WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

**OPERATING EXPENSES:**  
CURRENTLY ESTIMATED TO BE \$0.32 NNN/SF MONTH



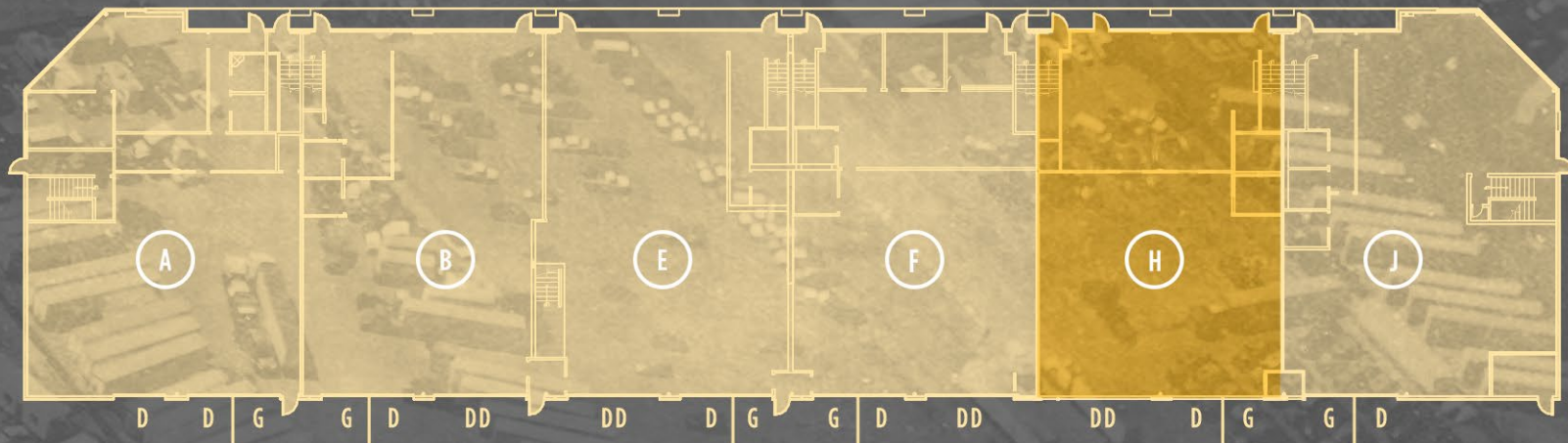
**FRONTERA**  
BUSINESS PARK

9375 AVAILABILITY

SECOND FLOOR



FIRST FLOOR



## CONTACT



Joe Anderson – [joe.anderson@jll.com](mailto:joe.anderson@jll.com) – Lic. No. 01509782  
Ph: 858-410-6360



REAL ESTATE GROUP

Matt Traino – [mtraino@idsrealestate.com](mailto:mtraino@idsrealestate.com) – Lic. No. 01459725  
Rudy Mendoza – [rmendoza@idsrealestate.com](mailto:rmendoza@idsrealestate.com) – Lic. No. 01938695  
Ph: 619-515-0100 – C: 714-618-3958

[WWW.FRONTERAOTAY.COM](http://WWW.FRONTERAOTAY.COM)

©2025 IDS Real Estate Group. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.