

FOR LEASE

Otay Valley Industrial Park

730, 738, 739, 744, 745, 750, & 751
Design Court, Chula Vista, CA 91910



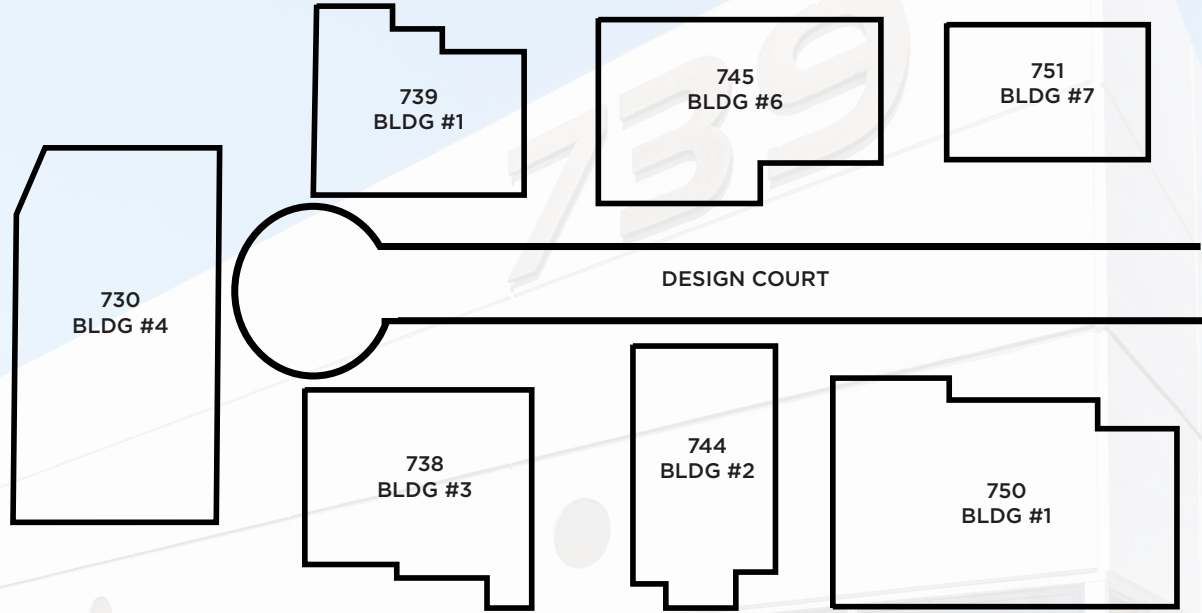
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Industrial Suites
Sizes Ranging From
1,000 SF to 5,975 SF

PROPERTY HIGHLIGHTS

750	Design Court	Building #1
744	Design Court	Building #2
738	Design Court	Building #3
730	Design Court	Building #4
739	Design Court	Building #5
745	Design Court	Building #6
751	Design Court	Building #7



- Seven-Building Master Planned Industrial Business Park Totaling 177,320 Square Feet
- Multiple Bay Sizes w/ Dock and High Grade Level Loading Doors
- Turn-Key Suites Available for Immediate Occupancy
- 1,000 - 7,570 SF Suites
- Close Proximity to I-805, San Ysidro & Otay Mesa International Border Crossing
- Ample On-Site Parking and Generous Landscaping
- Incubator, Multi-Tenant and Warehouse / Distributor Spaces



PROPERTY FEATURES

AVAILABLE SPACE AS OF JANUARY 1, 2026

738 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
301	LEASED	5,975	2,000	2	1	18'6"	X
302	LEASED	9,325	2,000	2	1	18'6"	X
303	AVAIL 6/26	5,400	2,000	1	1	18'6"	\$1.25

739 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
500	LEASED	8,470	1,500	2	1	18'6"	X
502	AVAIL 6/26	7,570	2,750	1	1	18'6"	\$1.25
503	LEASED	6,460	1,900	1	1	18'6"	X

744 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
201	LEASED	1,000	100	1	Common	15'5"	X
202	LEASED	1,000	100	1	Common	15'5"	X
203	LEASED	1,000	150	1	Common	15'5"	X
204	LEASED	1,000	150	1	Common	15'5"	X

PROPERTY FEATURES

AVAILABLE SPACE AS OF JANUARY 1, 2026

744 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
205	LEASED	1,000	200	2	2	15'5"	X
206-207	LEASED	2,000	200	2	2	15'5"	X
208	LEASED	1,000	100	1	1	15'5"	X
209	LEASED	1,000	100	1	1	15'5"	X
210	LEASED	1,000	100	1	1	15'5"	X
211	LEASED	1,000	150	1	1	15'5"	X
212	LEASED	1,000	100	1	1	15'5"	X
213	LEASED	1,000	100	1	1	15'5"	X
214	LEASED	1,000	100	1	1	15'5"	X

745 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
601	LEASED	6,941	1,500	1	1	19'10"	X
602	LEASED	7,350	2,500	1	1	19'10"	X

PROPERTY FEATURES

AVAILABLE SPACE AS OF JANUARY 1, 2026

750 DESIGN COURT

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
101	LEASED	1,440	400	1	COMMON	14'9"	X
102	LEASED	1,440	350	1	COMMON	14'9"	X
103	LEASED	1,440	350	1	COMMON	14'9"	X
104	LEASED	1,322	400	1	COMMON	14'9"	X
105	LEASED	1,560	350	1	COMMON	14'9"	X
106-107	LEASED	2,880	800	1	COMMON	14'9"	X
108	LEASED	2,000	350	1	COMMON	14'9"	X
109	LEASED	4,000	900	2	COMMON	14'9"	X
110	LEASED	2,000	450	1	COMMON	14'9"	X
111	LEASED	2,000	500	1	COMMON	14'9"	X

* NNN = \$0.25

** Monthly water charge of \$50.00 for smaller units



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