

±11,373 SF OFFICE & WAREHOUSE SPACE FOR SUBLEASE

9465 CUSTOMHOUSE PLAZA, SAN DIEGO, CA 92154

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

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Voit
REAL ESTATE SERVICES

MULVANEY
COMMERCIAL
ADVISORS

SIOR
INDIVIDUAL
MEMBER

CCIM
INDIVIDUAL
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

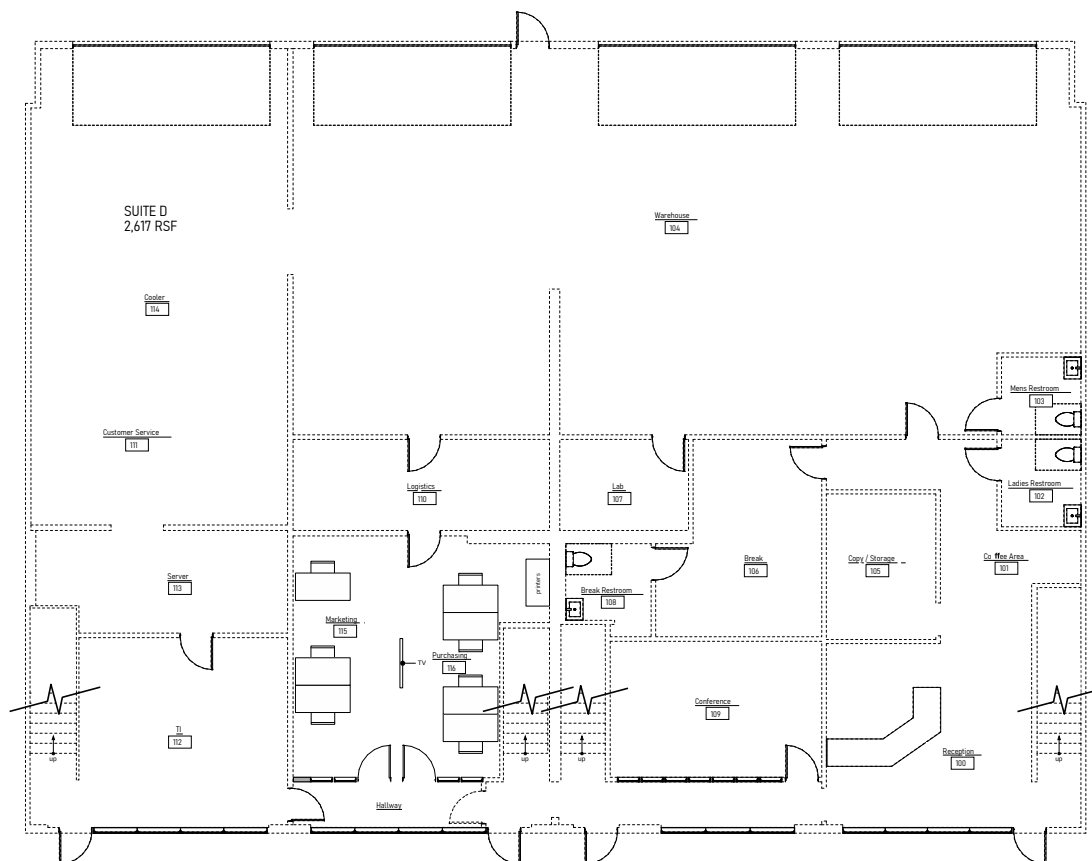
SUBLEASE RATE

2025 OPEX ±\$0.35

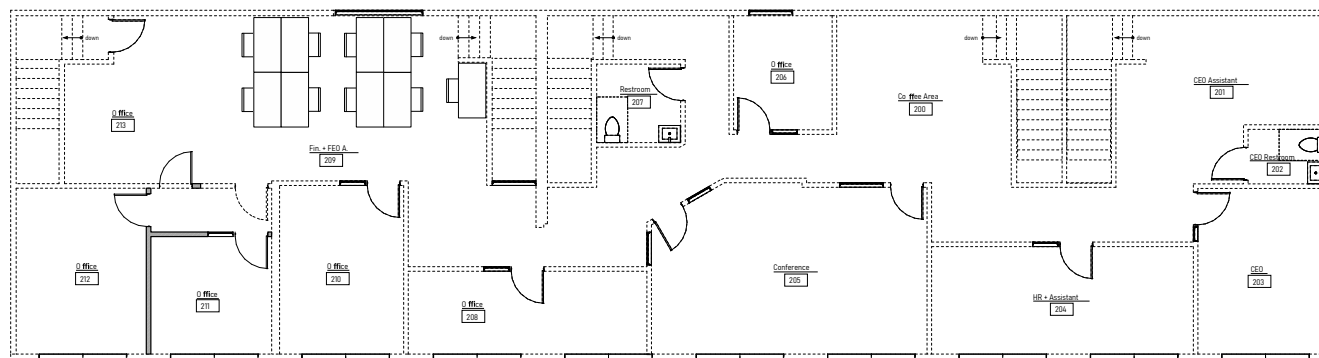
11 SPACES
DEDICATED PARKING

HIGHEST QUALITY
INTERIOR FINISHES

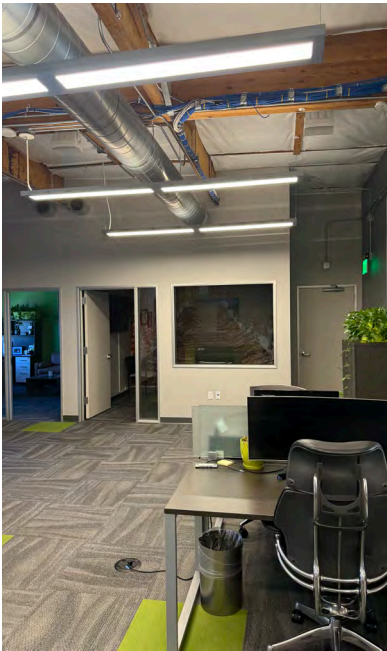
FIRST FLOOR



SECOND FLOOR



INTERIOR PHOTOS





FOR MORE
INFORMATION:

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