

8830 Cypress Court

OTAY MESA

POSITIONED *to perform*

Interchange offers logistics and manufacturing users an opportunity to establish a foothold in one of Southern California's most vital trade corridors. With flexible occupancy options and Foreign Trade Zone (FTZ) designation, Interchange is built for companies seeking to optimize distribution in a high-demand industrial market.



Highlights

- 92,030 SF
- DIVISIBLE TO 41,584 SF
- RARE ON-SITE YARD
- 1.09/1,000 SF PARKING RATIO
- FOREIGN TRADE ZONE 153
- POWER: UP TO 3,000 AMPS

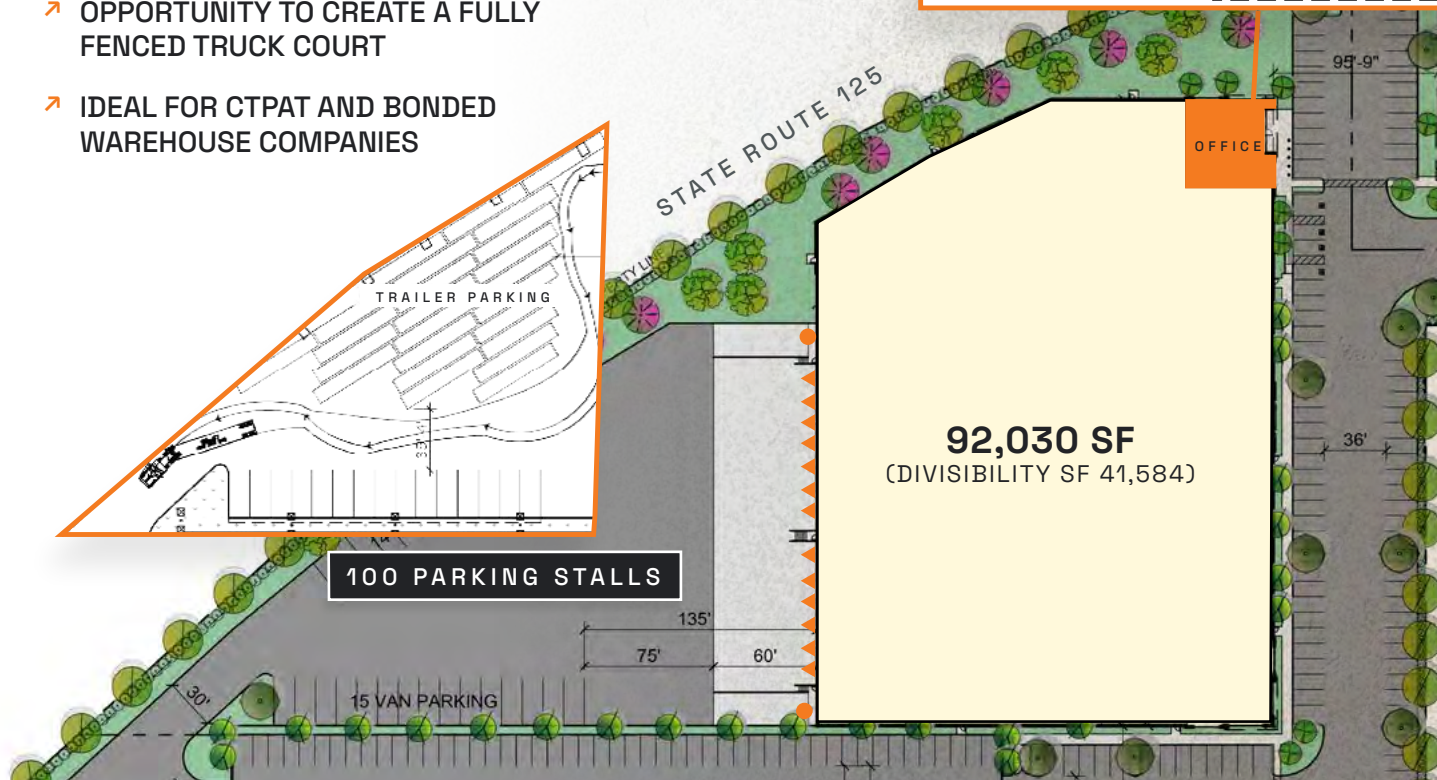
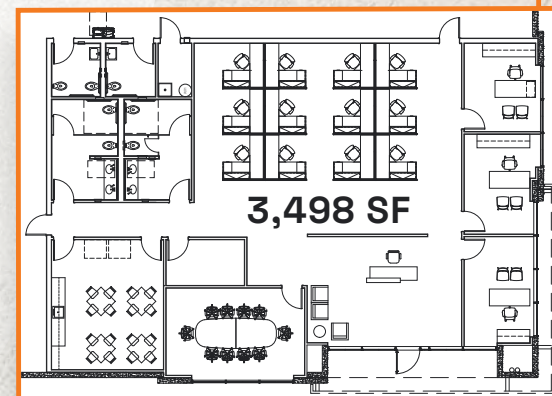
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SINGLE *tenant*

Rare On-site Yard

- POTENTIAL FOR DEDICATED OUTDOOR STAGING, STORAGE & FLEET PARKING
- ABILITY TO PARK UP TO TWENTY-FOUR 53' TRUCK TRAILERS
- OPPORTUNITY TO CREATE A FULLY FENCED TRUCK COURT
- IDEAL FOR CTPAT AND BONDED WAREHOUSE COMPANIES



● GRADE LEVEL DOORS (2) ▲ DOCK DOORS (13)

POWER
UP TO
3,000 AMPS

COLUMN SPACING
50'-52'

SPRINKLERS
ESFR

CLEAR HEIGHT
32'

SPEED BAY
65'

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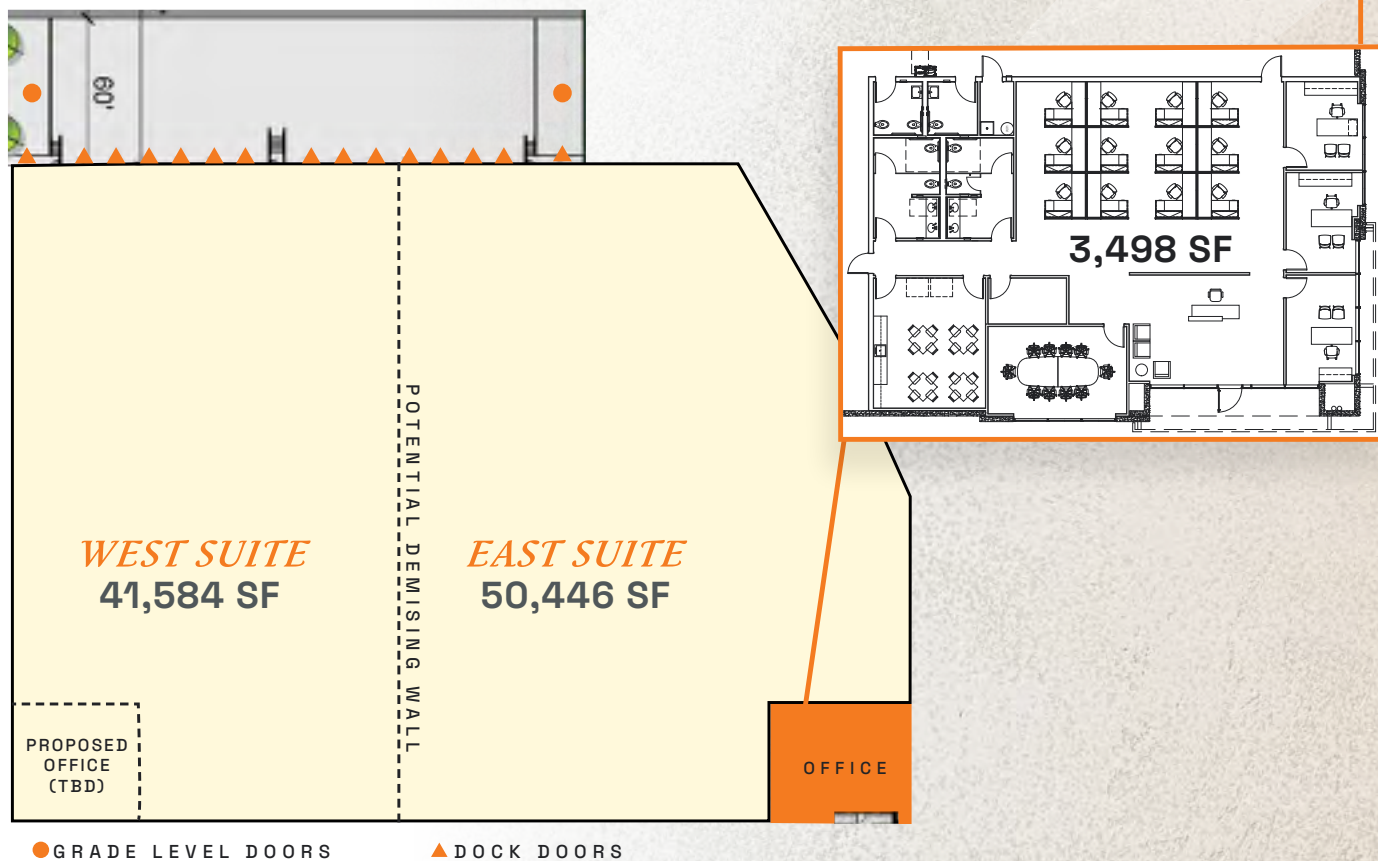
MULTI- *tenant*

WEST SUITE

- DOCK DOORS (9)
- GRADE DOORS (1)

EAST SUITE

- DOCK DOORS (4)
- GRADE DOORS (1)



WHERE LOGISTICS gains ground

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Drive Times

18 MINS	U.S. / MEXICO BORDER
24 MINS	BURLINGTON NORTHERN SANTA FE RAILWAY
27 MINS	PORT OF SAN DIEGO
28 MINS	SAN DIEGO INT'L AIRPORT

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