

**THE CAMPUS**  
AT SAN DIEGO BUSINESS PARK

# NEW INDUSTRIAL



**Murphy**  
Development Company



TAKE A TOUR



Jones Lang LaSalle Brokerage, Inc.  
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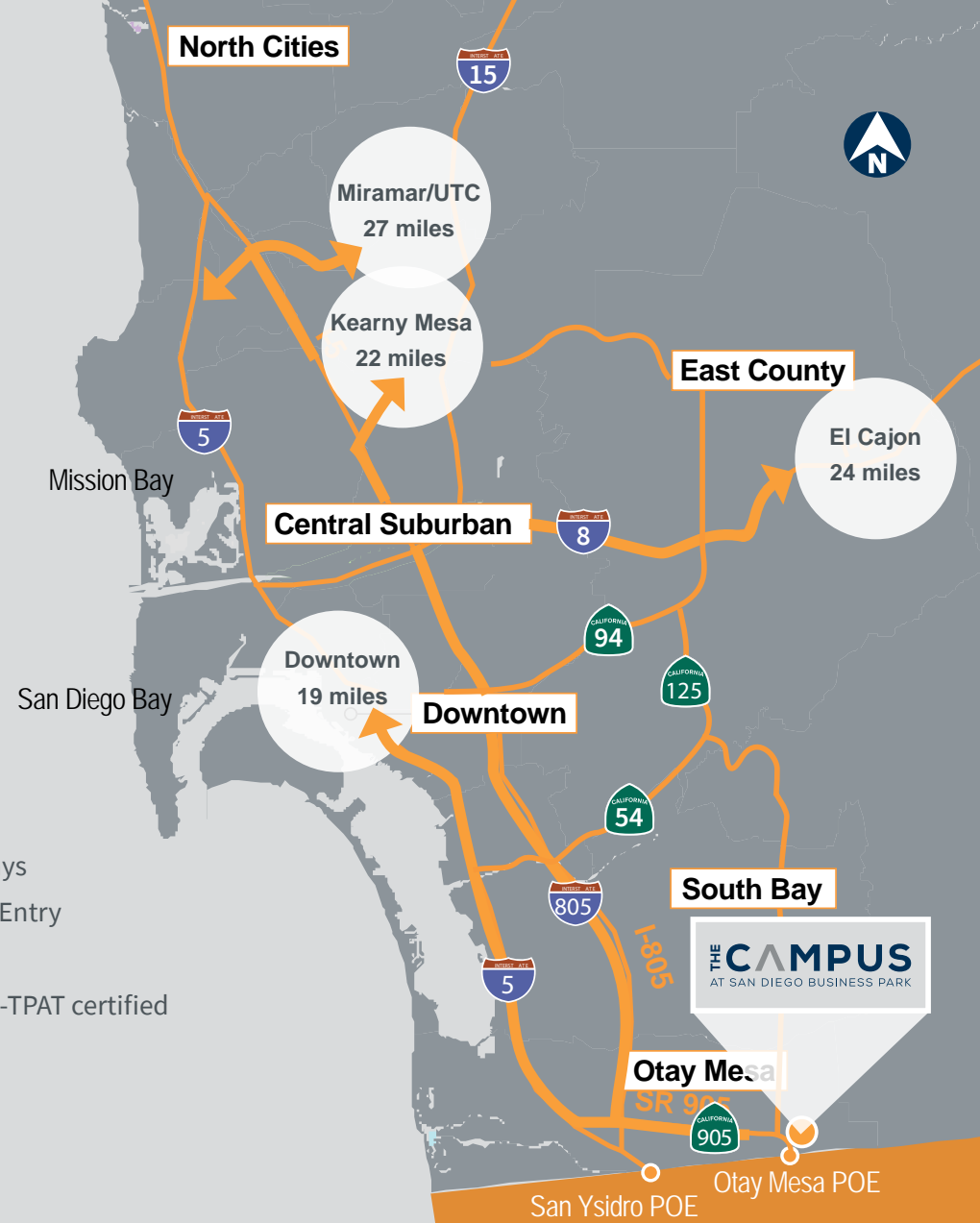
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**BUILDING 3 - 2065 SANYO AVENUE, SAN DIEGO**

## 25,163 SF for lease

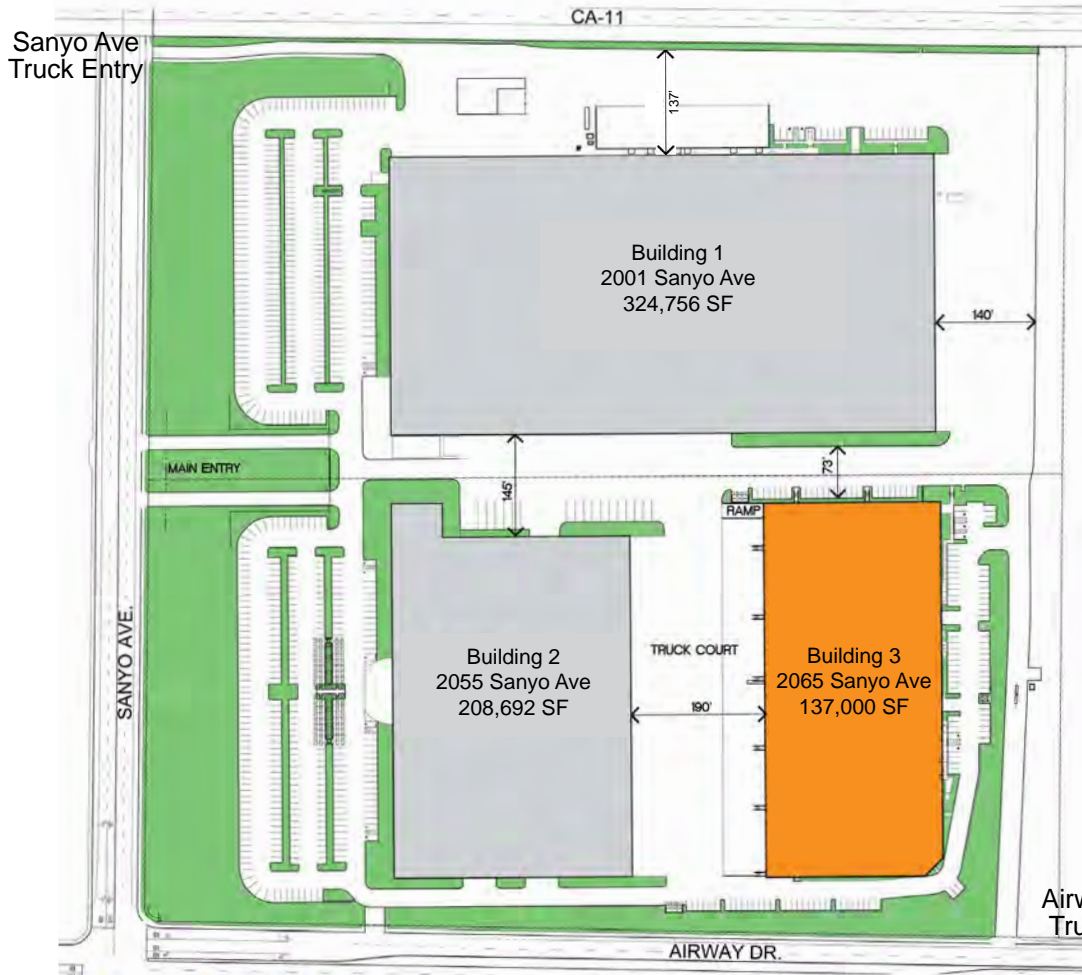
## BUILDING 3 FEATURES

Total Size	137,000 SF
Available Area	25,163 SF
Clear Height	32' - 34'
Power	1,500 AMPS at 277/480v
Sprinklers	ESFR
Loading	6 dock high doors 1 grade level door
Concrete Truck Yard	190'
Skylights	3%
Typical Column Spacing	50' x 54'; 60' deep dock bay
Rent	\$.845 NNN
Operating Expenses	\$0.21 psf estimated in year 1
Additional Details	Walking distance to Otay Mesa Border Crossing
Parking	1/1,000
Visibility	Highly visible from the SR-905 and SR-11 freeways
Location	Excellent location 1/4 mile to Otay Mesa Port of Entry with direct access to SR-905 and SR-11
Security	Fully fenced, secured site with onsite security, C-TPAT certified
Total Project Size	665,229 SF
Comments	Located in a Foreign Trade Zone Magnet site



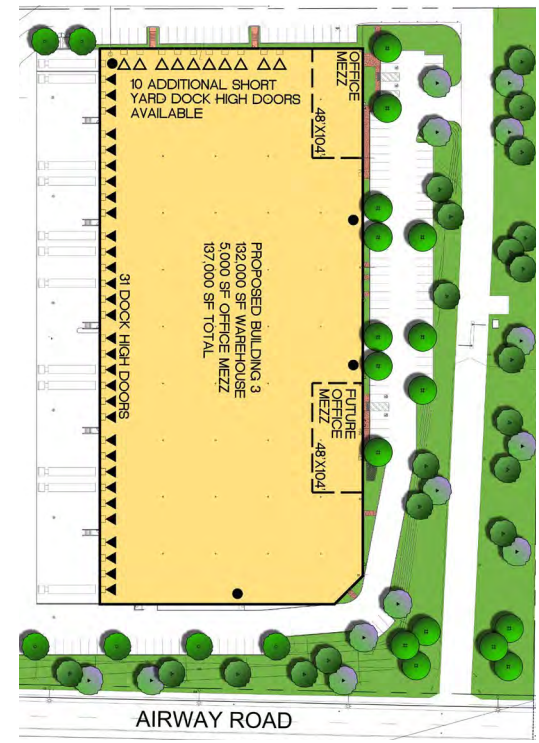
# THE CAMPUS SITE PLAN

# THE CAMPUS AT SAN DIEGO BUSINESS PARK



### Building 3 Totals

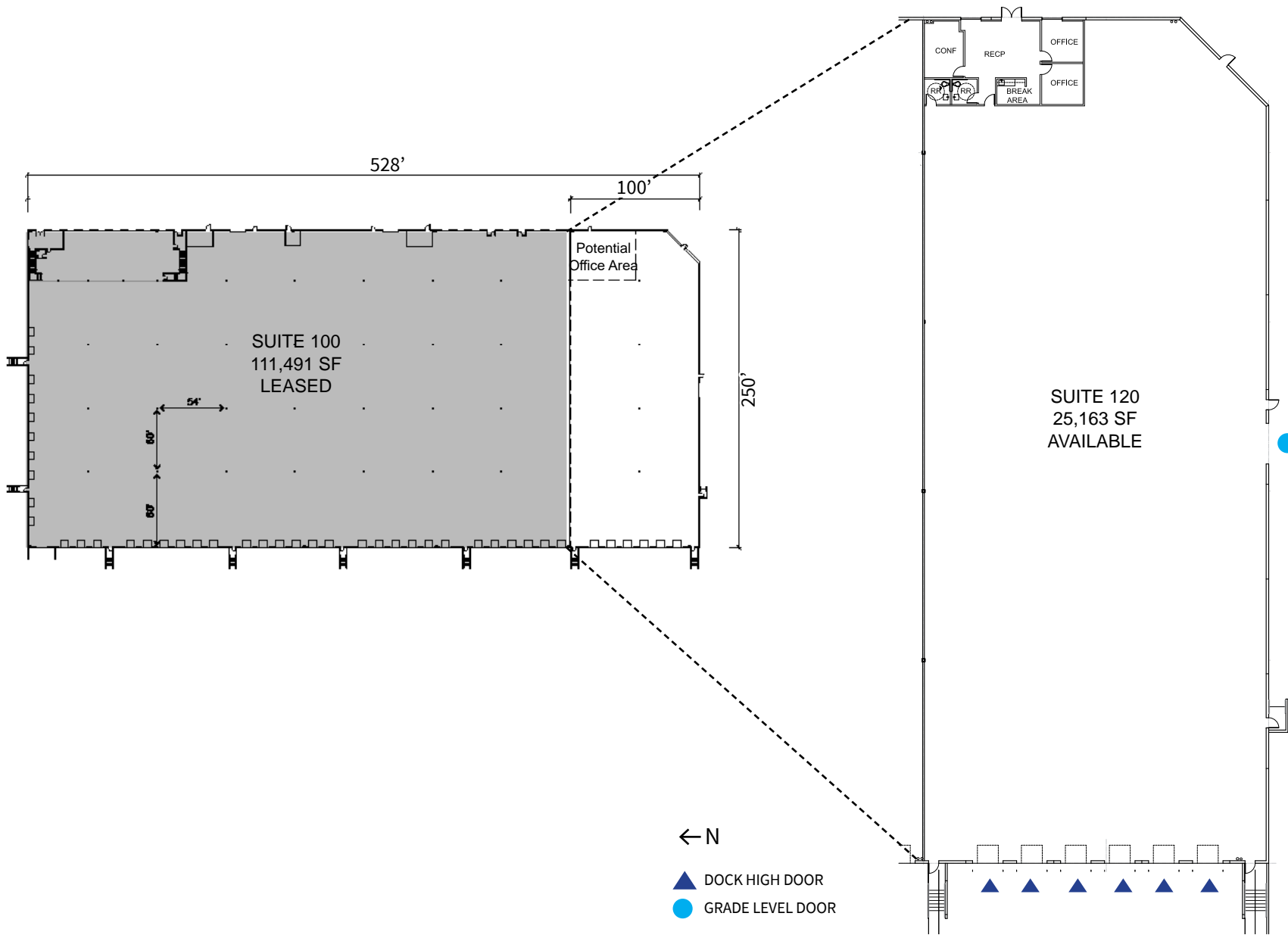
First Floor	132,000 SF
Mezz (expandable)	5,000 SF
Total	137,000 SF
Dock Doors	33
Short Yard Docks	10
Total Docks	43
Grade Doors	4
Dock Ratio	1 / 3,100 SF



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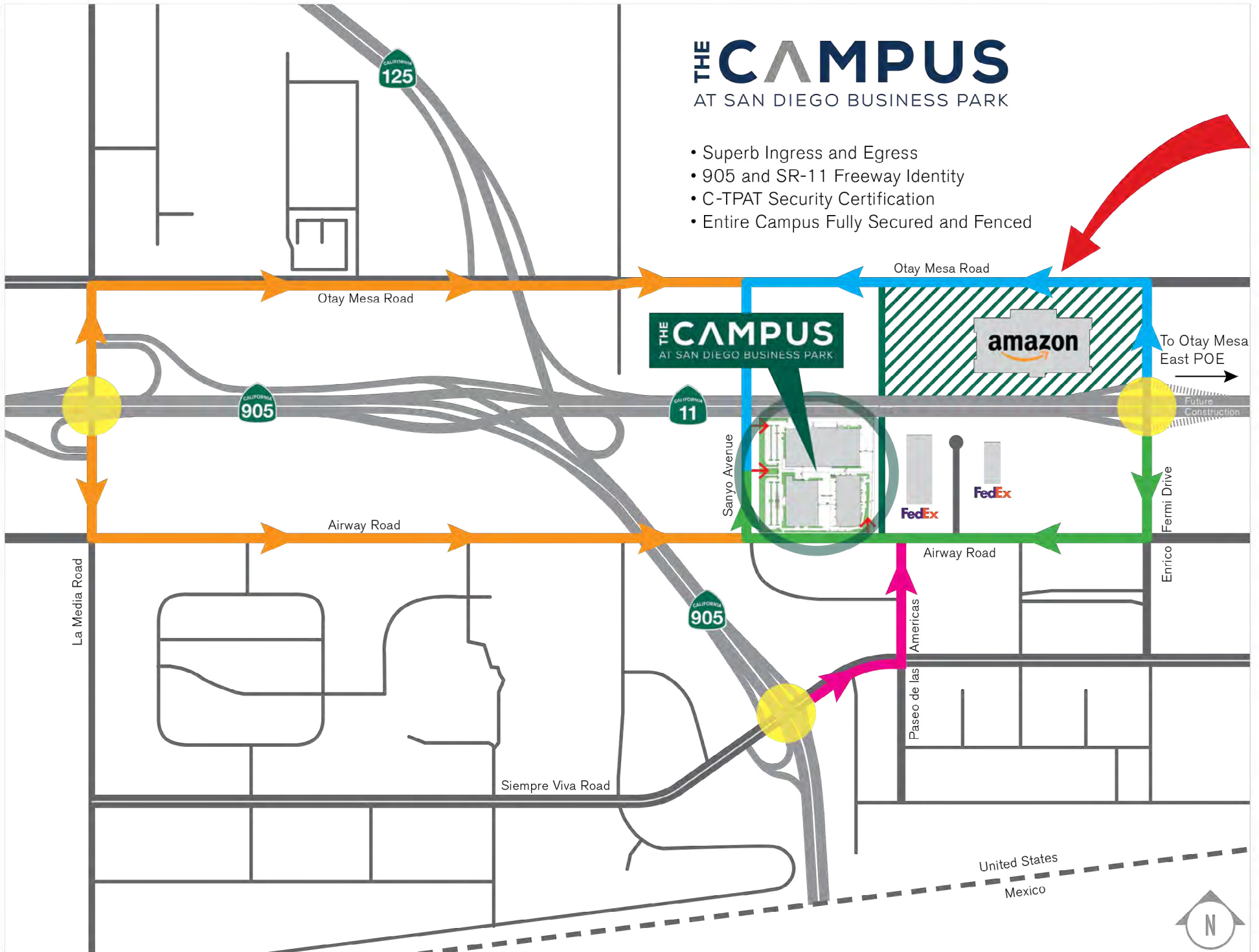


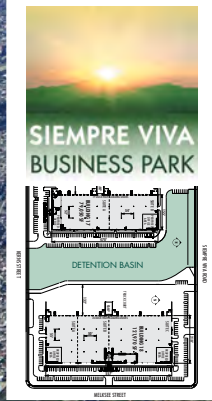


# THE CAMPUS

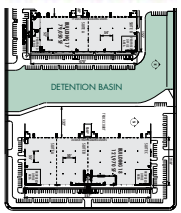
AT SAN DIEGO BUSINESS PARK

- Superb Ingress and Egress
- 905 and SR-11 Freeway Identity
- C-TPAT Security Certification
- Entire Campus Fully Secured and Fenced





SIEMPRE VIVA BUSINESS PARK



INTERNATIONAL BORDER



BAE SYSTEMS

United Technologies

GENERAL DYNAMICS  
nosco

SPAWAR

BAE SYSTEMS

Solar Turbines  
A Caterpillar Company

OM  
Owens & Minor

ZEBRA

GENERAL DYNAMICS  
nosco

AVERY DENNISON

BROWN FIELD AIRPORT

Honeywell

Johnson & Johnson

CAMELBAK

TJ INTL AIRPORT

CROSS BORDER TERMINAL

LA MEDIA ON/OFF RAMP

FedEx Trade Networks

GENERAL DYNAMICS  
nosco

IRON MOUNTAIN

FAT•N

Tyson

ups

BOSE

SHARP

Panasonic

THE CAMPUS  
AT SAN DIEGO BUSINESS PARK

JFH Hillebrand  
FURNITURE FACTORY

OTAY MESA PORT OF ENTRY

SIEMPRE VIVA ON/OFF RAMP

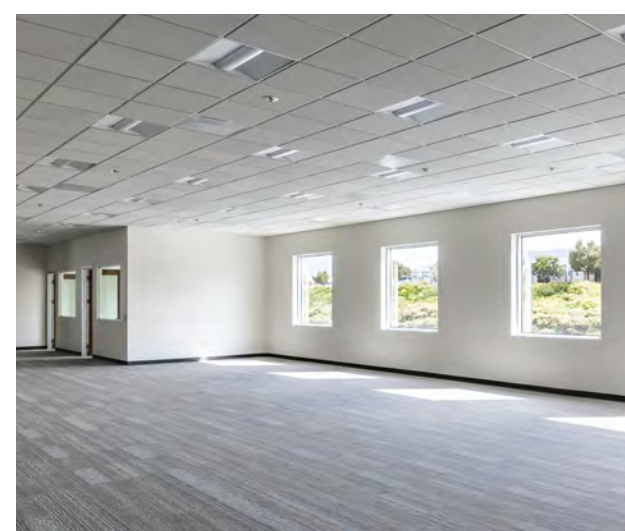
FedEx

ENRICO FERMI ON/OFF RAMP

SAN DIEGO AIRPORT

DOWNTOWN SAN DIEGO









## Freshly Prepped Café at The Campus at San Diego Business Park

Freshly Prepped Café is open Monday through Friday for breakfast and lunch.

The Cafe menu includes breakfast items such as coffee and tea, espresso coffee drinks, cold pressed juices, pastries, yogurt parfaits, egg dishes, oatmeal and bagels. The lunch options include deli sandwiches made to order, soups, salads, charcuterie and hot dishes.

Freshly Prepped Café serves all employees at The Campus at San Diego Business Park exclusively, and is closed to the public.





**THE CAMPUS**  
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**NOW AVAILABLE**



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