



PROJECT VIDEO

# THE CAMPUS

AT SAN DIEGO BUSINESS PARK



**Murphy**  
Development Company



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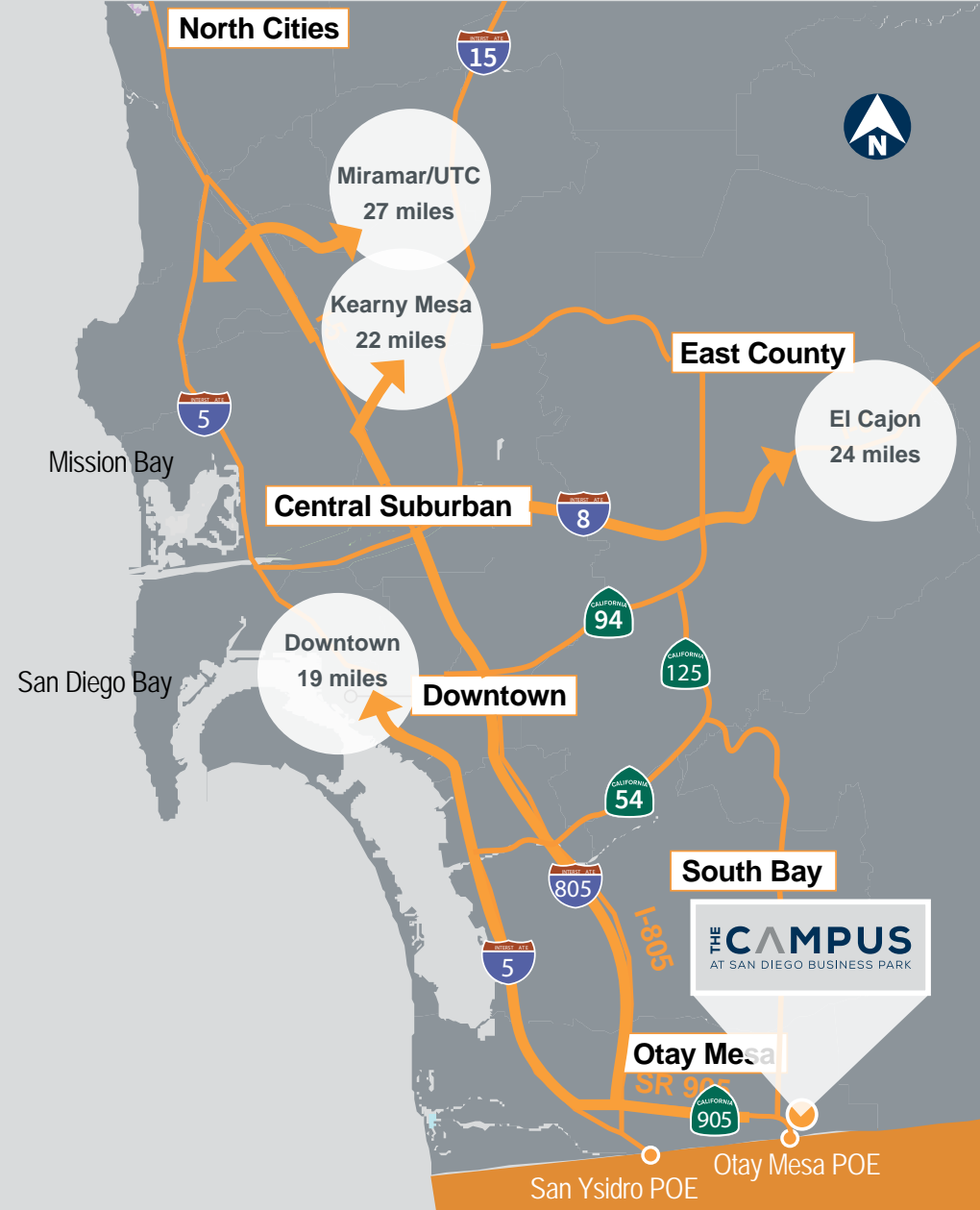
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**2001 SANYO AVENUE, SUITE 130**  
**SAN DIEGO, CA**  
**54,510 SF available for lease**

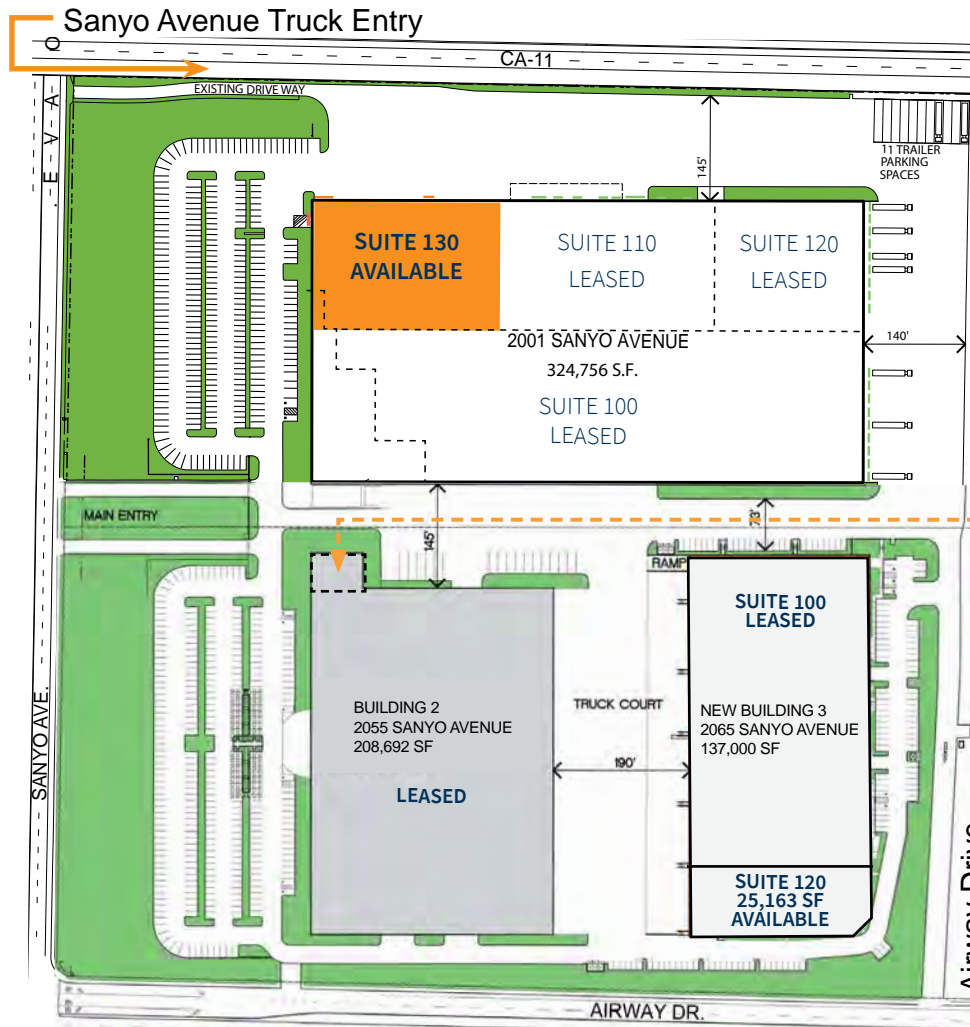
## BUILDING FEATURES

Total building size	324,756 SF
Total available	54,510 SF
Clear Height	24'-26'
Power	Up to 2,600 amps @ 277/480v
Gas	Gas service in the building
Sprinklers	0.30/4,000 (can upgrade to ESFR)
Column spacing	48' x 56'
Truck yard depth	145'+
Dock Loading	10 trailer positions at docks 13 total trailer positions
Grade Loading	2 grade positions
Parking	1.0/1,000
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, CT-PAT eligible
Total Project Size	665,229 SF
Comments	Located in a Foreign Trade Zone Magnet Site

**On Campus Cafe**



# THE CAMPUS SITE PLAN



## SITE & AVAILABILITIES

SUITE	SF	OFFICE	LOADING	POWER
130	54,510 SF	2,650 SF	<ul style="list-style-type: none"> <li>10 trailer dock doors</li> <li>3 additional trailer dock positions</li> <li>13 total trailer dock positions</li> <li>2 grade positions</li> </ul>	Up to 2,600 amps 277/480v



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# THE CAMPUS FLOOR PLAN

## BUILDING 1

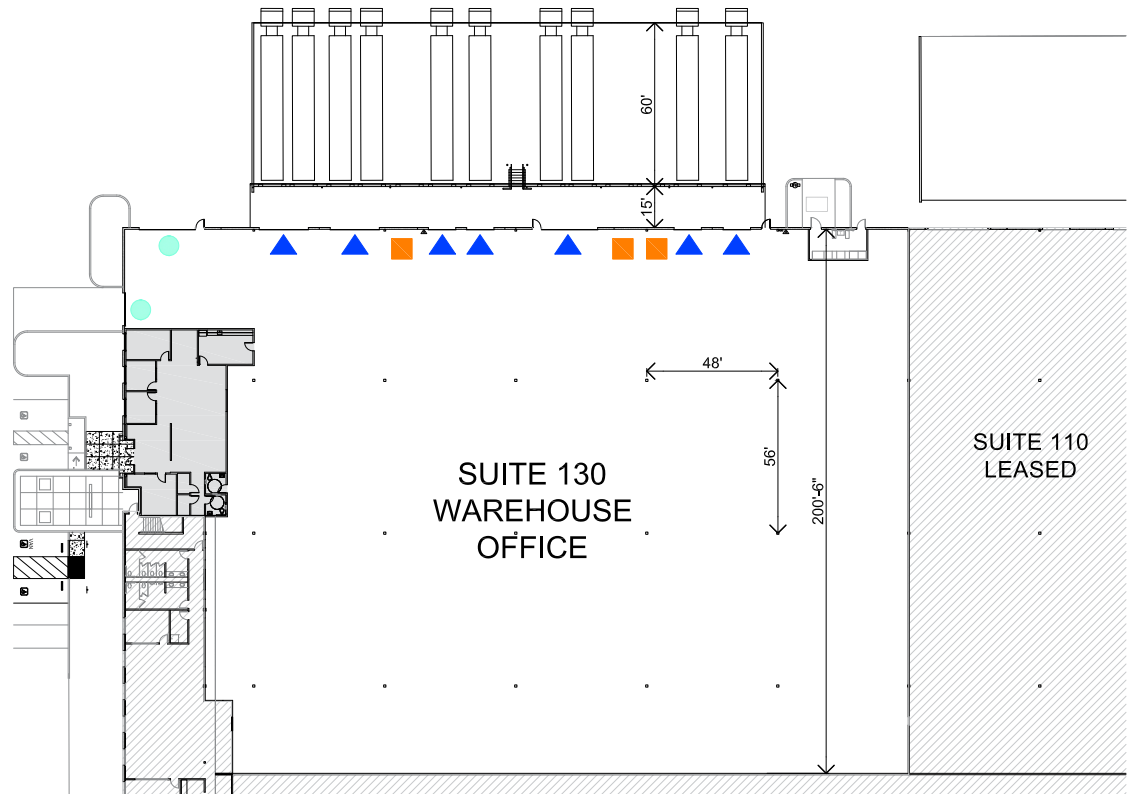
SUITE 130: 54,510 SF  
 CLEAR HEIGHT: 24'-26'  
 COLUMN SPACING: 48'x56'

- LOADING:
- ▲ 10 Dock Positions
  - 3 Additional Positions Available
  - ▲ ■ 13 Total Trailer Positions
  - 2 Grade Level

- ▲ DOCK HIGH DOORS
- ADDITIONAL TRAILER PARKING
- GRADE LEVEL DOOR



ENTRY VIEW



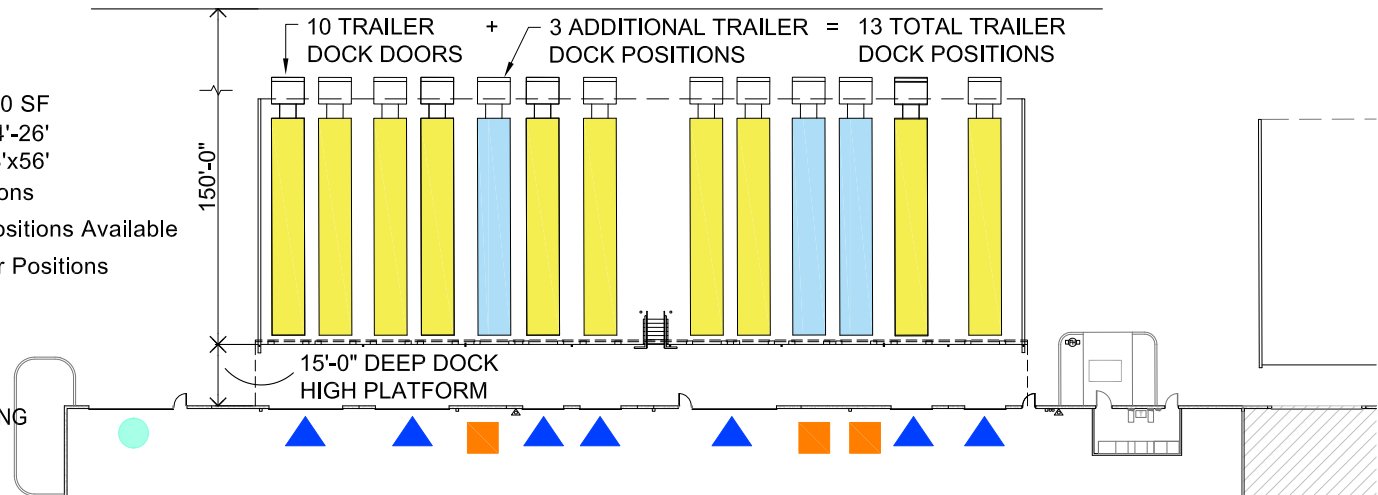
# THE CAMPUS FLOOR PLAN

**BUILDING 1**

SUITE 130: 54,510 SF  
 CLEAR HEIGHT: 24'-26'  
 COLUMN SPACING: 48'x56'

- LOADING:
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- \$0.785 NNN PSF\*
- 54,510 SF
- Office – 2,650 SF
- 10 trailer dock doors
- 13 total trailer dock positions
- 2 Grade positions
- 2,600 amps of 277/480V power

\*NNN=\$0.16/sf



SAN DIEGO AIRPORT

DOWNTOWN SAN DIEGO



United Technologies

GENERAL DYNAMICS  
nosco



BAE SYSTEMS

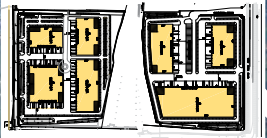
Solar Turbines  
A Caterpillar Company



OM  
Owens & Minor

ZEBRA

GENERAL DYNAMICS  
nosco



BROWN FIELD AIRPORT

Honeywell

Johnson & Johnson

CAMELBAK



LA MEDIA ON/OFF RAMP



BOSE

SHARP

Panasonic

THE CAMPUS  
AT SAN DIEGO BUSINESS PARK



SIEMPRE VIVA ON/OFF RAMP

FedEx



ENRICO FERMI ON/OFF RAMP

INTERNATIONAL BORDER

SIEMPRE VIVA BUSINESS PARK

TJ INTL AIRPORT

CROSS BORDER TERMINAL

FedEx Trade Networks

GENERAL DYNAMICS  
nosco

IRON MOUNTAIN

EATON

OTAY MESA PORT OF ENTRY

ON-CAMPUS CAFE IN BUILDING 2 | 2055 SANYO AVENUE



2001

**THE CAMPUS**  
AT SAN DIEGO BUSINESS PARK

2055  
2065



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