

AVAILABLE FOR SALE OR LEASE

7828 WATERVILLE RD

SAN DIEGO, CA 92154

BROWN FIELD BUSINESS PARK

± 101,435 SF

FREE-STANDING CORPORATE HEADQUARTERS
MANUFACTURING | R&D | DISTRIBUTION BUILDING

LOCATED IN A
**FOREIGN-TRADE
ZONE**

Murphy **CBRE**
Development Company

BUILDING OVERVIEW

Building Description:	Corporate Headquarters Manufacturing R&D Distribution
Total Building Area:	± 101,435 SF
Total Land Area:	± 5.95 Acres
First Floor Warehouse:	± 76,559 SF
First Floor Office:	± 13,660 SF
Second Floor Office:	± 11,216 SF
Dock Doors:	12 (Expandable to 16)
Grade Level Doors:	2
Clear Height:	± 24'
Fire Protection:	ESFR
Electrical Service:	Up to 7,000 Amps, 277/480V
Backup Power:	55Kw Diesel Powered Emergency Generator
Elevator:	One (1) Kone 2,500lb capacity elevator
Truck Turning Radius:	Up to ±180'
Vehicle Parking:	195 Stalls (1.92/1,000)
Zoning:	IP-1-1 (City of San Diego)

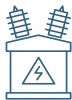


PLANNED RENOVATIONS

- » Addition of up to 7 Dock Loading Positions
- » New Office Finishes and Updated Restrooms
- » Asphalt/Concrete Repairs & Re-Stripe
- » New Interior & Exterior Paint
- » New HVAC
- » New Roof Coating
- » LED Lighting
- » Landscape Enhancement



Corporate
HQ Building



Up to 7,000 Amps,
277/480 V



Fenced
Secure Site



Excellent Circulation
with Drive-Around
Access



Trailer Parking



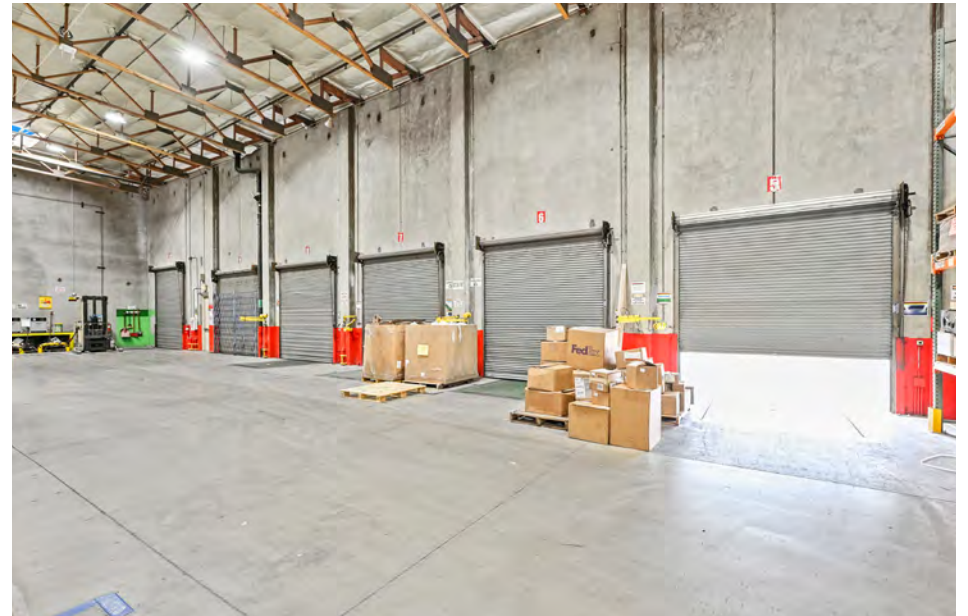
Prominent Freeway
Visibility



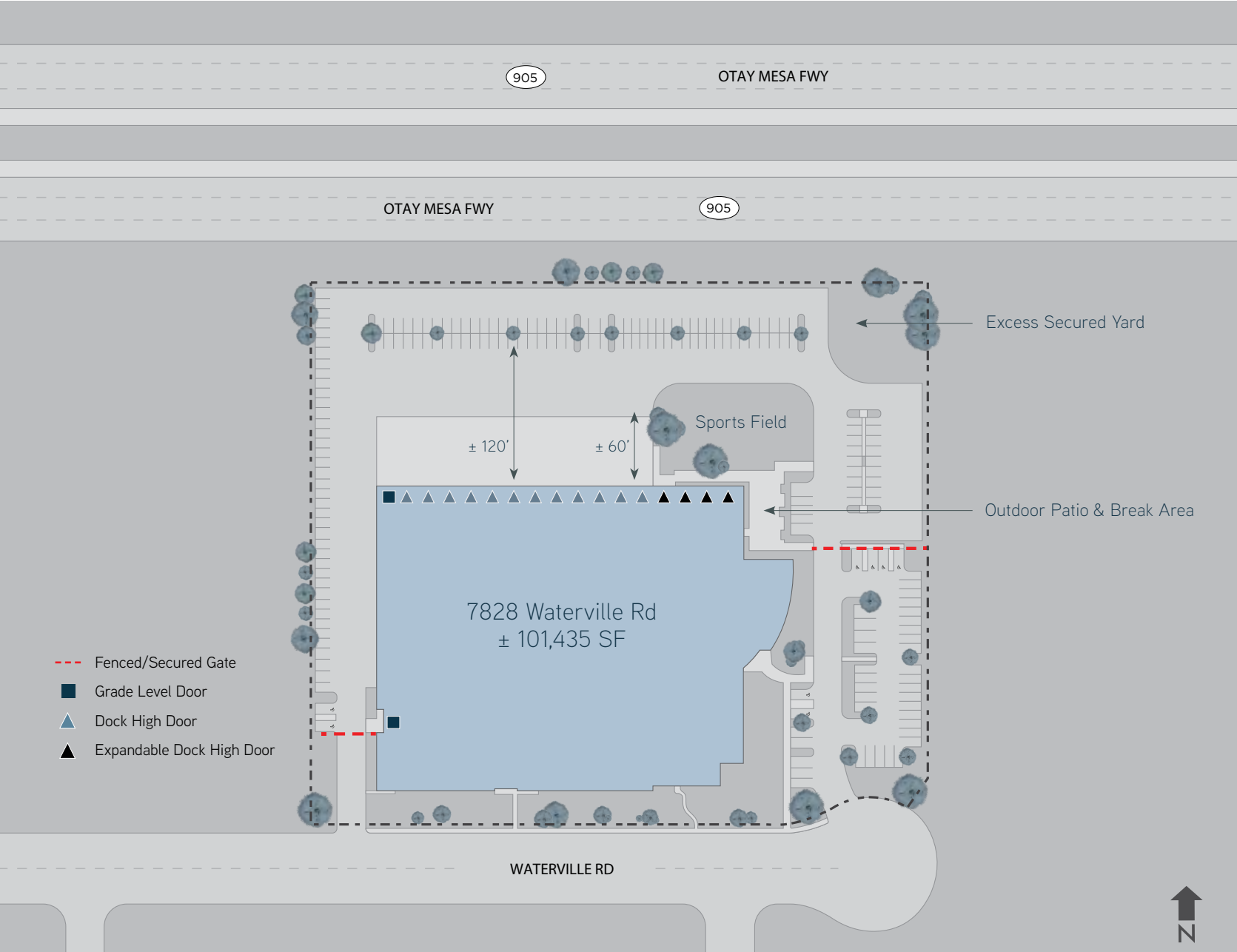
Walking Distance to
Public Transit



Natural Gas

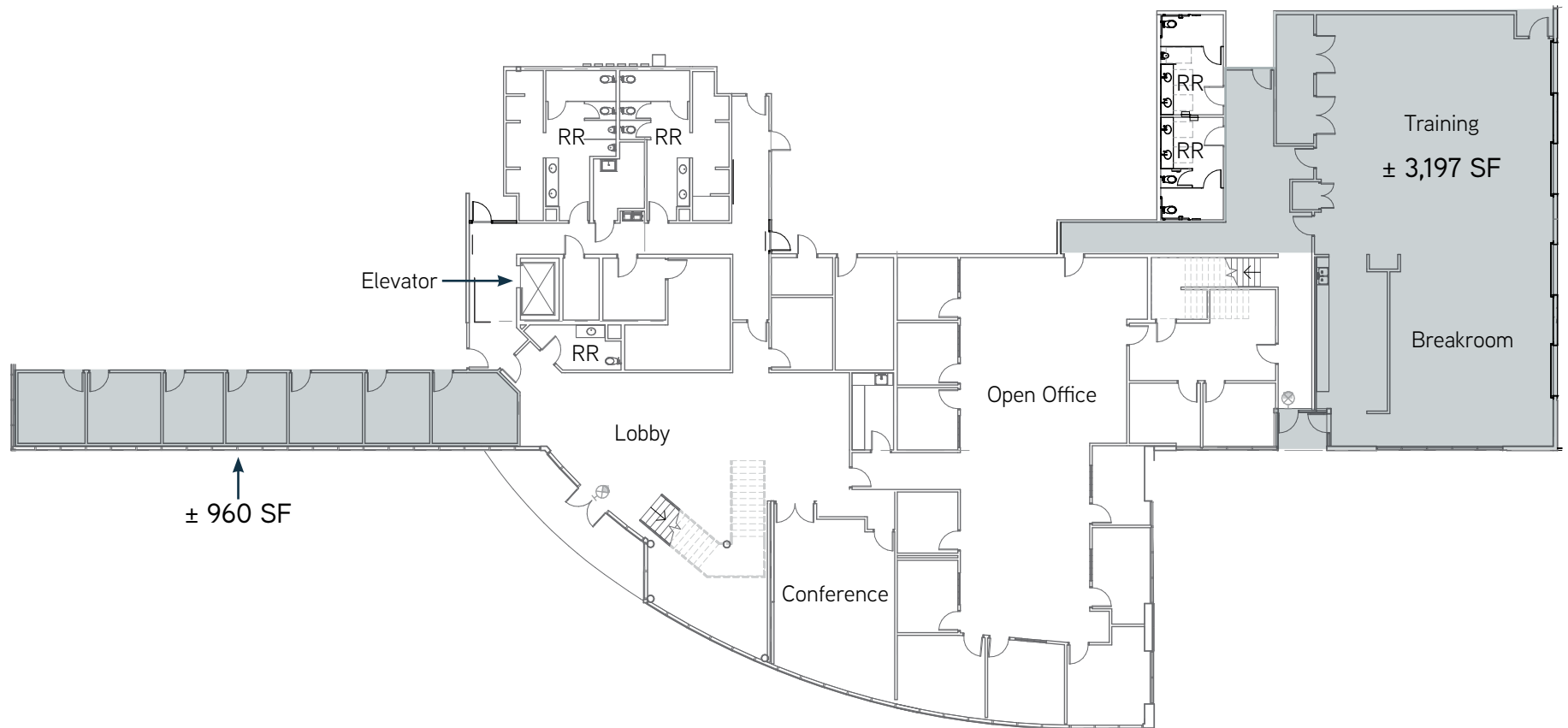


SITE PLAN



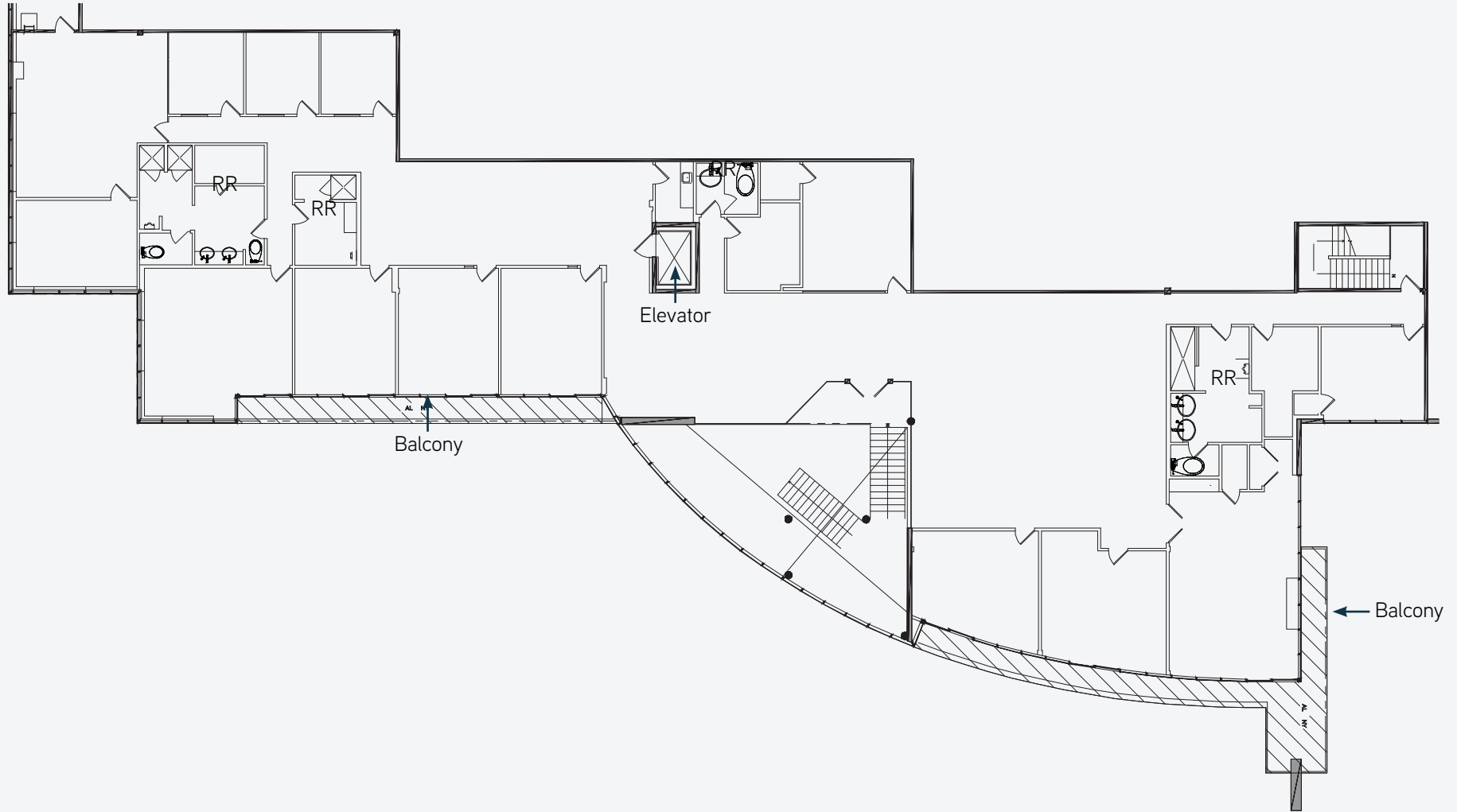
FIRST FLOOR OFFICE PLAN

- » Total Area: $\pm 13,660$ SF
- » Potential Warehouse Expansion $\pm 4,157$ SF
- » Potential Total First Floor Warehouse $\pm 80,716$ SF
- » Remaining Office $\pm 9,503$ SF



SECOND FLOOR OFFICE PLAN

» Total Area: ± 11,216 SF






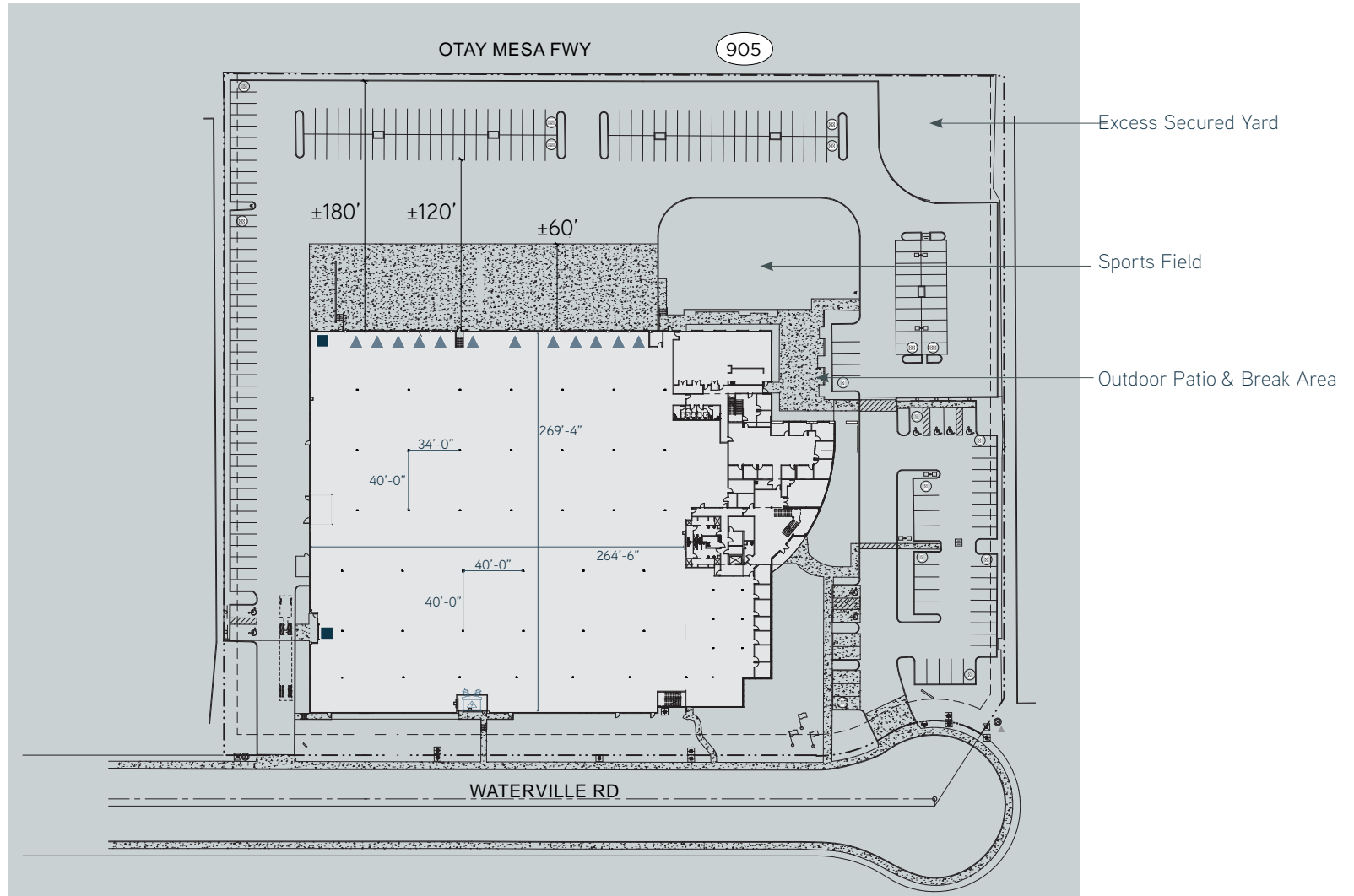


SITE PLAN

SCENARIO 1 MANUFACTURING | R&D

- » Vehicle Parking: 195 Stalls (1.92/1,000)
- » Dock Doors: 12
- » Grade Level: 2

-  Up to 7,000 Amps
-  Grade Level Door
-  Dock High Door

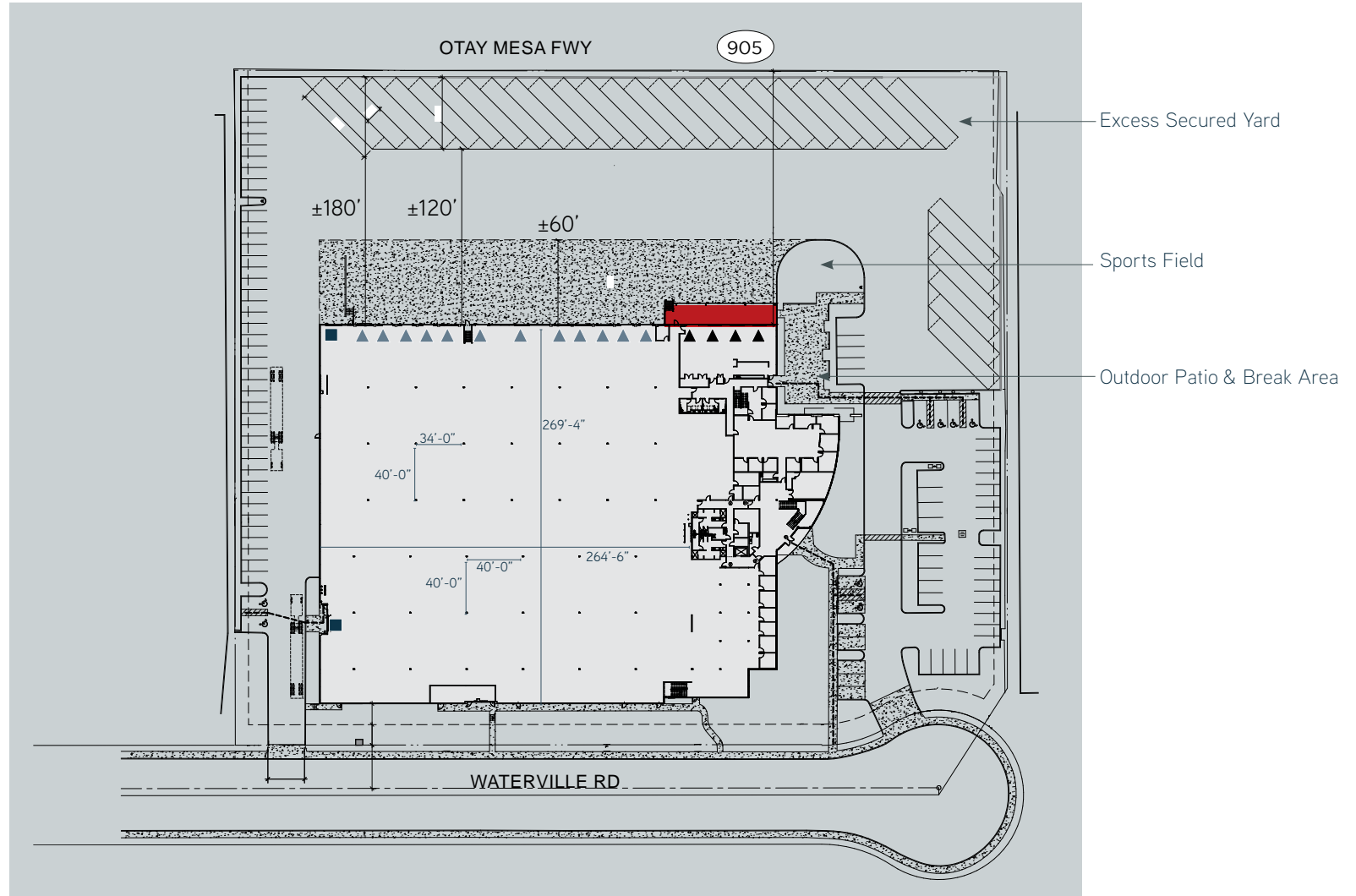


SITE PLAN

SCENARIO 2 DISTRIBUTION WITH TRAILER PARKING

- » Vehicle Parking: 93 Stalls (0.92/1,000)
- » Trailer Parking: 31 Stalls
- » Dock Doors: 16
- » Grade Level: 2

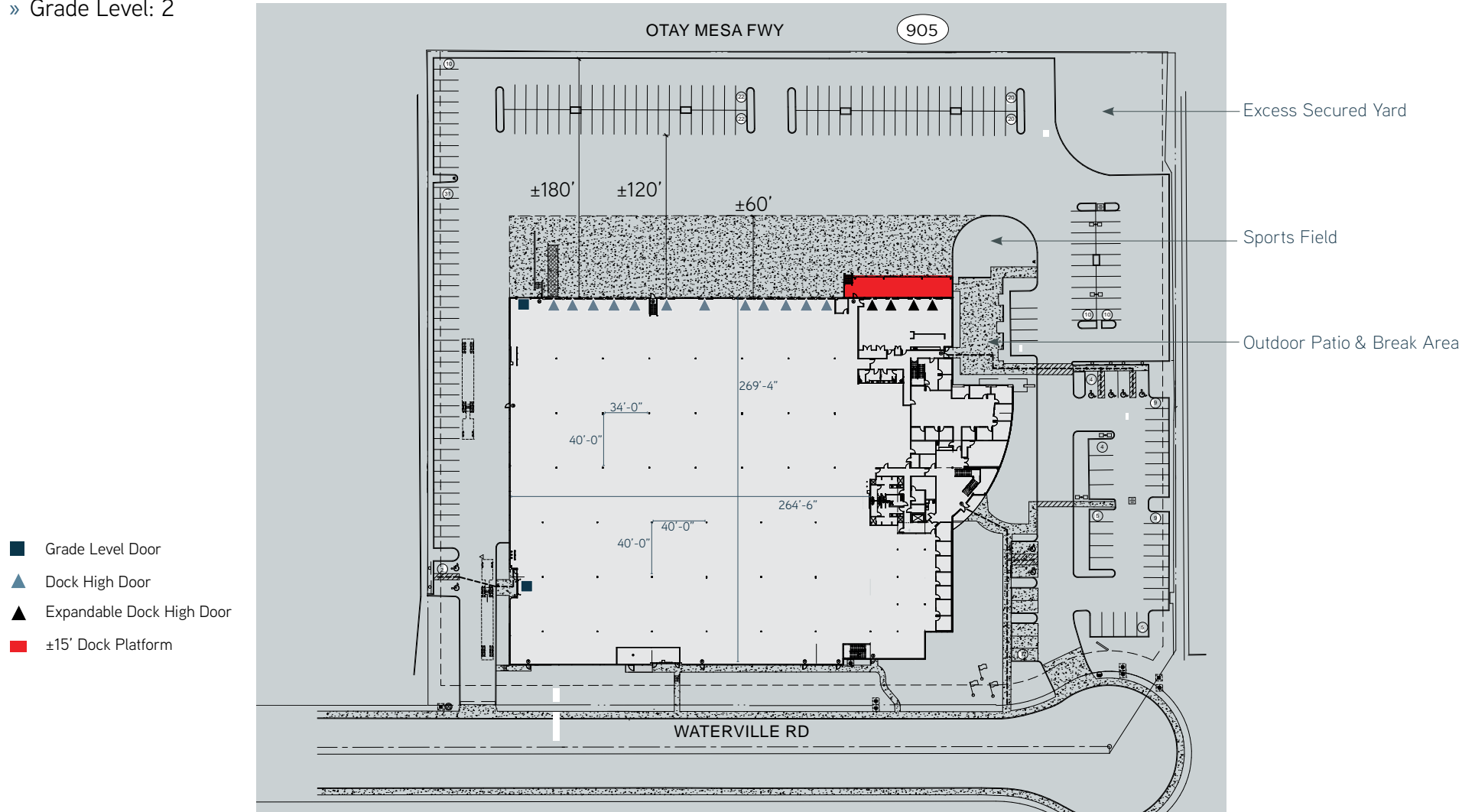
- Grade Level Door
- ▲ Dock High Door
- ▲ Expandable Dock High Door
- ±15' Dock Platform



SITE PLAN

SCENARIO 3 DISTRIBUTION WITH PARKING

- » Vehicle Parking: 195 Stalls (1.92/1,000)
- » Dock Doors: 16
- » Grade Level: 2



LOCATION MAP

- COUNTY/CITY BORDER
- FREEWAY
- FREEWAY ON/OFF RAMP
- LOCATION



CORPORATE NEIGHBORS



BROWN FIELD BUSINESS PARK

ADVANTAGES



122-Acre Master
Planned Industrial Park



Walking Distance
to Public Transit



Minutes to New Supporting
Residential Development



Central Otay Mesa Location
Avoids Border Congestion



Proximity to SR-905 at
Britannia Blvd.



Well-Maintained First-Class
Business Park Environment



Prominent Existing
Corporate Tenant Base





BROWN FIELD AIRPORT

905

WATERVILLE RD

OTAY MESA

ADVANTAGES



Best Otay Mesa location one block to SR-905 at Britannia Blvd. interchange providing immediate connections to I-805, I-5 and SR-125



One-mile to Cross Border Terminal ("CBX") with direct connection to Tijuana International Airport



Ample South County and Tijuana labor supply supporting warehouse and manufacturing operations



New Otay Mesa residential development to support growing employment base



Expanding decision-maker housing development in the nearby communities of Eastlake and Otay Ranch



Brown Field Airport redevelopment underway creating new jet fixed based operations, T-hangers, heliport, commercial, hotel and restaurant space.



Otay Mesa Port of Entry I handles \$51B of imports and exports with 1B trucks annually



Otay Mesa Port of Entry II, a \$1.2B project estimated to open in 2026

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**FOR MORE INFORMATION,
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Murphy
Development Company

CBRE