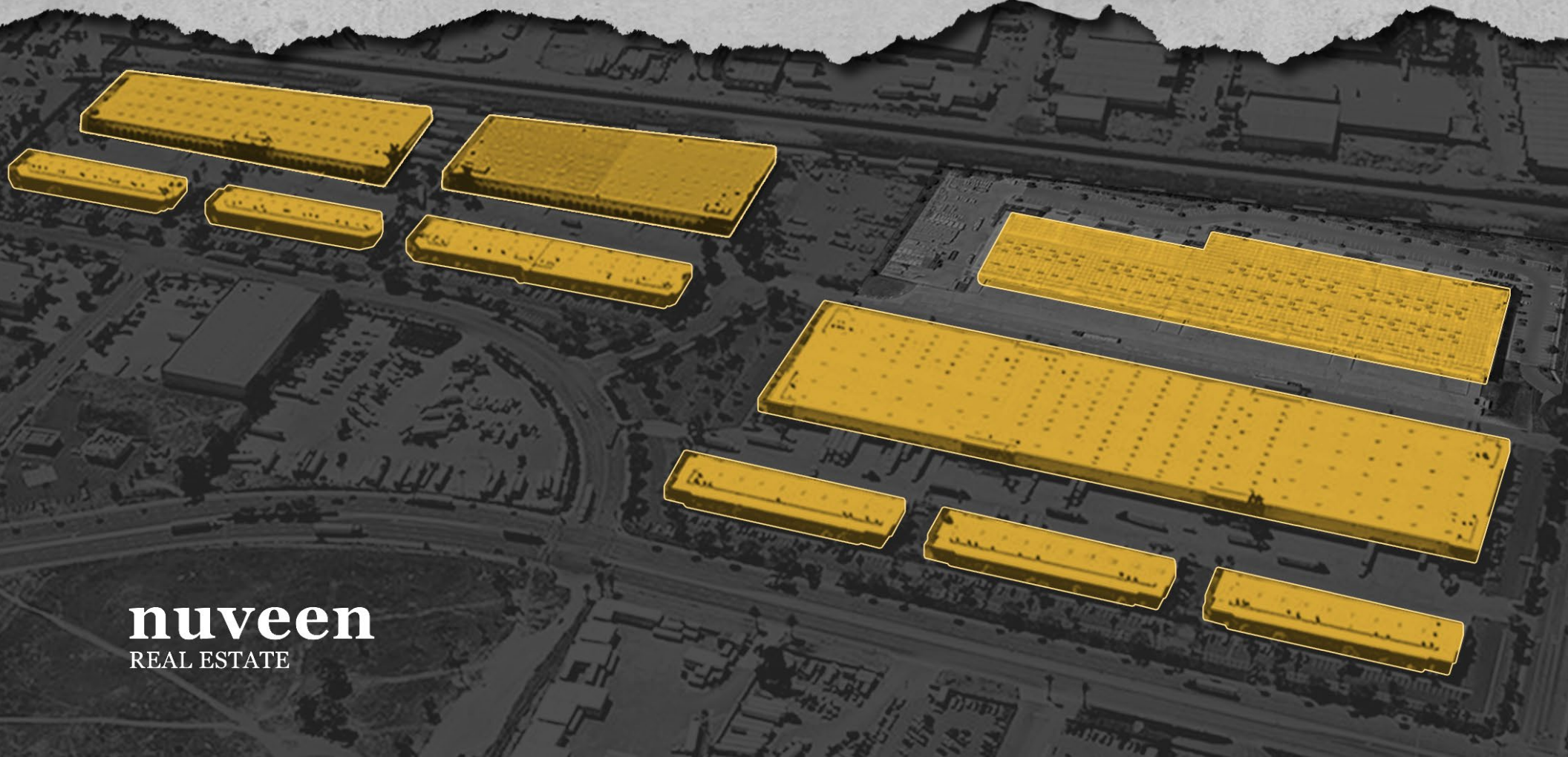


FRONTERA

B U S I N E S S P A R K



nuveen
REAL ESTATE

FRONTERA

BUSINESS PARK

SUMMARY

Totaling 907,007 square feet, Frontera Business Park is an Institutional-Quality multi-tenant industrial business park strategically located within the highly desirable Otay Mesa sub-market.

PROPERTY FEATURES

- 907,007 SF warehouse/distribution project
- Institutionally owned and operated
- Dock high and grade level loading
- Potential yard/truck parking
- 2.7/1,000 parking
- IBT-1-1 Zoning
- Skylights
- Full daytime security attendant
- 22' - 36' clear height
- Energy efficient lighting with motion sensors
- Transit friendly location with multiple bus stops outside
- Strategically located within the Otay Mesa Submarket, directly adjacent to the Otay Mesa Port of Entry and U.S. Customs and Border Protection inspection facility, with convenient access to SR-11, SR-125 and SR-905.



9485 CUSTOMHOUSE PLAZA

- RSF – 102,923
- Clear Height – 24'-26'

100% LEASED

2695 CUSTOMHOUSE COURT

- RSF – 112,267
- Clear Height – 24'-26'

100% LEASED

2651 DRUCKER LANE

- RSF – 174,200
- Clear Height – 36'

100% LEASED

9255 CUSTOMHOUSE PLAZA

- RSF – 296,602
- Clear Height – 26'-28'

AVAILABLE SUITE

9465 CUSTOMHOUSE PLAZA

- RSF – 31,973
- Clear Height – 22'-24'

100% LEASED

9375 CUSTOMHOUSE PLAZA

- RSF – 32,430
- Clear Height – 22'-24'

AVAILABLE SUITE

- RSF – 48,845
- Clear Height – 22'-24'

100% LEASED

- RSF – 36,266
- Clear Height – 22'-24'

100% LEASED

- RSF – 34,929
- Clear Height – 22'-24'

AVAILABLE SUITE

- RSF – 36,162
- Clear Height – 22'-24'

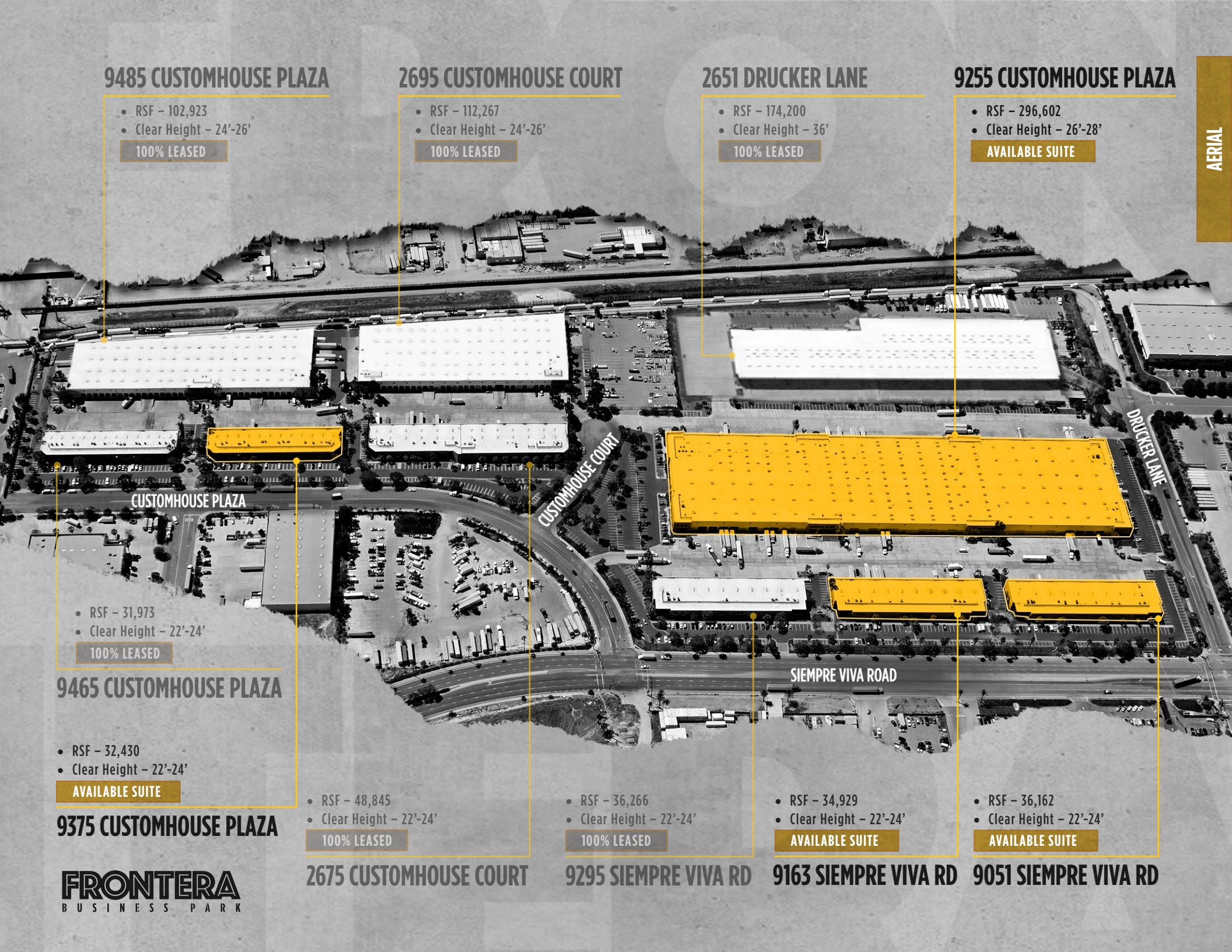
AVAILABLE SUITE

2675 CUSTOMHOUSE COURT

9295 SIEMPRE VIVA RD

9163 SIEMPRE VIVA RD

9051 SIEMPRE VIVA RD



CURRENT AVAILABILITY

	SUITE	SQ.FT	OFFICE %	WAREHOUSE %	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
9051 SIEMPRE VIVA ROAD	A	21,974 SF	4,471 SF (20%)	17,503 SF (80%)	\$1.15-1.25 NNN	10	1	Available Now
9163 SIEMPRE VIVA ROAD	A	20,539 SF	2,211 SF (11%)	18,328 SF (89%)	\$1.15-1.25 NNN	7	4	Available Now
9375 CUSTOMHOUSE PLAZA	J	5,695 SF	2,435 SF (43%)	3,260 SF (57%)	\$1.40-\$1.45 NNN	1	1	Available Now
9375 CUSTOMHOUSE PLAZA	F	3,434 SF	1,351 SF (39%)	2,083 SF (61%)	\$1.40-\$1.45 NNN	3	1	Available April 1, 2025
9255 CUSTOMHOUSE PLAZA	M	50,069 SF	2,600 SF (5%)	47,469 SF (95%)	\$1.10-\$1.20 NNN	10	0	Available Now



9051 SIEMPRE VIVA ROAD

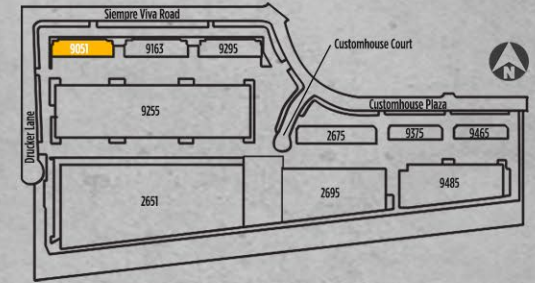
AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
A	21,974 SF	17,503 SF (80%)	4,471 SF (20%)	\$1.15-1.25	10	1	Available Now

LEGEND

- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

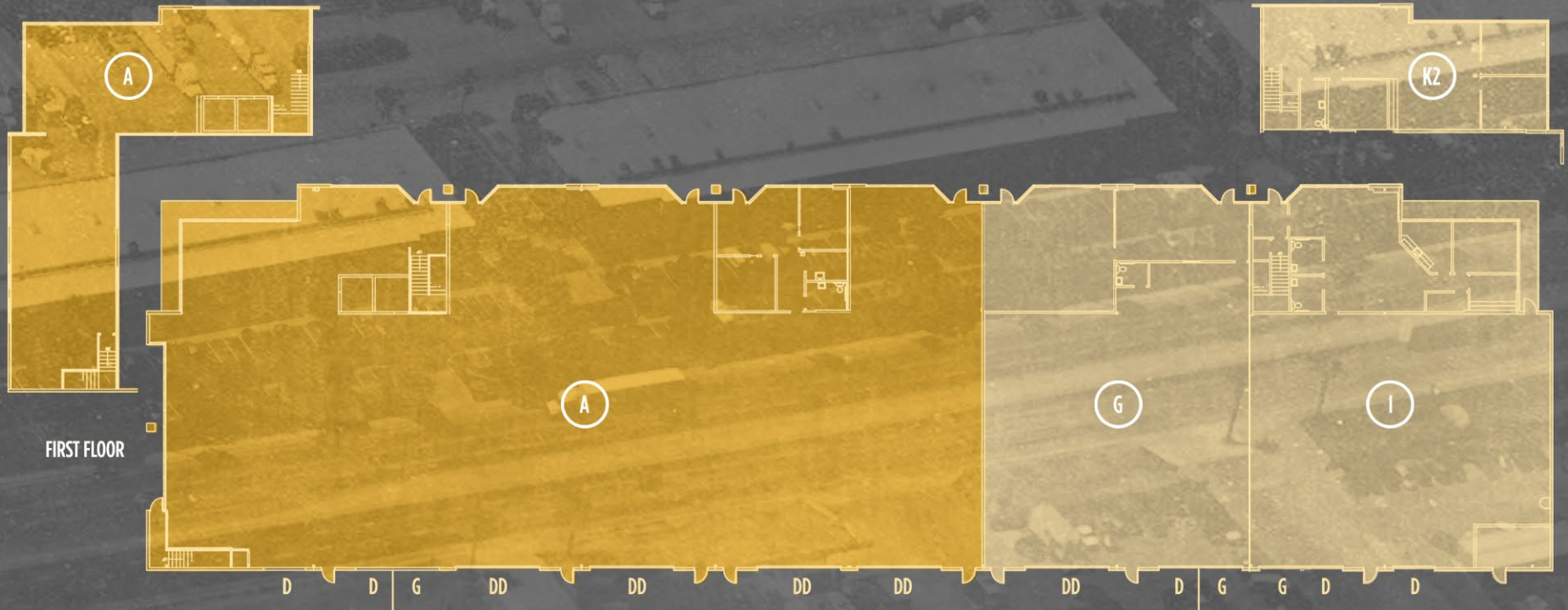
OPERATING EXPENSES:
CURRENTLY ESTIMATED TO BE \$0.32 NNN/SF MONTH



FRONTERA
BUSINESS PARK

9051 AVAILABILITY

SECOND FLOOR



FIRST FLOOR

9163 SIEMPRE VIVA ROAD

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
A	20,539 SF	18,328 SF (89%)	2,211 SF (11%)	\$1.15-1.25	7	4	Available Now

LEGEND

■ = AVAILABLE FOR LEASE

■ = LEASED

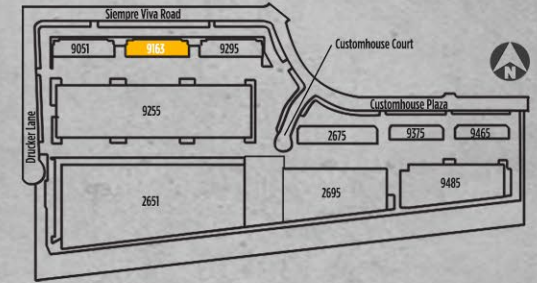
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

CURRENTLY ESTIMATED TO BE \$0.33 NNN/SF MONTH



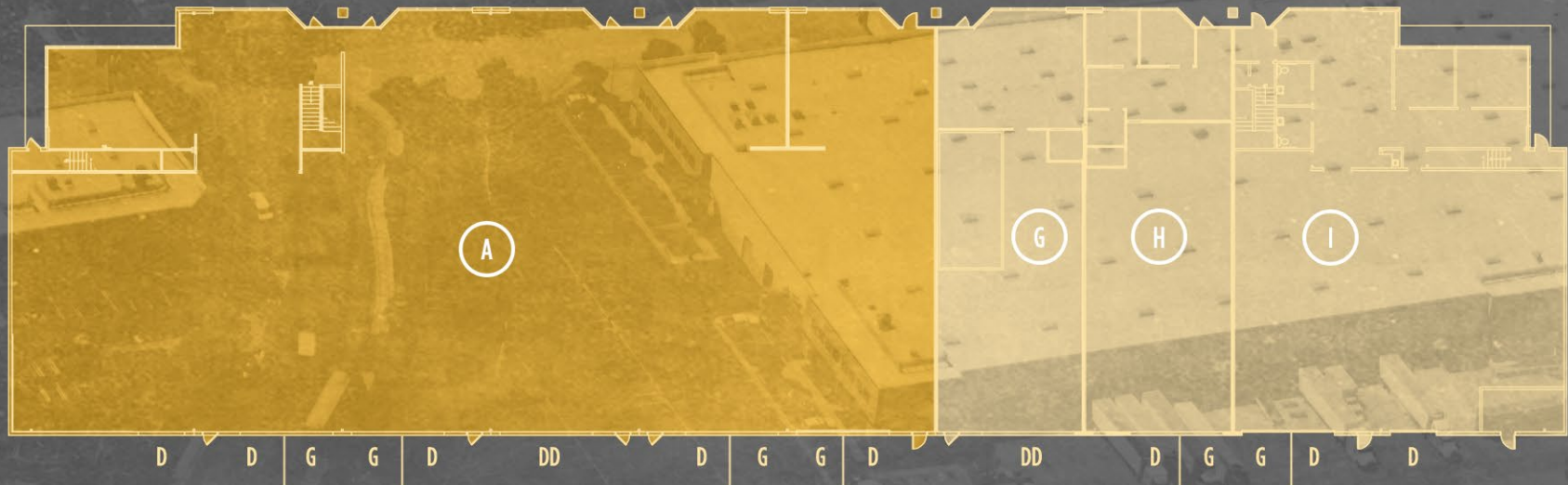
FRONTERA
BUSINESS PARK

9163 AVAILABILITY

SECOND FLOOR



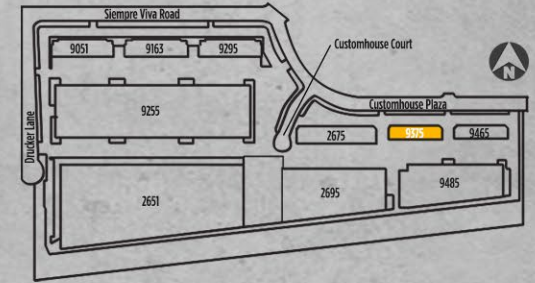
FIRST FLOOR



9375 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
J	5,695 SF	3,260 SF (57%)	2,435 SF (43%)	\$1.40-1.45	1	1	Available Now
F	3,434 SF	2,083 SF (61%)	1,351 SF (39%)	\$1.40-1.45	3	1	Available April 1, 2025



FRONTERA
BUSINESS PARK

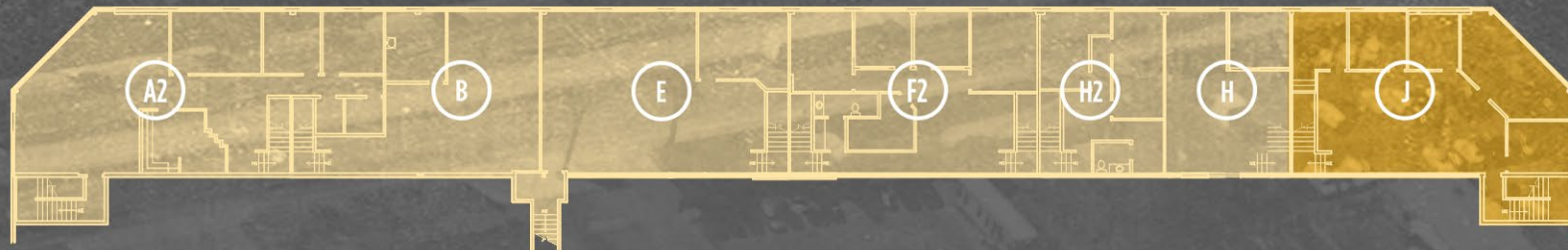
9375 AVAILABILITY

LEGEND

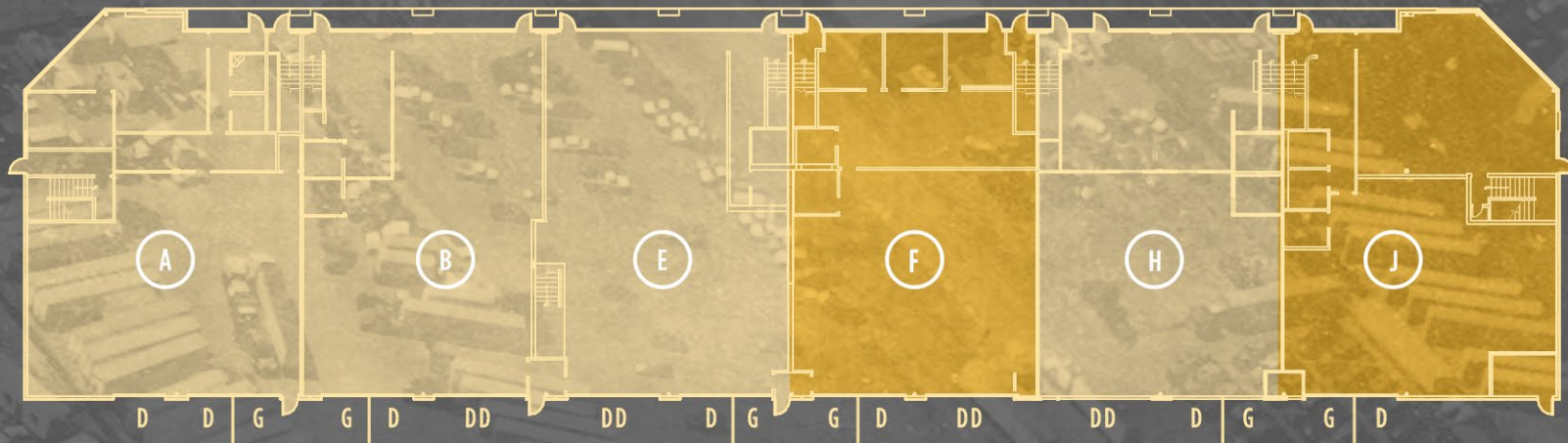
- = AVAILABLE FOR LEASE
- = LEASED
- D = DOCK HEIGHT LOADING DOOR
- DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR
- G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:
CURRENTLY ESTIMATED TO BE \$0.32 NNN/SF MONTH

SECOND FLOOR



FIRST FLOOR



9255 CUSTOMHOUSE PLAZA

AVAILABLE SUITES

SUITE	TOTAL SF	% WAREHOUSE	% OFFICE	LEASE RATE	# OF DOCKS DOORS	# OF GRADE DOORS	COMMENTS
M	50,069 SF	47,469 SF (95%)	2,600 SF (5%)	\$1.10-1.20	10	0	Available Now

LEGEND

= AVAILABLE FOR LEASE

= LEASED

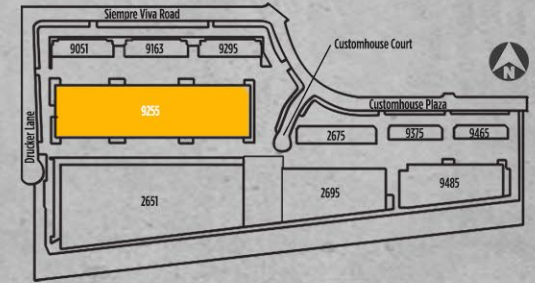
D = DOCK HEIGHT LOADING DOOR

DD = DOUBLE -WIDE DOCK HEIGHT LOADING DOOR

G = GRADE LEVEL LOADING DOOR

OPERATING EXPENSES:

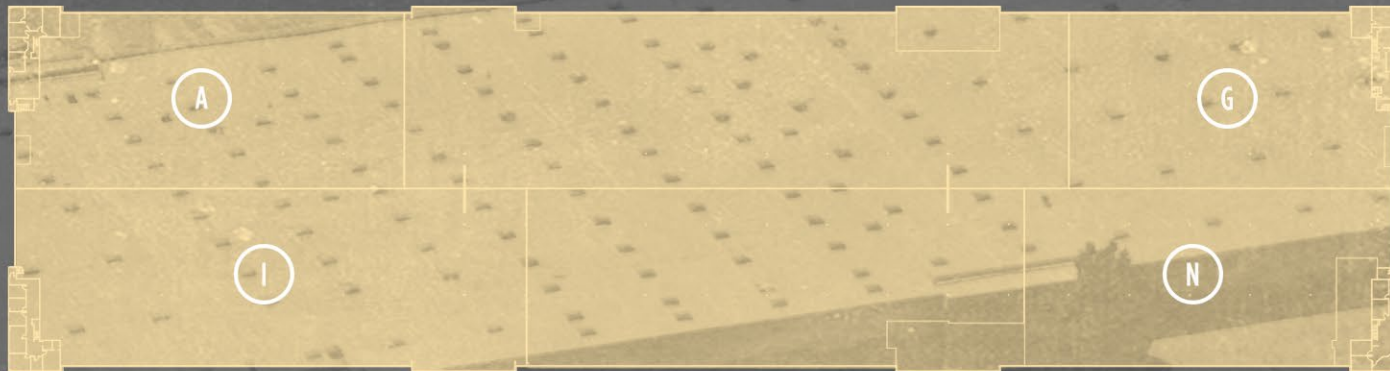
CURRENTLY ESTIMATED TO BE \$0.29 NNN/SF MONTH



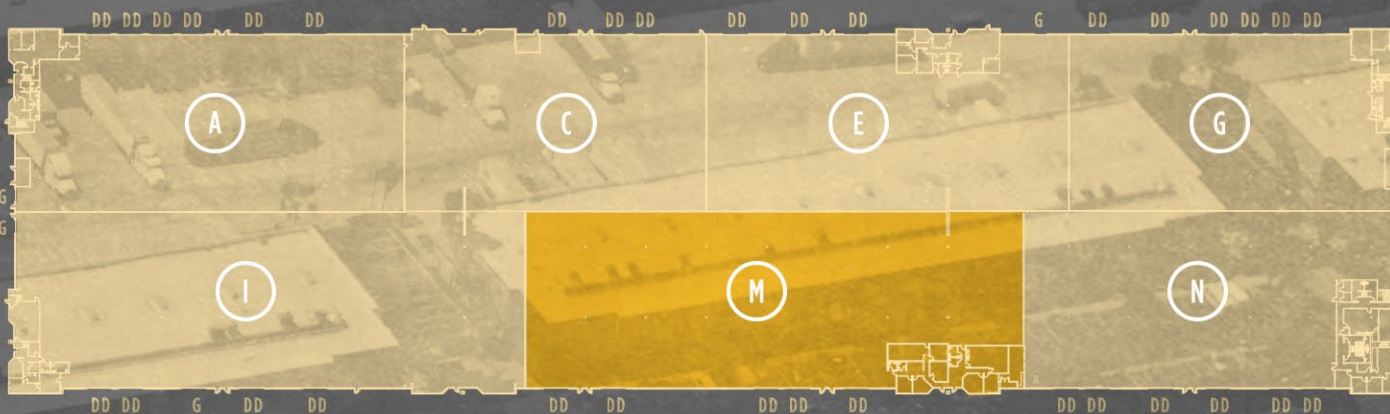
FRONTERA
BUSINESS PARK

9255 AVAILABILITY

SECOND FLOOR



FIRST FLOOR



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Ph: 619-515-0100

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