

BRITANNIA TECH PARK

AVAILABLE FOR LEASE

7498 COLCHESTER COURT & 7222 AIRWAY ROAD
SAN DIEGO, CALIFORNIA | 92154 | OTAY MESA



±25,000 - 102,099 SF / CLASS A DISTRIBUTION/R&D/MANUFACTURING

Hines



TOTAL SQUARE FEET

203,244 SF
(Bldg 1: 102,099 SF / Bldg 2: 101,145 SF)

BUILD OUT

Spec Office % Varies by Suite

BUILDING DESCRIPTION

Class A Distribution/R&D/Manufacturing

YEAR BUILT

2023

STORIES

Single Story with Mezzanine

VEHICLE PARKING

328 stalls (1.6 per 1,000 SF)

TRUCK DEPTH

190'

CONSTRUCTION

Reinforced Concrete Tilt-Up

CLEAR HEIGHT

32' -34'

DOCK HIGH DOORS

39

GRADE LEVEL DOORS

8

FIRE PROTECTION

ESFR

EV CHARGING <

FENCED/SECURED SITE OPPORTUNITIES <

HEAVY POWER <

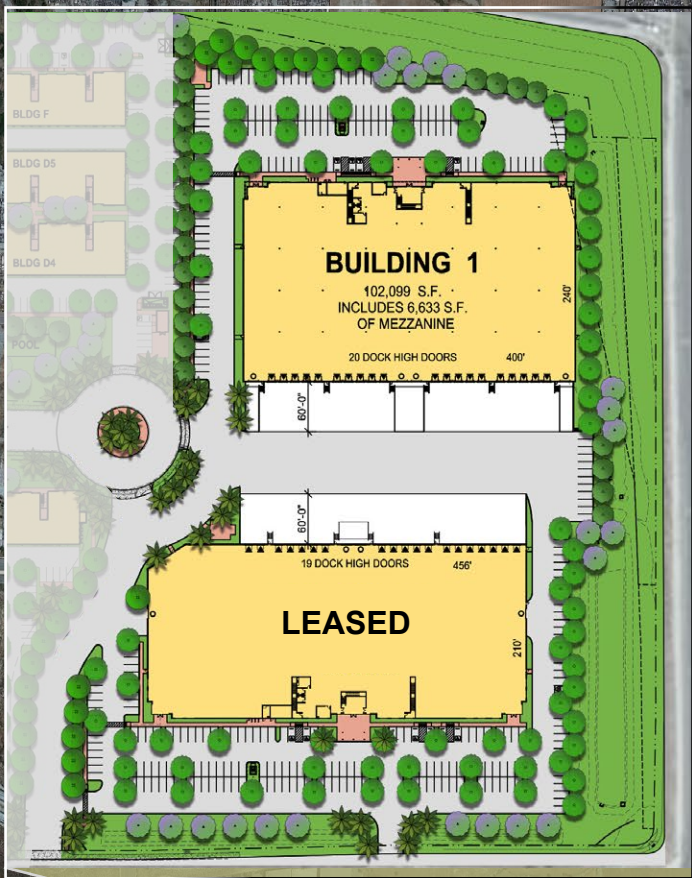
OUTDOOR PATIO AREAS <

ROOFTOP SOLAR CAPABLE <

ADDITIONAL SKYLIGHTS <

ASSET PROFILE

SITE PLAN



BUILDING 1
102,099 SF

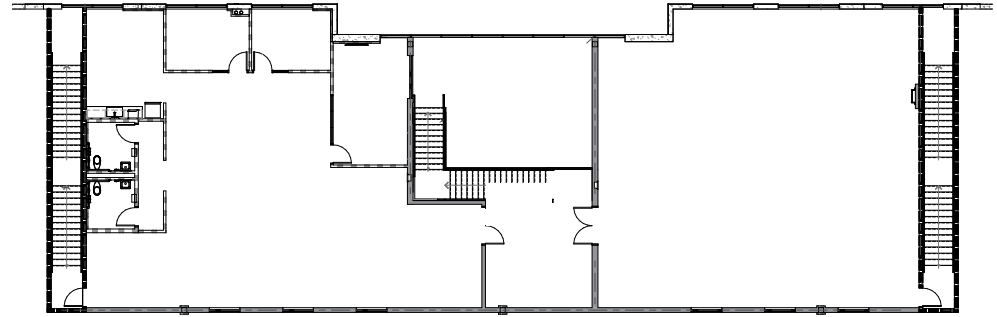
BUILDING 2
101,145 SF

BUILDING ONE

7498 COLCHESTER COURT

| | | |
|--------|------------|----------------------|
| UNIT A | 25,000 SF | 5 DH, 1 GL via RAMP |
| UNIT B | 25,000 SF | 5 DH, 1 GL via RAMP |
| UNIT C | 25,000 SF | 5 DH, 1 GL via RAMP |
| UNIT D | 27,099 SF | 5 DH, 1 GL via RAMP |
| BLDG | 102,099 SF | 20 DH, 4 GL via RAMP |

SITE PLAN



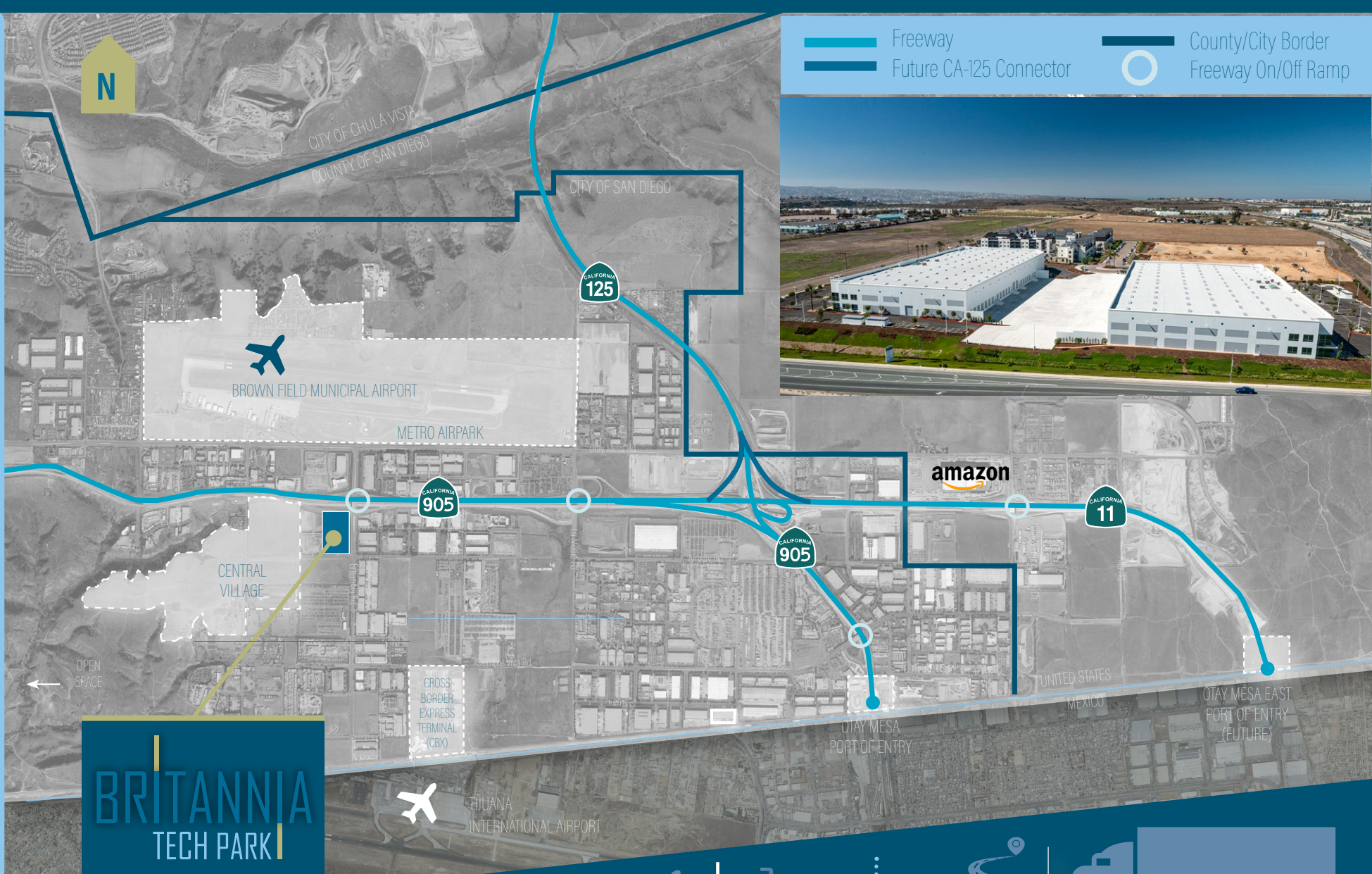
2ND FLOOR MEZZANINE



BUILDING ONE



ASSET LOCATION



**BRITANNIA
TECH PARK**



GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

METRO AIRPARK
330 ACRES

AVIATION | RETAIL | HOSPITALITY | COMMERCIAL | INDUSTRIAL



18

MILES

FROM SAN DIEGO'S CBD



EXISTING OTAY MESA POE

1 MILLION TRUCKS & \$52 BILLION IN GOODS ANNUALLY

CBX

CROSS BORDER EXPRESS TERMINAL



NOW OPEN

OVER TWO

MILLION PASSENGERS ANNUALLY

OTAY MESA CENTRAL VILLAGE



DRIVE TIME

2.5 HRS/112 MILES | INLAND EMPIRE

3.5 HRS/135 MILES | LOS ANGELES

5.5 HRS/364 MILES | PHOENIX

45 MIN/53 MILES | OCEANSIDE

25 MIN/22 MILES | KEARNY MESA

DOWNTOWN SAN DIEGO | 15 MIN/14 MILES

OTAY MESA



BRITANNIA TECH PARK

CORPORATE NEIGHBORS



BRITANNIA
TECH PARK



U.S. / Mexico Border

BRITANNIA TECH PARK

AVAILABLE FOR LEASE



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