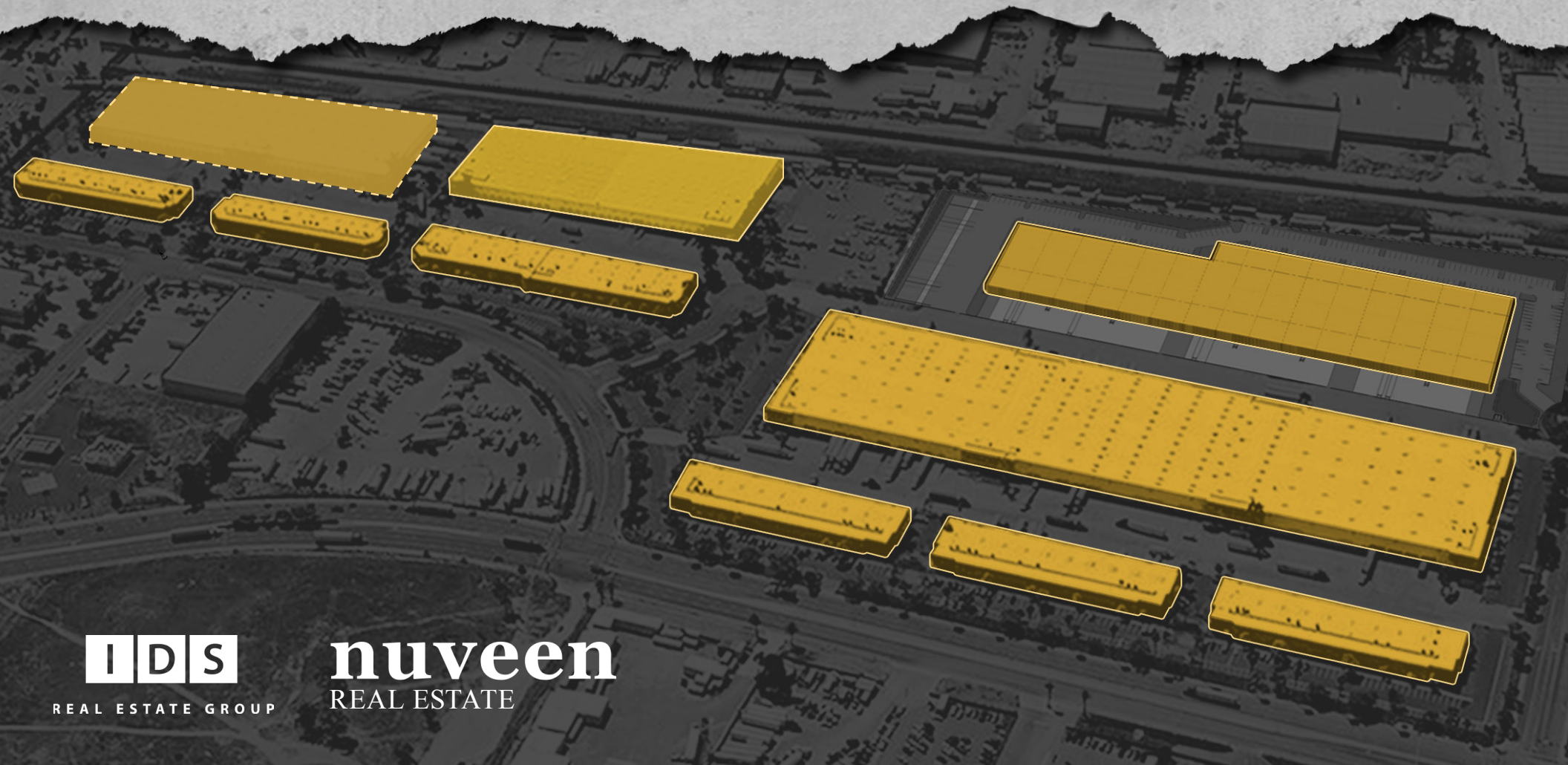


# FRONTIERA

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



REAL ESTATE GROUP

**nuveen**  
REAL ESTATE

# FRONTERA

## BUSINESS PARK

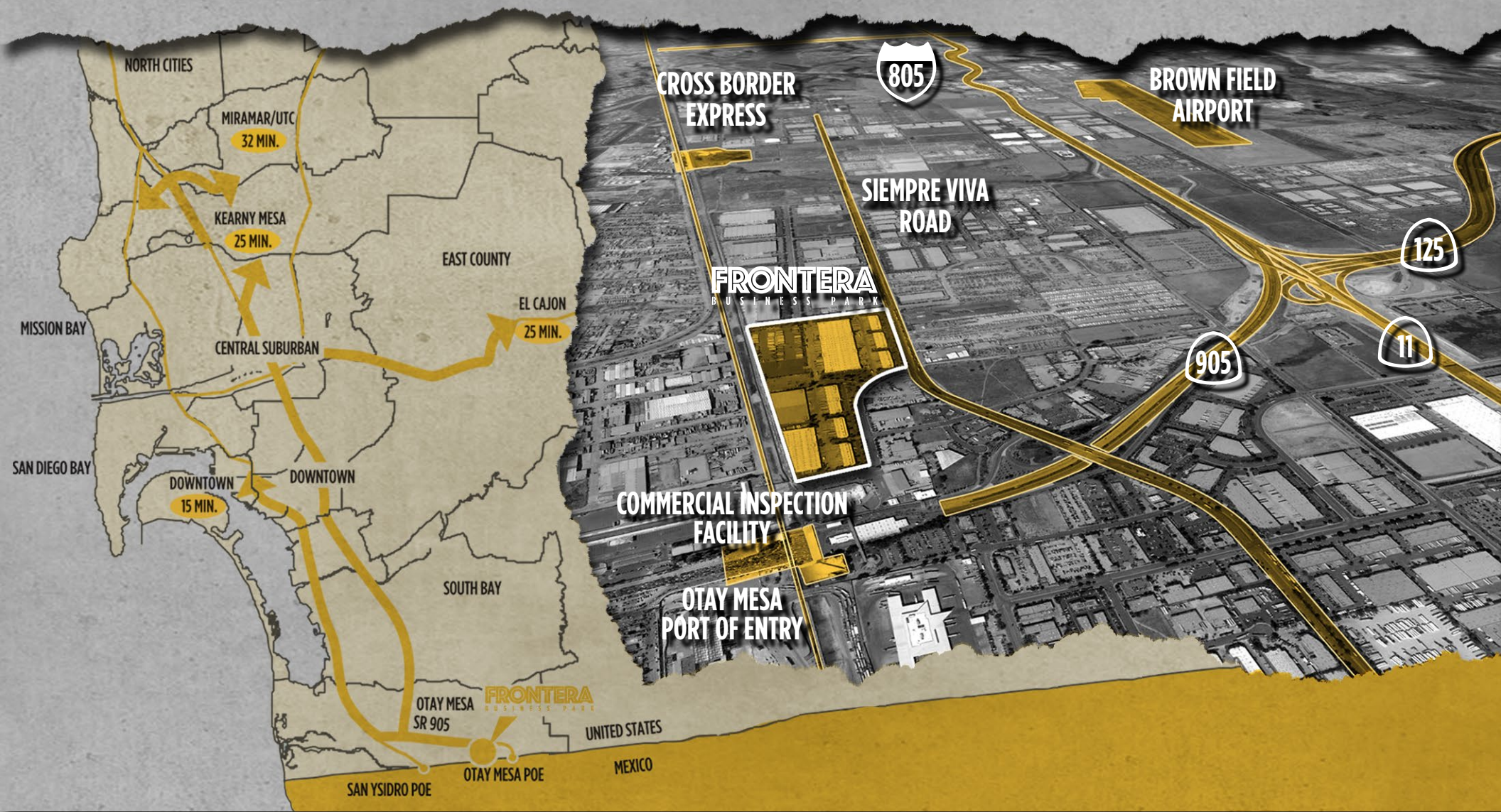
### SUMMARY

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 time 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 – 112,598
  - Clear Height – 24'-26'
- 100% LEASED

## 2651 DRUCKER LANE

- RSF – 182,910
  - New Construction
  - Clear Height – 36' Minimum
- 100% LEASED

## 9255 CUSTOMHOUSE PLAZA

- RSF – 296,602
  - Clear Height – 26'-28'
- 100% LEASED

AERIAL

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

## 9465 CUSTOMHOUSE PLAZA

- RSF – 32,430
  - Clear Height – 22'-24'
- 100% LEASED

## 9375 CUSTOMHOUSE PLAZA

- RSF – 48,845
  - Clear Height – 22'-24'
- 100% LEASED

## 2675 CUSTOMHOUSE COURT

- RSF – 36,266
  - Clear Height – 22'-24'
- 100% LEASED

## 9295 SIEMPRE VIVA RD

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

## 9163 SIEMPRE VIVA RD

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

## 9051 SIEMPRE VIVA RD

# CURRENT AVAILABILITY

ADDRESS	SUITE	SF	OFFICE %	WAREHOUSE %	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	COMMENTS
9465 CUSTOMHOUSE PLAZA	I-J	8,092	3,063 SF (38%)	5,029 SF (62%)	\$1.40 - \$1.45 NNN	2	2	Available March, 2024.
9465 CUSTOMHOUSE PLAZA	I	2,602	770 SF (30%)	1,832 SF (70%)	\$1.40 - \$1.45 NNN	1	1	Available March 2024 and can be combined with Suite J for a total of 8,092 SF.
9465 CUSTOMHOUSE PLAZA	J	5,490	1,608 SF (29%)	3,882 SF (71%)	\$1.40 - \$1.45 NNN	1	1	Available March 2024 and can be combined with Suite I for a total of 8,092 SF.
9051 SIEMPRE VIVA ROAD	A	21,974	4,471 SF (11%)	17,503 SF (89%)	\$1.35 - \$1.40 NNN	10	1	Available May, 2024.
9163 SIEMPRE VIVA ROAD	A	20,539	2,211 SF (20%)	18,328 SF (80%)	\$1.35 - \$1.40 NNN	7	4	Available with a 30-day notice.

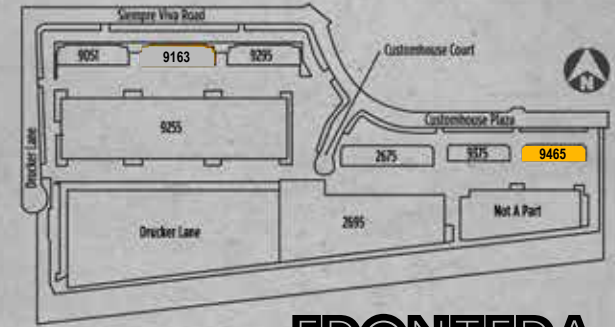


# 9465 CUSTOMHOUSE PLAZA

## AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	AVAILABILITY
I-J	8,092	3,063 SF (38%)	\$1.40 - \$1.45 NNN	2	2	Available March, 2024.
I	2,602	770 SF (30%)	\$1.40 - \$1.45 NNN	1	1	Available March 2024 and can be combined with Suite J for a total of 8,092 SF.
J	5,933	1,608 SF (29%)	\$1.40 - \$1.45 NNN	1	1	Available March 2024 and can be combined with Suite J for a total of 8,092 SF.

OPERATING EXPENSES: CURRENTLY ESTIMATED TO BE \$0.30/SF/MONTH



**FRONTERA**  
BUSINESS PARK

## LEGEND

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

SECOND FLOOR



FIRST FLOOR

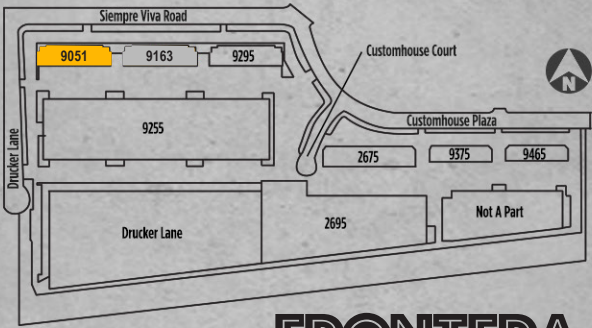


# 9051 SIEMPRE VIVA ROAD

## AVAILABLE SUITES

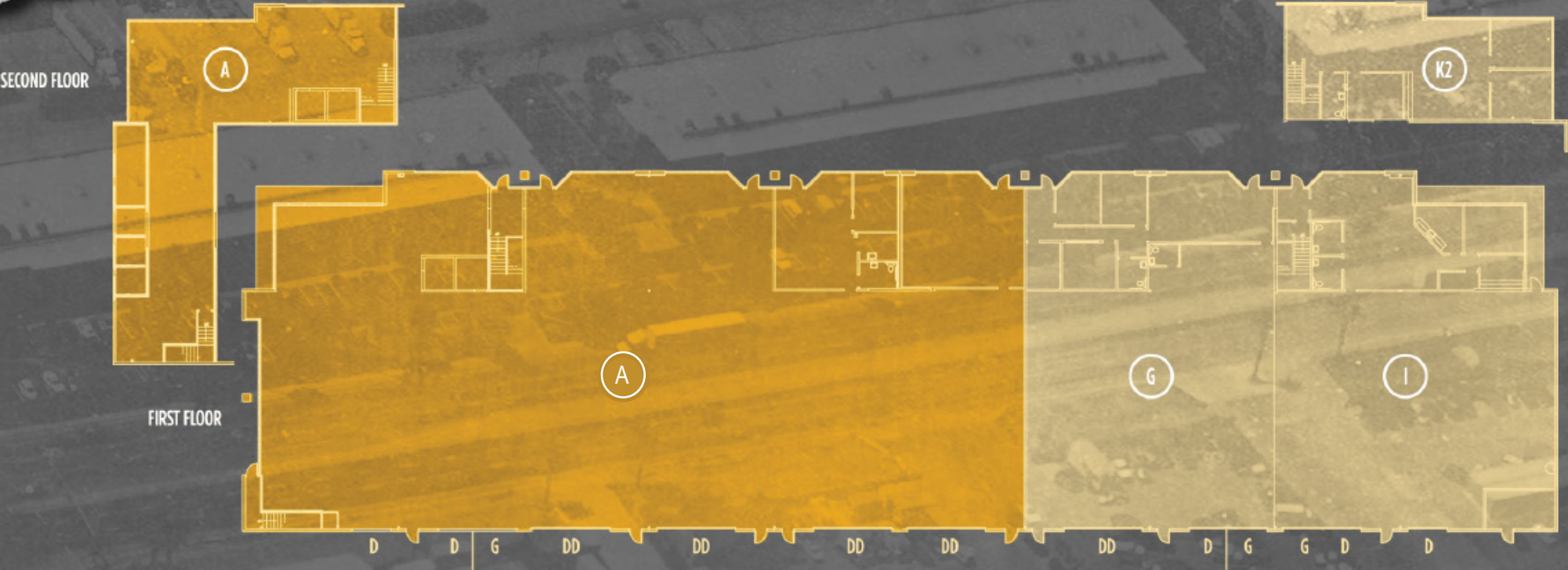
SUITE	TOTAL SF	% OFFICE	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	AVAILABILITY
A	21,974	4,471 SF (11%)	\$1.35 - \$1.40 NNN	10	1	Available May, 2024.

OPERATING EXPENSES: CURRENTLY ESTIMATED TO BE \$0.30/SF/MONTH



**FRONTERA**  
BUSINESS PARK

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

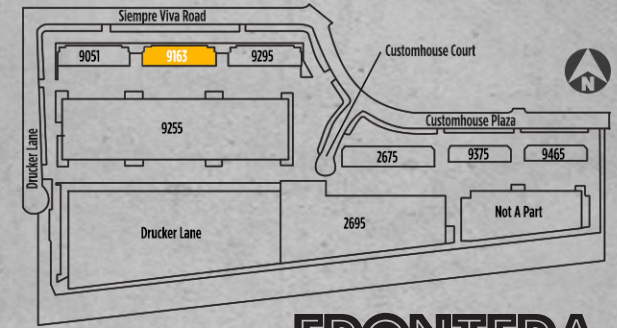


# 9163 SIEMPRE VIVA ROAD

## AVAILABLE SUITES

SUITE	TOTAL SF	% OFFICE	LEASE RATE/SF	# OF DOCK DOORS	# OF GRADE DOORS	AVAILABILITY
A	20,539	2,211 SF (20%)	\$1.35 - \$1.40 NNN	7	4	Available with a 30-day notice.

OPERATING EXPENSES: CURRENTLY ESTIMATED TO BE \$0.30/SF/MONTH



**FRONTERA**  
BUSINESS PARK

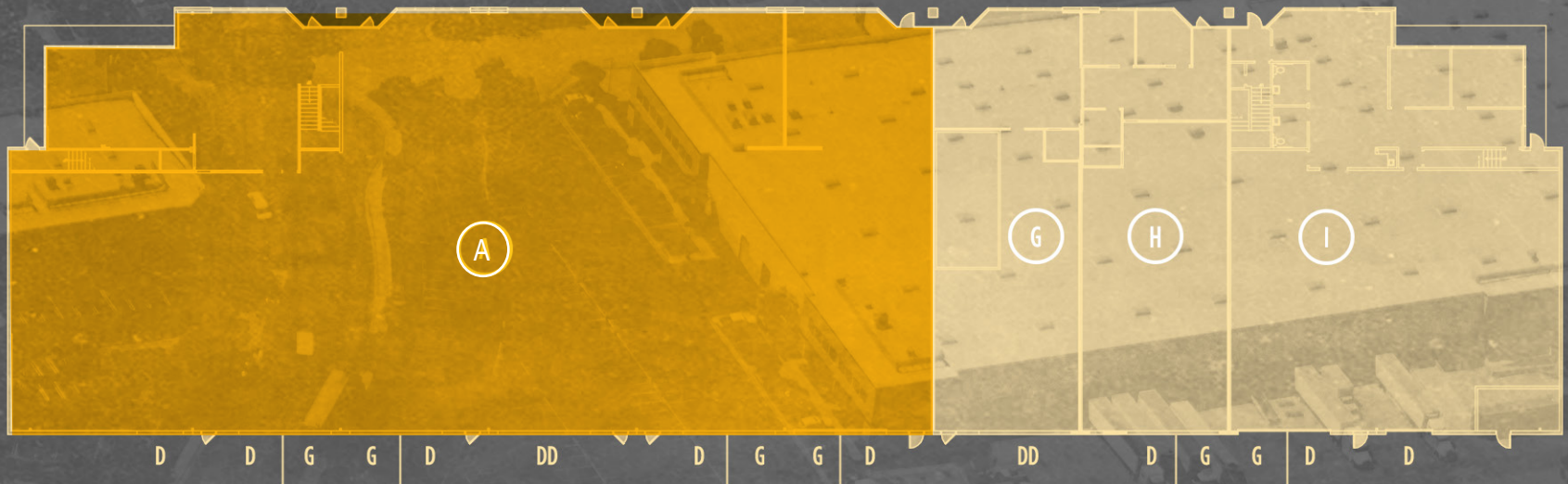
## LEGEND

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

SECOND FLOOR



FIRST FLOOR



9163 AVAILABILITY

## CONTACT



Joe Anderson – [joe.anderson@jll.com](mailto:joe.anderson@jll.com) – RE license #01509782  
Ph: 858-410-6360



REAL ESTATE GROUP

Matt Traino – [mtraino@idsrealestate.com](mailto:mtraino@idsrealestate.com) – RE license #01459725  
Rudy Mendoza – [rmendoza@idsrealestate.com](mailto:rmendoza@idsrealestate.com) – RE license #01938695  
Ph: 619-515-0100

[WWW.FRONTERAOTAY.COM](http://WWW.FRONTERAOTAY.COM)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.