

Pacific Rim Industrial Park



2275 & 2285 Michael Faraday Drive—Bldg. A & B
2290 & 2280 Enrico Fermi Drive—Bldg. C & D

Features:

- Turn-Key Suites for Immediate Occupancy
- Bays from 3,800 to 100,000 Square Feet
- 2-7 Dock Doors per Bay with Grade Level Doors
- 175' Truck Maneuvering Court Area
- Corporate Entries
- Close Proximity to Border Crossing and Cal-Trans Truck Inspection Station
- Excellent Visibility



International Real Estate

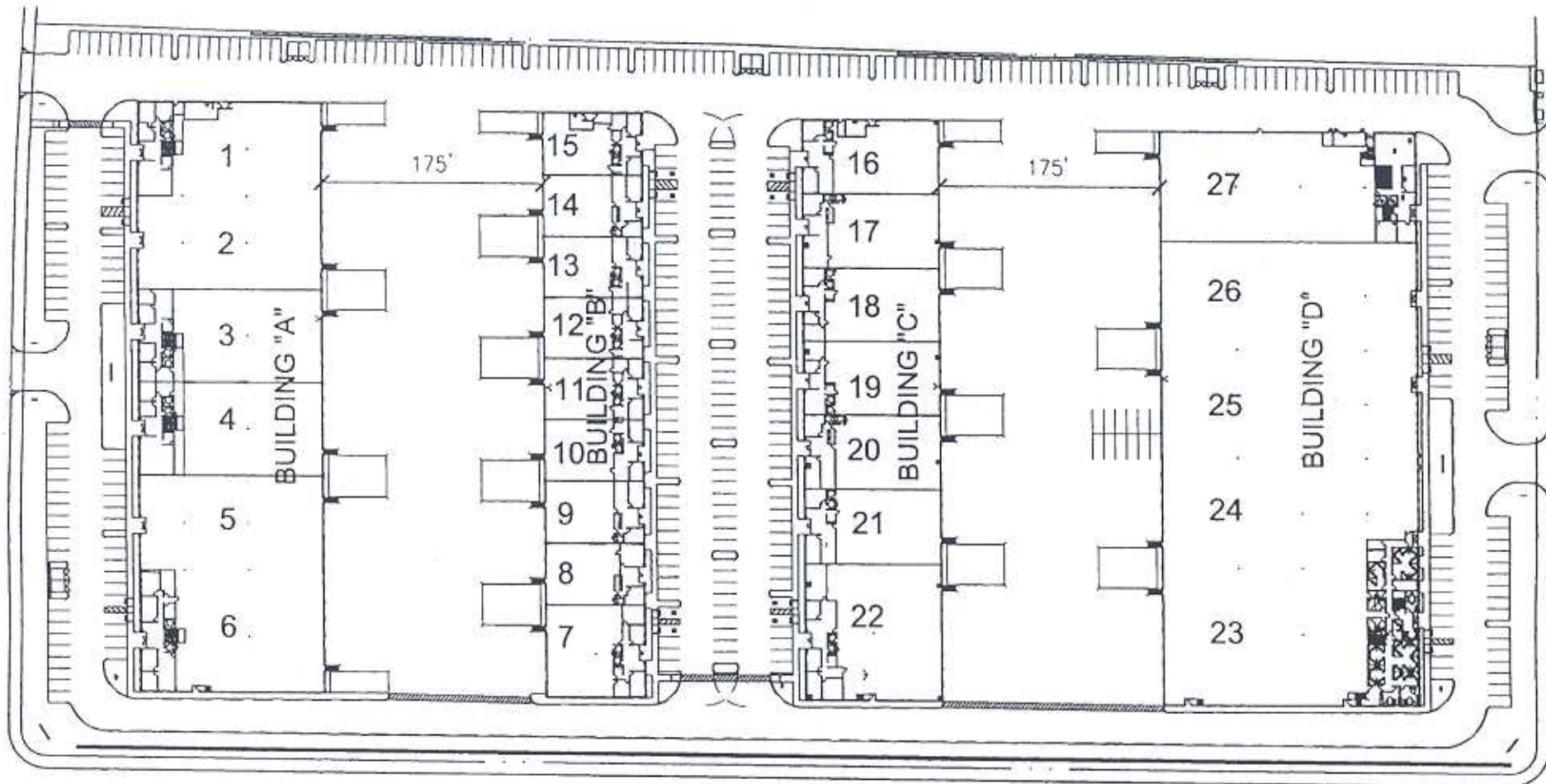
A Division of I.R.E. Enterprises, Inc.

Please Contact:

Regan Tully, Ric Shwisberg or Mike Vogt

Phone: (619) 661-6681

Fax: (619) 661-6685



BUILDING "A" = 70,967 S.F.

1 = 11,392 S.F. 4 = 11,704 S.F.
 2 = 10,659 S.F. 5 = 10,659 S.F.
 3 = 11,704 S.F. 6 = 14,849 S.F.

BUILDING "B" = 36,520 S.F.

7 = 5,838 S.F. 12 = 3,872 S.F.
 8 = 3,872 S.F. 13 = 3,872 S.F.
 9 = 3,872 S.F. 14 = 3,872 S.F.
 10 = 3,872 S.F. 15 = 3,578 S.F.
 11 = 3,872 S.F.

BUILDING "C" = 49,965 S.F.

16 = 6,093 S.F. 20 = 6,414 S.F.
 17 = 6,414 S.F. 21 = 6,414 S.F.
 18 = 6,414 S.F. 22 = 11,802 S.F.
 19 = 6,414 S.F.

BUILDING "D" = 96,998 S.F.

23 = 78,180 S.F.
 24
 25
 26
 27 = 18,818 S.F.



International Real Estate

PACIFIC RIM INDUSTRIAL PARK

OTAY MESA, CALIFORNIA
 BUILDINGS "A", "B", "C" & "D"

Ware & Malcomb
 Architects, Inc.



ARCHITECTS / PLANNERS
 INTERIOR DESIGN



Pacific Rim Industrial Park

Available Space



2275 Michael Faraday Drive ~ Building "A"

Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/Ramps	Dock Doors	Lease Rate PSF NNN *
1	Available***	11,392	1,182	3,268	1	4	57¢
2	Available***	10,659			1	4	56¢
3	Leased	11,704	1,053	3,134	1	4	xx
4	Leased	11,704	1,053	3,134	1	4	xx
5	Available	10,659			1	4	56¢
6	Available	14,849	962	3,651	1	5	58¢

2285 Michael Faraday Drive ~ Building "B"

Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/Ramps	Dock Doors	Lease Rate PSF NNN *
7	Leased	5,838	0	1,664	1	2	xx
8	Leased	3,872	0	1,077	1	2	xx
9	Leased	3,872	0	1,185	1	2	xx
10	Leased	3,872	0	1,185	1	2	xx
11	Leased	3,872	0	1,185	1	2	xx
12	Leased	3,872	0	1,185	1	2	xx
13	Leased	3,872	0	1,185	1	2	xx
14	Leased	3,872	0	1,185	1	2	xx
15	Leased	3,578	0	1,210	1	2	xx

2290 Enrico Fermi Drive ~ Building "C"

Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/Ramps	Dock Doors	Lease Rate PSF NNN *
16	Leased	6,093	0	1,454	1	3	xx
17	Leased	6,414	0	1,353	1	3	xx
18	Leased	6,414	0	1,224	1	3	xx
19	Leased	6,414	0	1,214	1	3	xx
20	Leased	6,414	0	1,517	1	3	64¢
21	Leased	6,414	0	1,454	1	3	xx
22	Available	11,802	0	2,599	1	7	60¢

2280 Enrico Fermi Drive ~ Building "D"

Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/Ramps	Dock Doors	Lease Rate PSF NNN *
23-26	Leased	78,180	5,164	10,558	4	21	xx
27	Available**	18,818	2,020	4,881	1	5	65¢

Tenant will be responsible for Tenant's own Liability and Contents Insurance.

Note: Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area telephone/electrical room.

**Tenant in Suites 23-26 has a First Right of Refusal to lease suite 27.

***Current tenant is on a temporary month-to-month basis.

International Real Estate

2297 Niels Bohr Court, Suite 210, Otay Mesa, California, CA 92154

Phone: (619) 661-6681 ~ Fax (619) 661-6685



All information furnished regarding property for lease is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to lease, or withdrawal without notice.

