

Pacific Rim Pointe



9355 Airway Road, Otay Mesa, CA

Features:

- The Pointe Features 121,000 Square Feet of Corporate Warehouse and Distribution Space
- Turn Key Suites from 30,022 Square Feet
- Available for Immediate Occupancy
- Excellent Visibility from I-905/Otay Mesa Road

Please Contact:

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International Real Estate

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

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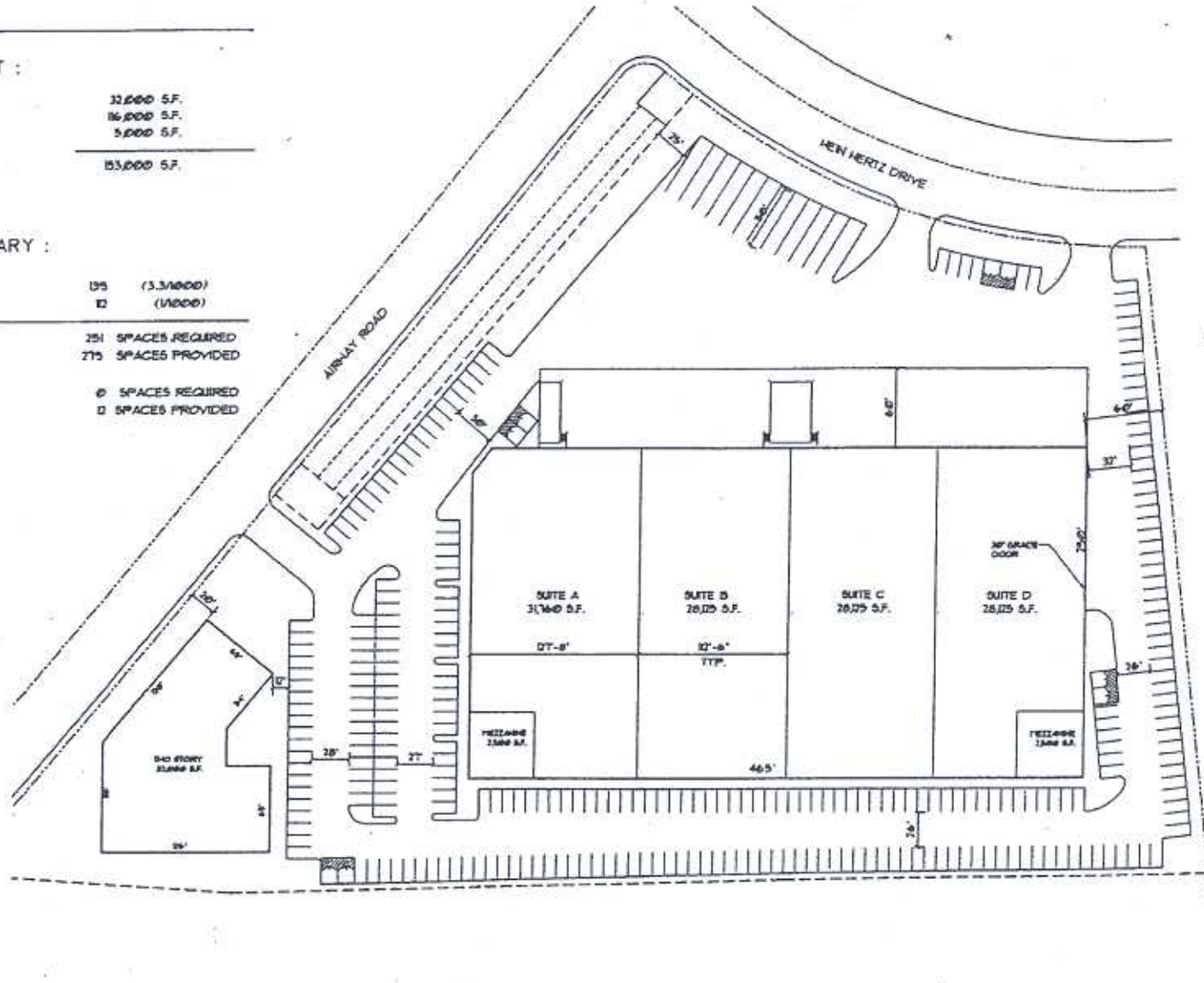
SITE DATA

BUILDING SQ FT :

OFFICE	32,000 S.F.
WAREHOUSE	16,000 S.F.
MEZZ	5,000 S.F.
TOTAL	53,000 S.F.

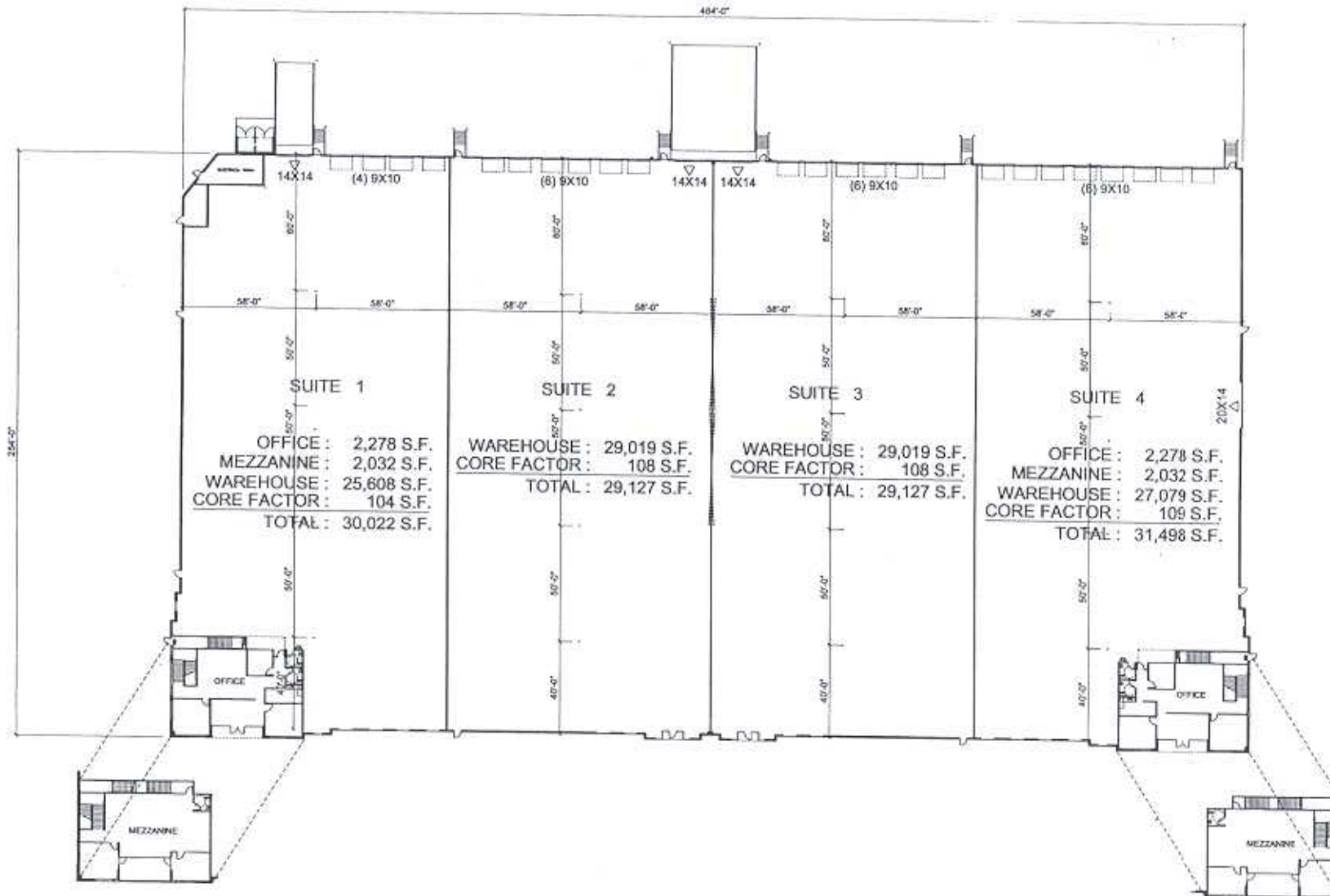
PARKING SUMMARY :

OFFICE/MEZZ	135	(3,310,000)
WAREHOUSE	12	(1,000)
TOTAL :	251 SPACES REQUIRED	
	275 SPACES PROVIDED	
TRAILER PARKING:	0 SPACES REQUIRED	
	0 SPACES PROVIDED	



PACIFIC RIM POINTE
OTAY MESA, CALIFORNIA

Ware & Malcomb ■ Architects, Inc.
4/05/00
001-018-00



SUITE 1
 OFFICE : 2,278 S.F.
 MEZZANINE : 2,032 S.F.
 WAREHOUSE : 25,608 S.F.
 CORE FACTOR : 104 S.F.
 TOTAL : 30,022 S.F.

SUITE 2
 WAREHOUSE : 29,019 S.F.
 CORE FACTOR : 108 S.F.
 TOTAL : 29,127 S.F.

SUITE 3
 WAREHOUSE : 29,019 S.F.
 CORE FACTOR : 108 S.F.
 TOTAL : 29,127 S.F.

SUITE 4
 OFFICE : 2,278 S.F.
 MEZZANINE : 2,032 S.F.
 WAREHOUSE : 27,079 S.F.
 CORE FACTOR : 109 S.F.
 TOTAL : 31,498 S.F.

TRUCK DOCKS
 GRADE LEVEL : 24 DOORS
 DOCK HIGH : 4 SPACES
 TOTAL : 28

TOTAL GROSS AREA : 119,774 S.F.

BUILDING A - OVERALL FLOOR PLAN



Pacific Rim Pointe

Otay Mesa, California

Ware & Malcomb ■ Architects, Inc.



Pacific Rim Pointe

Available Space

as of November 2003



Industrial Building ~ 9355 Airway Road

Suite	Status	Total Rentable SF **	Mezzanine SF	Total Office SF	Grade/Ramps	Dock Doors	Lease Rate PSF NNN
1	<i>Leased</i>	30,022	2,032	4,310	1	4	XX
2	<i>Leased</i>	29,127	0	Shell	1	6	XX
3	<i>Leased</i>	29,127	0	Shell	1	6	XX
4	<i>Leased</i>	31,498	2,032	4,310	1	8	XX

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

** Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area facilities (approximately 22.01% core factor for office building).

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