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INNOVATION
PROPERTIES
GROUP

/ COMPASS

2055 Sanyo Ave
Otay Mesa, California

2055

Warehouse distribution space

18,500 SF Available

Price reduction: \$1.05 NNN inclusive of water & electricity

THE CAMPUS at San Diego Business Park

ipggsf.com

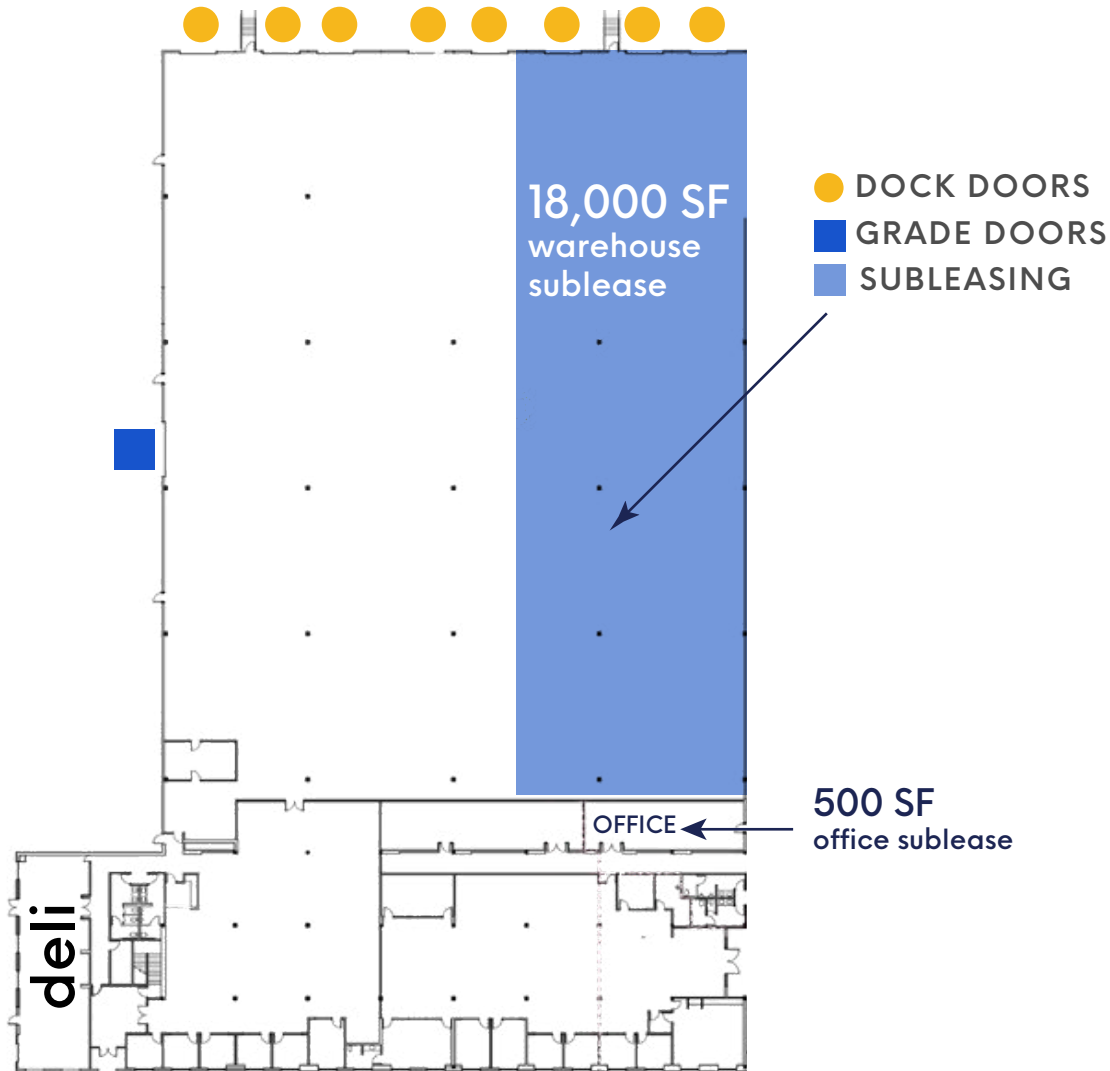
Property Features:

- 18,500 SF Available
- 500SF office included
- 24' Clear Height
- 3x Dock High Loading Docks
- New LED Lighting throughout
- Common Area Lobby & Restrooms
- On-site Deli
- Secure Site
- Easy Freeway Access

Lease Rate:

~~\$1.35 NNN~~ \$1.05 NNN





First Floor



Second Floor





MasterCard
MasterCard Touch
BD
NAPA
UPS
BOSE
HOLOGIC
MAD ENGINE
ROYAL FLAVOR
FedEx
GENERAL DYNAMICS

CUBIC
resideo
Steelcase
MILAN GRATES
The Product Exchange
KraftHeinz
POWERPS SONIC
Parker

Mor
NAPA
GENERAL DYNAMICS
STERIS

PENSKE
ATLAS
EXPO FRESH

Ryder

Chipman
WHALEN
Pilot

Logitrans360
LA BOY

THE CAMPUS
AT SAN DIEGO BUSINESS PARK

Panasonic

FedEx

amazon

Otay Mesa Port of Entry

U.S. Customs and Border Protection

CHD

XPO Logistics

ZUCARMEX

MEXICO BORDER

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