

# BROWN FIELD TECHNOLOGY PARK



BROWN FIELD  
TECHNOLOGY PARK

Fully Entitled 50-Acre Corporate Industrial Park

Build-to-Suits For Sale or Lease

50,000 to 2,000,000 SF

**Murphy**  
Development Company

**UP TO 2,000,000 SF  
BUILD-TO-SUIT DEVELOPMENT  
FOR SALE OR LEASE**









# DEVELOPMENT READY

**12**  
months

to complete  
shell buildings

**2M**  
square feet

of entitlements

**38**  
feet

available  
clear heights



# BROWN FIELD TECHNOLOGY PARK ADVANTAGES

50-acre corporate industrial and technology park

2,000,000 SF master plan allows corporate expansion

Up to 38 ft. clear heights

Located on 905 freeway at Britannia interchange

Fully entitled and development ready

Shell buildings can be complete in 12 months

Corporate design guidelines, landscaping and CC&R's

LEED and state-of-the-art building designs

U.S. Department of Commerce Foreign Trade Zone

Flexible design allows for industrial, R&D, office,  
manufacturing and corporate engineering buildings



**THE NEW OTAY MESA**





# OTAY MESA ADVANTAGES

New freeway access: SR-905 and SR-125

South County offers San Diego County's largest labor supply

Brown Field Airport is slated for a 330-acre redevelopment

Recent Community Plan Update promotes new retail and business friendly land uses

New Cross Border Terminal (CBX) scheduled to open at the end of 2015

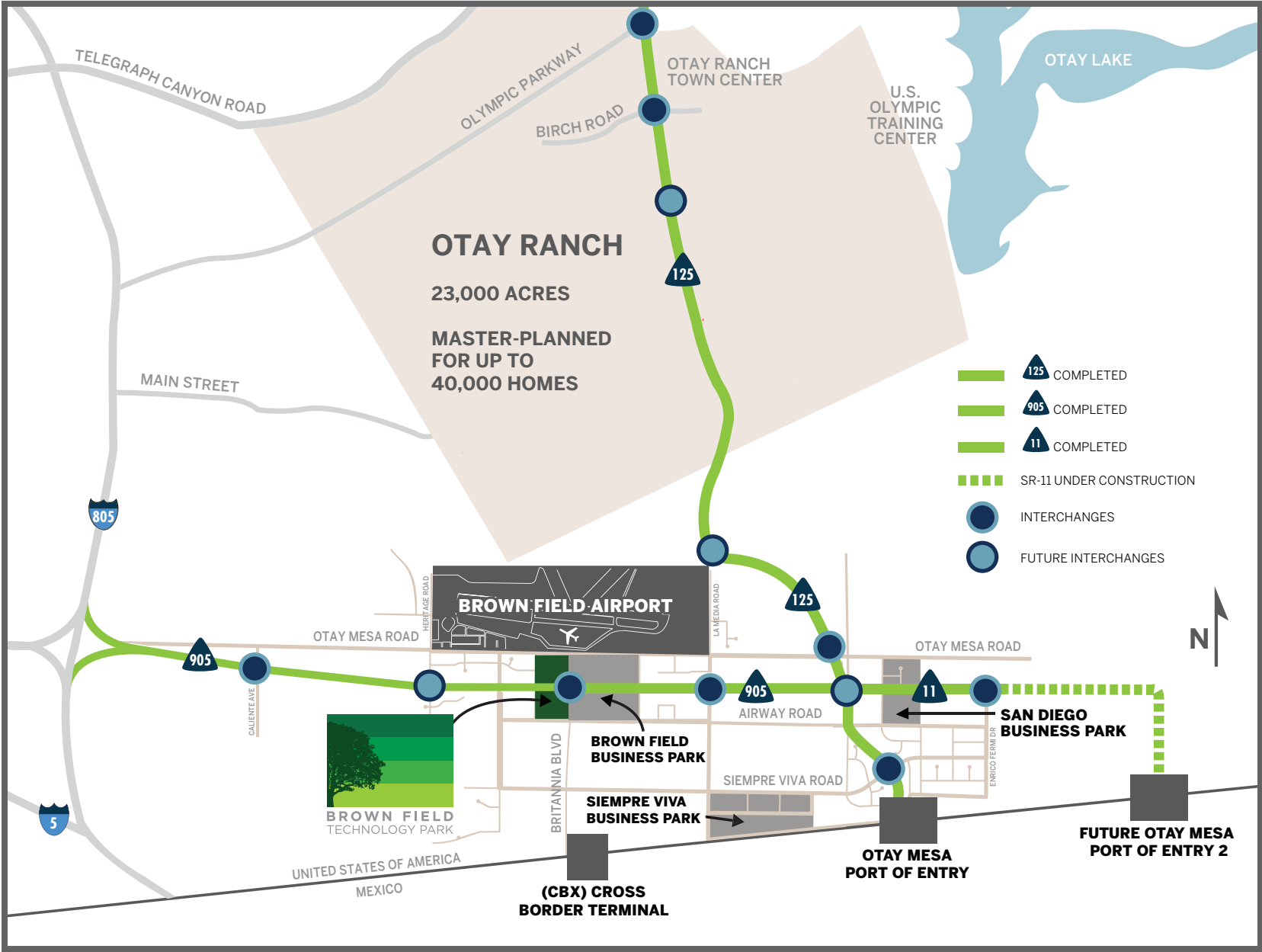
Time-saving reverse commutes

Estate and family-oriented homes in Otay Ranch and Eastlake provide new housing for executives and staff

Otay I Port of Entry handles more than \$33 billion annually

\$700 million Otay II Port of Entry scheduled to open in 2018

# OTAY MESA ACCESS MAP





## BROWN FIELD TECHNOLOGY PARK

### INDUSTRIAL CONCEPT 1

+/- 1,000,000 SF Available

#### UNIT 1

25 Acres

Building A	105,807 SF
Building B	200,791 SF
Building C	96,177 SF
Building D	74,467 SF
<b>Total</b>	<b>477,242 SF</b>

#### UNIT 2 (NOT SHOWN)

27 Acres

**Total 500,000 SF**

#### BUILDING FEATURES

Clear Height: 32'-38'

Typical Column Spacing: 50'x56'

Sprinklers: ESFR

Min Truck Yard Depth: 135'

Concrete Truck Yards

Ample Power, Water, and Sewer

Parking: 1.5 / 1000

2-Story Corporate Atrium Entries

Storm Water Compliant







**BROWN FIELD  
TECHNOLOGY PARK**

**INDUSTRIAL CONCEPT 2**

+/- 1,000,000 SF Available

**UNIT 1**

**25 Acres**

Building A	108,247 SF
Building B	201,342 SF
Building C	126,333 SF
<b>Total</b>	<b>435,922 SF</b>

**UNIT 2 (NOT SHOWN)**

**27 Acres**

<b>Total</b>	<b>500,000 SF</b>
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**BUILDING FEATURES**

- Clear Height: 32'-38'
- Typical Column Spacing: 50'x56'
- Sprinklers: ESFR
- Min Truck Yard Depth: 135'
- Concrete Truck Yards
- Ample Power, Water, and Sewer
- Parking: 2.14 / 1000
- 2-Story Corporate Atrium Entries
- Storm Water Compliant





## BROWN FIELD TECHNOLOGY PARK

### INDUSTRIAL CONCEPT 3

+/- 1,000,000 SF Available

#### UNIT 1

25 Acres

Building A	69,400 SF
Building B	326,474 SF
Building C	74,000 SF
<b>Total</b>	<b>469,874 SF</b>

#### UNIT 2 (NOT SHOWN)

27 Acres

<b>Total</b>	<b>500,000 SF</b>
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#### BUILDING FEATURES

Clear Height: 32'-38'

Typical Column Spacing: 50'x56'

Sprinklers: ESFR

Min Truck Yard Depth: 135'

Concrete Truck Yards

Ample Power, Water, and Sewer

Parking: 1.4 / 1000

2-Story Corporate Atrium Entries

Storm Water Compliant





**BROWN FIELD AIRPORT**



Otay Mesa Rd



Continental St.



Britannia Blvd



UNIT 2



**BROWN FIELD  
TECHNOLOGY PARK**

**R&D CONCEPT**

+/- 900,000 SF Available

**UNIT 1**

**25 Acres**

Building A	256,022 SF
Building B	120,000 SF
Building C	45,692 SF
<b>Total</b>	<b>421,714 SF</b>

**UNIT 2 (NOT SHOWN)**

**27 Acres**

<b>Total</b>	<b>500,000 SF</b>
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**BUILDING FEATURES**

- Clear Height: 28'-36'
- Typical Column Spacing: 50'x56'
- Sprinklers: ESFR
- Min Truck Yard Depth: 135'
- Concrete Truck Yards
- Ample Power, Water, and Sewer
- Parking: 3.24 / 1000
- 2-Story Corporate Atrium Entries
- Storm Water Compliant





Pacific Ocean

San Diego Intl Airport

Downtown San Diego



GENERAL DYNAMICS

BAE SYSTEMS



Solar Turbines  
A Caterpillar Company

UTC Aerospace Systems

Raytheon



plantronics

OM  
Owens & Minor



**BROWN FIELD  
TECHNOLOGY PARK**

Brown Field Airport

Honeywell

**BROWN FIELD  
BUSINESS PARK**  
Murphy  
Development Company

Johnson & Johnson

Siempre Viva Rd

Tyson

Airway Rd



factory 2-U

Otay Mesa Rd



SHARP

Panasonic

**SAN DIEGO  
BUSINESS PARK**  
Murphy  
Development Company



FedEx

International Border

TJ Intl Airport

Cross Border Terminal

FedEx

GENERAL DYNAMICS

IRON MOUNTAIN

SIEMPRE VIVA BUSINESS PARK

Murphy  
Development Company

Otay Mesa Port of Entry



# DISTANCES FROM OTAY MESA



**BROWN FIELD**  
TECHNOLOGY PARK

**Murphy**  
Development Company

# MURPHY OTAY MESA EXPERIENCE

Otay Mesa Master Plan, Build-to-Suit or Lease Transactions

PARK	NET ACRES	MASTER PLANNED SF	STATUS
San Diego Business Park	80 acres	1,324,745 SF	Completed
Brown Field Business Park	155 acres	2,000,000 SF	Completed
Siempre Viva Business Park	116 acres	2,094,323 SF	87% completed
<b>Brown Field Technology Park</b>	<b>50 acres</b>	<b>2,000,000 SF</b>	<b>Current</b>
<b>TOTAL</b>	<b>401 ACRES</b>	<b>7,619,068 SF</b>	

SIEMPRE VIVA BUSINESS PARK	SQUARE FEET
San Diego Coil Center	82,000
Samwha USA, Inc.	44,185
Triboro	66,243
Pioneer / NYK Distributions	56,120
Air Tiger Express / Art Leather	56,120
UPS-SCS / BOSE	118,550
Iron Mountain	187,625
UPS-SCS / Eaton	59,760
Hitachi Transport (Buildings 8 & 9)	369,972
US Joiner / Mattel	115,290
Kojima America	103,908
VF Corporation / Other	248,136
General Dynamics	225,763
Tyson / Circle Foods	159,631
<b>TOTAL SVBP BUILDINGS CONSTRUCTED</b>	<b>1,893,303</b>

BROWN FIELD TECHNOLOGY PARK	SQUARE FEET
Master planned	2,000,000
<b>TOTAL BROWN FIELD TECHNOLOGY PARK</b>	<b>2,000,000</b>

SAN DIEGO BUSINESS PARK	SQUARE FEET
Sanyo: Phase 1	323,745
Sanyo: Phase 2	443,000
Maxell America	108,000
American Home Products	229,000
Casio	76,800
Hitachi Transport System America	57,600
Nippon Seiko / Electrolux	86,600
<b>TOTAL SAN DIEGO BUSINESS PARK</b>	<b>1,324,745</b>

BUILDINGS AVAILABLE	SQUARE FEET
Buildings 17	79,050
Buildings 18	121,970
<b>TOTAL SVBP BUILDINGS</b>	<b>2,094,323</b>

BROWN FIELD BUSINESS PARK	SQUARE FEET
Master planned	2,000,000
Honeywell	205,800
Graphite Design International	84,000
<b>TOTAL BROWN FIELD BUSINESS PARK</b>	<b>289,800</b>









**BROWN FIELD  
TECHNOLOGY PARK**

Murphy Development has master-planned and developed more than 10 million SF of corporate industrial and technology parks for Fortune 500 and other companies. The firm was established in San Diego in 1984.

**Murphy**  
Development Company  
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