DSP DAYTON STREET PARTNERS

PRESS RELEASE

For Immediate Release

# Dayton Street Acquires 9-acre site for IOS Development in San Diego, CA

CHICAGO (September 7, 2023) – Dayton Street Partners (DSP), a logistics real estate investment and development firm headquartered in Chicago, has officially disclosed its acquisition of a 9-acre land site strategically situated at the intersection of La Media and Lone Star adjacent to the Otay Mesa East Port of Entry in San Diego, California.

DSP will immediately commence construction, transforming this 9-acre infill site into a state-of-the-art trailer drop yard that will be paved, lit and secured.

This property is strategically located within the Otay Mesa submarket of San Diego, California, serving as a vital border port for U.S./Mexico trade and supply chain operations. Located adjacent to the Otay Mesa East Port of Entry, a dedicated U.S./Mexico border crossing designed specifically for commercial trucks, this site holds immense strategic significance. Construction of this innovative commercial border crossing is already underway, with an expected culmination in the fourth quarter of 2024.

Given its prime location, Dayton Street Partners anticipates a high level of interest from logistics and transportation-oriented tenants seeking direct access to the U.S./Mexico border crossing.

Howard Wedren, Founder and Managing Principal of Dayton Street, commented, " Upon completion, this strategically located in-fill site will offer fully improved trailer parking and outside storage at one of the most supplied constrained borders in the United States. This acquisition falls in-line with DSP's mission to acquire and develop high-barrier to entry IOS and logistics real estate across the U.S."

The firm continues to expand its portfolio with IOS and logistics related acquisitions in Atlanta, Tampa, Nashville and Savannah.

The Seller was represented by Brent Aberg, Bryce Aberg, and Zachary, who will continue to serve as exclusive marketing agents for DSP.

Dayton Street Partners is a Chicago based commercial real estate investment and development firm focused on the acquisition and development of high barrier to entry infill IOS, industrial and logistics properties across the United States.

www.daytonstreetllc.com

# LA MEDIA DROP YARD

*An Investment By:*

DSP

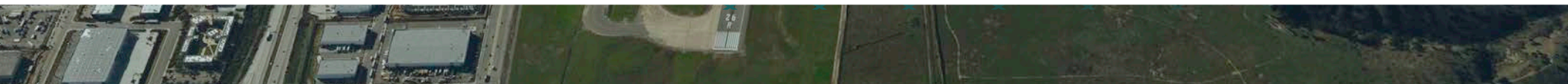
DAYTON STREET PARTNERS

## FOR LEASE

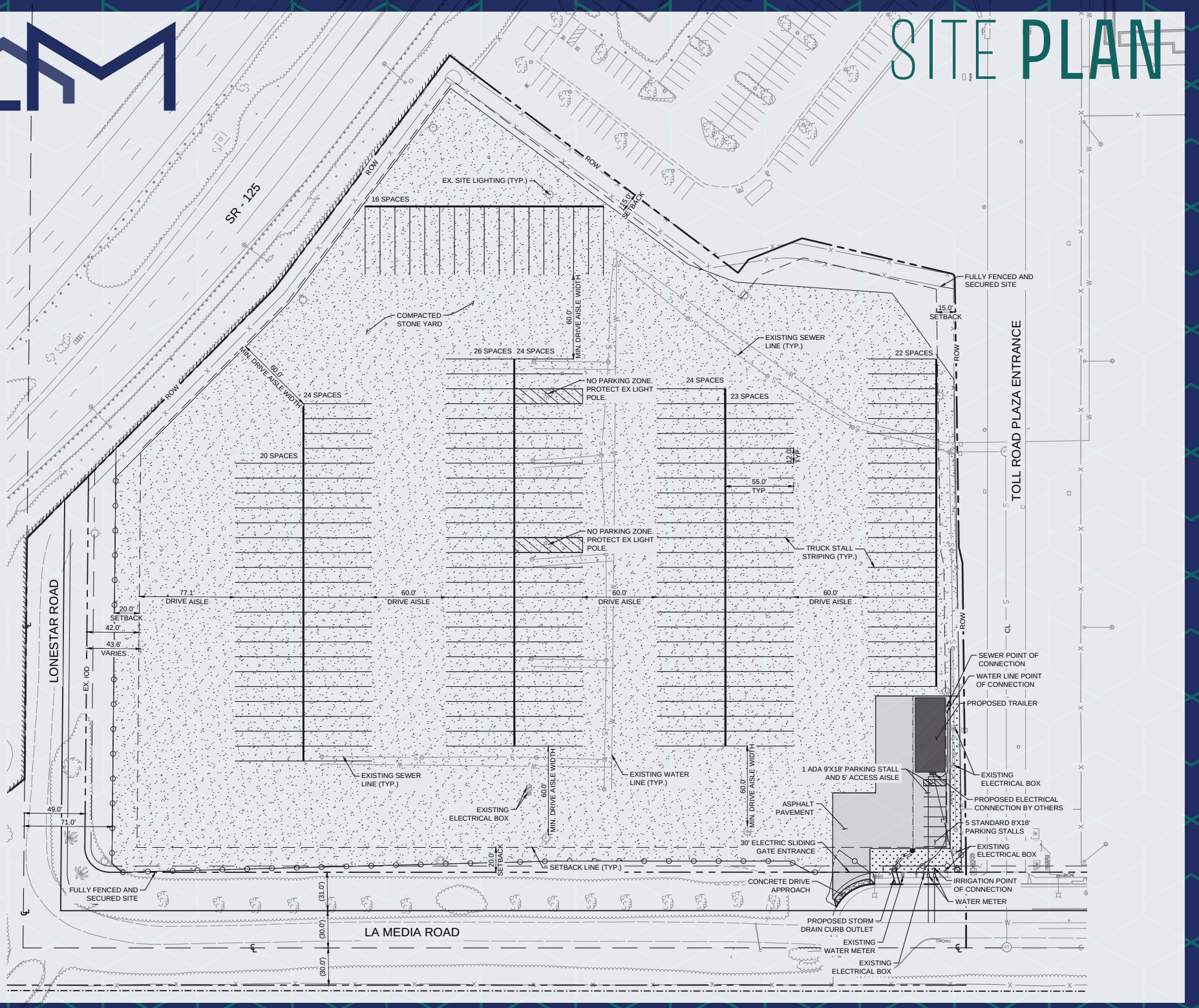
RARE SOUTH COUNTY INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY | OTAY MESA

# ASSET PROFILE

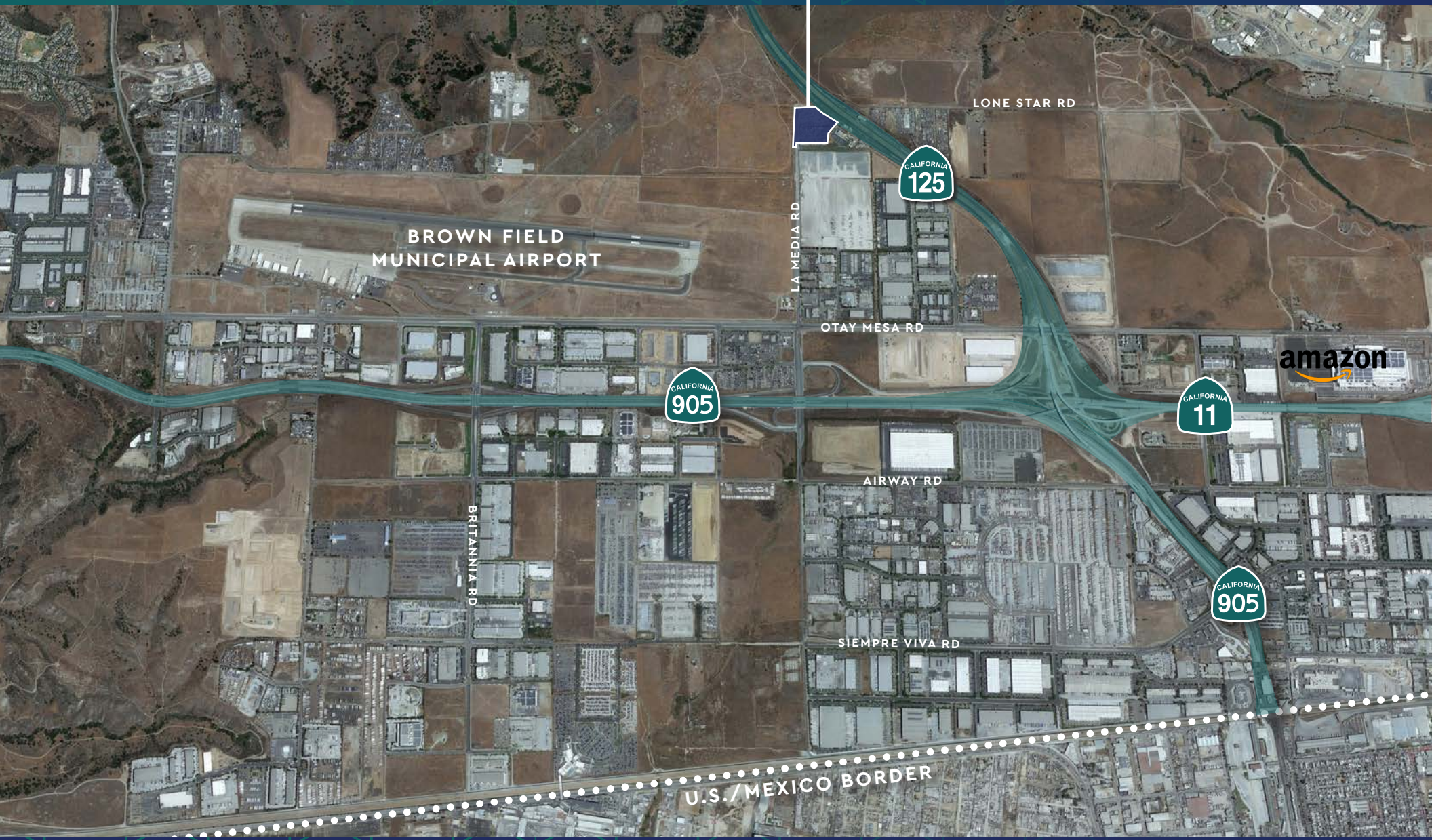
| | |
|---|---|
| LOCATION | La Media & Lone Star Road, San Diego, CA 92154 |
| SUBMARKET | Central Otay Mesa |
| SITE AREA | ±8.3 Acres (Useable) |
| LAND AREA | ±392,476 Square Feet |
| ZONING | Industrial (M Zone) |
| ACCESS | Excellent access directly off 905 FW |
| RENOVATIONS | Mass grading, new aggregate, fencing, lighting & utility connections |
| RENTAL RATE | Call Broker |



# SITE PLAN


SR - 125
ROW
EX. SITE LIGHTING (TYP.)
16 SPACES
15.0' SETBACK
FULLY FENCED AND SECURED SITE
COMPACTED STONE YARD
60.0' MIN. DRIVE AISLE WIDTH
EXISTING SEWER LINE (TYP.)
26 SPACES
24 SPACES
22 SPACES
NO PARKING ZONE. PROTECT EX LIGHT POLE.
23 SPACES
20 SPACES
12.0' TYP.
55.0' TYP.
TRUCK STALL STRIPING (TYP.)
TOLL ROAD PLAZA ENTRANCE
LONESTAR ROAD
EX. ROW
77.1' DRIVE AISLE
60.0' DRIVE AISLE
20.0' SETBACK
42.0'
43.6' VARIES
SEWER POINT OF CONNECTION
WATER LINE POINT OF CONNECTION
PROPOSED TRAILER
EXISTING WATER LINE (TYP.)
1 ADA 9'X18' PARKING STALL AND 5' ACCESS AISLE
EXISTING ELECTRICAL BOX
PROPOSED ELECTRICAL CONNECTION BY OTHERS
ASPHALT PAVEMENT
5 STANDARD 8'X18' PARKING STALLS
49.0'
71.0'
30' ELECTRIC SLIDING GATE ENTRANCE
SETBACK LINE (TYP.)
CONCRETE DRIVE APPROACH
IRRIGATION POINT OF CONNECTION
WATER METER
(31.0')
(30.0')
LA MEDIA ROAD
PROPOSED STORM DRAIN CURB OUTLET
EXISTING WATER METER

# LA MEDIA 10S




## SITE LOCATION

# CORPORATE NEIGHBORS

# SITE PROXIMITY

## GREAT ACCESS

905 Fwy | 125 Toll | SR 11 | South county Ring Road

## METRO AIRPARK

330 ACRES

Aviation | Retail | Hospitality | Commercial | Industrial

## 18 MILES

FROM SAN DIEGO'S CBD

## EXISTING OTAY MESA POE

1M TRUCKS & $52 BILLION IN GOODS ANNUALLY

## CBX

CROSS BORDER EXPRESS TERMINAL

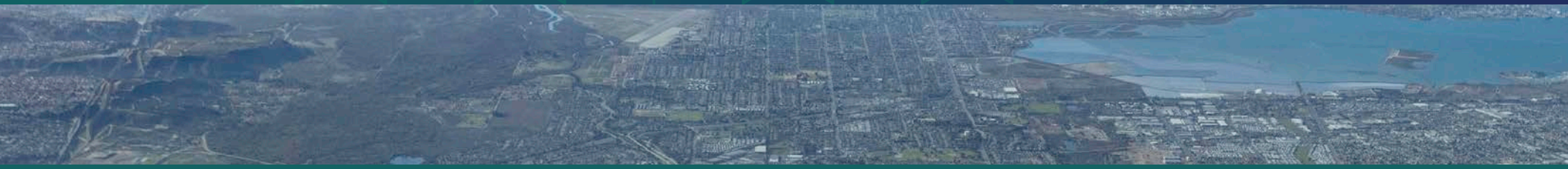
NOW OPEN

OVER 2 MILLION PASSENGERS ANNUALLY

## OTAY MESA CENTRAL VILLAGE

Residential | Commercial | Retail | Recreation

# AVAILABLE FOR LEASE




**BRANT ABERG, SIOR**
858.546.5464
brant.aberg@cushwake.com
CA Lic 01773573

**TRENT SMITH**
+1 858 334 4028
trent.smith@cushwake.com
CA License 02189114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