

FOR SALE - FINISHED LOT RARE HEAVY INDUSTRIAL ZONE

MARTINEZ RANCH INDUSTRIAL PARK
(LOT 6) - 9.31 ACRES

7311 Britannia Court
San Diego, California 92154



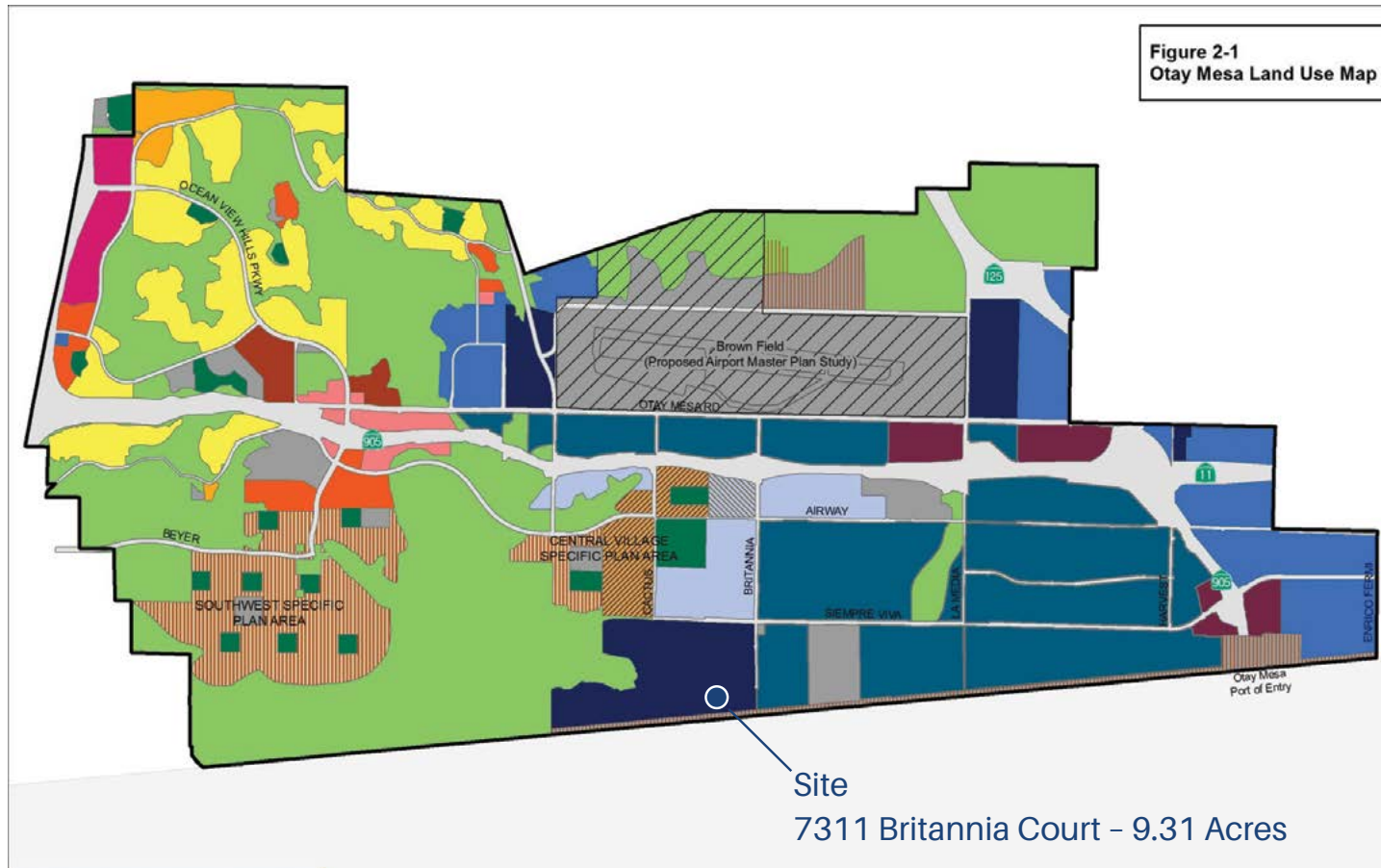
Property Highlights

- Total Size: 9.31 acres
- No assessment bonds
- Minutes to new SR-905 at Britannia Blvd.
- Less than one mile from future cross border terminal
- Central Otay Mesa location
- Zoning: IH-1-1 (Heavy Industrial)
- Enterprise and HUB Zone benefits
- Sale Price: \$3,852,664 (\$9.50/SF)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Land Use Element



**Figure 2-1
Otay Mesa Land Use Map**

Site
7311 Britannia Court - 9.31 Acres

THE CITY OF SAN DIEGO
CITY PLANNING & COMMUNITY INVESTMENT

Scale: 1" = 1,000'

General Land Use Categories

- Parks, Open Space, and Institutional
- Open Space
- Parks
- Institutional
- Village Centers**
- Neighborhood Village 15 - 25 du/ac
- Community Village 30 - 35 du/ac

- Residential**
- Residential - Low 5-9 du/ac
- Residential - Low Medium 10-14 du/ac
- Residential - Medium 15-29 du/ac
- Residential - Medium High 30-44 du/ac

- Commercial - Residential Prohibited**
- Community Commercial
- Regional Commercial
- Heavy Commercial

- Industrial - Residential Prohibited**
- Business Park - Office Permitted
- Light Industrial
- International Business and Trade
- Heavy Industrial
- Business Park - Residential Permitted 15 - 44 du/ac

Overlays

- U.S. Government Facility
- Brown Field Boundary
- Community Plan Boundary

Land Use Element

Table 2-3 Community Plan Land Use Designations

| General Plan Land Use | Community Plan Designation | Use Considerations | Description | Residential Density (du/ac) | Non-Residential Building Intensity |
|-----------------------|-------------------------------------|----------------------|--|-----------------------------|------------------------------------|
| Industrial Employment | Light Industrial | Office Use Limited | Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses are permitted. Otherwise, only limited office or commercial uses should be permitted which are accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are excluded. | N/A | IL-2-1 with 0.5 FAR |
| | Business Park-Residential Permitted | Office Use Permitted | Applies in areas where employment and residential uses are located on the same premises or in close proximity, and conform to APCD and HAZMAT adjacency guidelines and regulations. Allows office, research and development uses, along with optional residential uses. Residential uses should not exceed 49% percent of the contiguous area with this designation. Multifamily residential uses are optional with the density of 15-44 dwelling units per acre. | 15 to 44 du/ac | IP-3-1 with 0.5 FAR |
| | Business Park | Office Use Permitted | Allows office, research and development, and light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses. | N/A | IP-1-1 with 0.5 FAR |
| | International Business and Trade | Office Use Permitted | Combines the uses permitted in both the Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. It is appropriate to apply in portions of communities adjacent to the border, other ports of entry, or areas in transition to higher intensity industries. | N/A | IBT -1-1 with 0.5 FAR |
| | Heavy Industrial | Office Use Limited | Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that may have nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses should be segregated from other uses. Non-industrial uses, except corporate headquarters, should be prohibited. | N/A | IH-1-1 with 0.5 FAR |