RD BUSINESS CENTER

A HAMANN DEVELOPMENT

7363 & 7373 BRITANNIA COURT | SAN DIEGO, CA

REVOLUTIONIZING DISTRIBUTION



FOR LEASE

AVAILABILITY STARTING AT ±9,000 SF

Colliers

SUPERIOR LOCATION, FUNCTIONALITY, AND FLEXIBILITY COMBINE TO MAKE THIS SAN DIEGO'S MOST UNIQUE INDUSTRIAL OFFERING

Cubic Capacity Advantage
Store more product and occupy less square footage

Maximum Efficiency
Shallow building depths ideal for high-throughput users, highest dock door ratio in San Diego County

Flexibility
Divisibility starting from ±9,000 SF, ability to accommodate future growth within the project

Brand-New Product
Construction has started on first phase with delivery in Q1 2027, tenants can mitigate risk and maximize efficiency in a first-generation warehouse



7363 & 7373 BRITANNIA COURT | SAN DIEGO, CA

REVOLUTIONIZING DISTRIBUTION

Under Construction | Phase 1 Delivering Q1 2027

Game-changing efficiency and flexibility create a distinct advantage at San Diego's newest multi-tenant warehouse project.

RD BUSINESS CENTER

A HAMANN DEVELOPMENT





Strategic Location

Western Otay Mesa in proximity to the 905 and US/Mexico border crossing, excellent access via new road and infrastructure improvements

Strong Labor Pool

Otay Mesa offers the highest concentration of industrial workers and immediate access to an abundance of labor from Mexico

Secure Environment

Fenced truck court areas provide security and ability for bonded warehouses/foreign trade zone status

±286,417 SF
Four Total Buildings
2 Built | 2 Future Phase Buildings

High Dock Count
3.53:10,000 SF Ratio
Rare Offering in San Diego

Heavy Power
3,000 amps, 277/480v
Per Building

Q1 2027 Delivery
Phase 1, Buildings A & B

32′ Clear Height
Cubic Capacity Advantage

Secure Environment
Fenced trucks courts create potential for Bonded Warehouses/ FTZ status/CTPAT

Tenant responsible for verifying all information




= TRUCK ROUTE FROM MEXICO
= MEXICO BOUND TRUCK ROUTE
125
Brown Field Airport
OTAY MESA ROAD
Interchange
OTAY MESA FREEWAY
905
11
BRITANNIA BOULEVARD
AIRWAY ROAD
905
CACTUS ROAD
LA MEDIA ROAD
7363 & 7373
BRITANNIA CT
SIEMPRE VIVA ROAD
Otay Mesa
Port of Entry I
USA / Mexico
Border
BRITANNIA COURT
CBX
CROSS BORDER XPRESS
USA
MEXICO
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RD BUSINESS CENTER

HAMANN COMPANIES

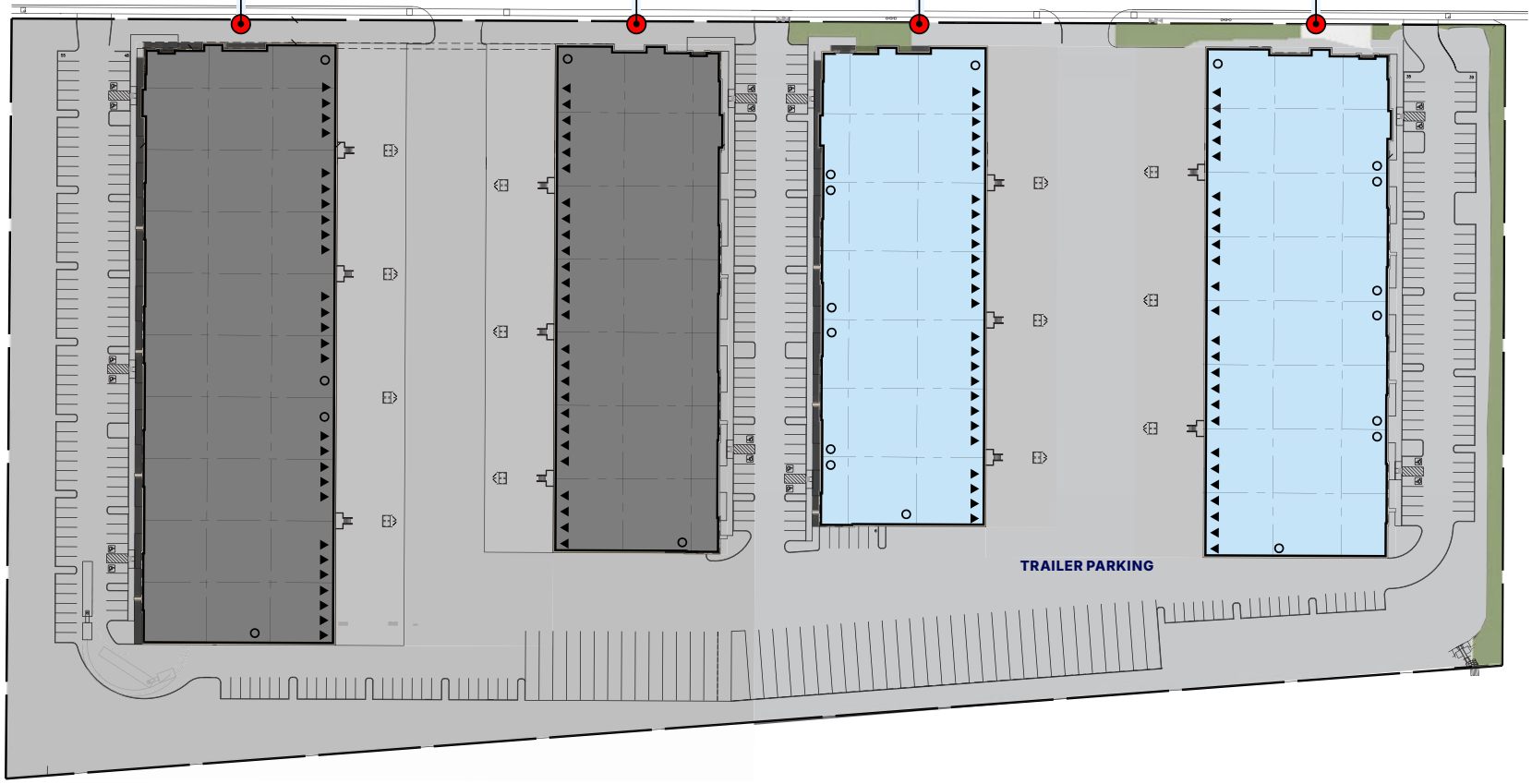
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FUTURE PHASE

FUTURE PHASE

BUILDING B
±62,475 SF
26 DOCKS | 8 GRADE DOORS

BUILDING A
±73,370 SF
24 DOCKS | 8 GRADE DOORS



Colliers

▲ = DOCK HIGH LOADING ○ = GRADE LOADING

Drawings not to scale. For illustration purposes only.

N

BUILDING A

7363 BRITANNIA COURT | SAN DIEGO, CA



Contact Broker
Lease Rate

Q1 2027
Availability

Gated & Fenced
Parking & Truck Court

±73,370 SF
Total Building SF

Starting at ±8,841 SF
Divisibility Flexibility

24 Dock Doors
Dock High Loading

8 Grade Doors
Grade Level Loading

32′ Clear Height
Cubic Capacity Advantage

ESFR Sprinklers

Heavy Power
±3,000 amps, 277/480v

56′ x 60′ Column Spacing

12 Trailer Parking Stalls

190′ Truck Court Depth

160′ Building Depth

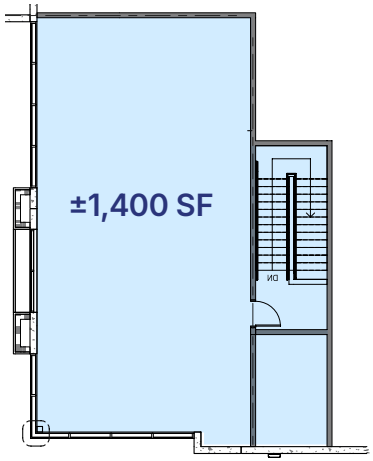
1.27:1,000 SF Parking Ratio
87 Auto Stalls + 6 EV Spaces

RD BUSINESS CENTER

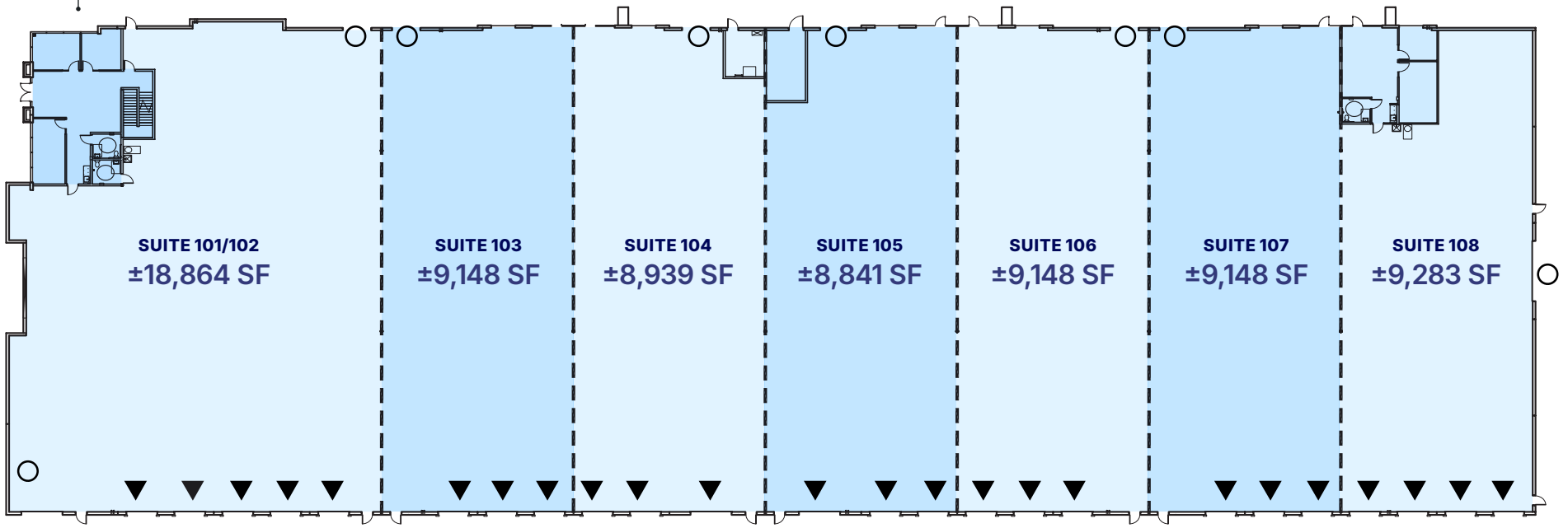
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HAMANN COMPANIES

BUILDING A



2ND FLOOR OFFICE



Colliers

▲ = DOCK HIGH LOADING ○ = GRADE LOADING --- = POTENTIAL DEMISING WALL

Drawings not to scale. For illustration purposes only.

N

BUILDING B

7373 BRITANNIA COURT | SAN DIEGO, CA



Contact Broker
Lease Rate

Q1 2027
Availability

Gated & Fenced
Parking & Truck Court

±62,475 SF
Total Building SF

Starting at ±8,537 SF
Divisibility Flexibility

26 Dock Doors
Dock High Loading

8 Grade Doors
Grade Level Loading

32′ Clear Height
Cubic Capacity Advantage

ESFR Sprinklers

Heavy Power
±3,000 amps, 277/480v

60′ x 60′ Column Spacing

11 Trailer Parking Stalls

190′ Truck Court Depth

144′ Building Depth

1.28:1,000 SF Parking Ratio
74 Auto Stalls + 6 EV Spaces

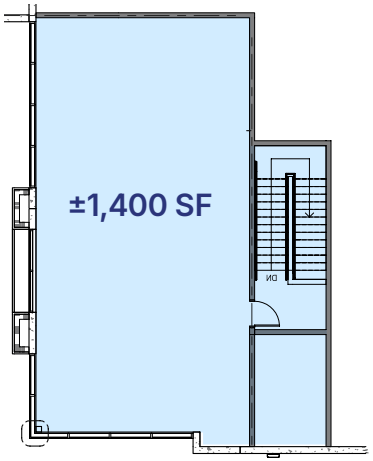
RD BUSINESS CENTER

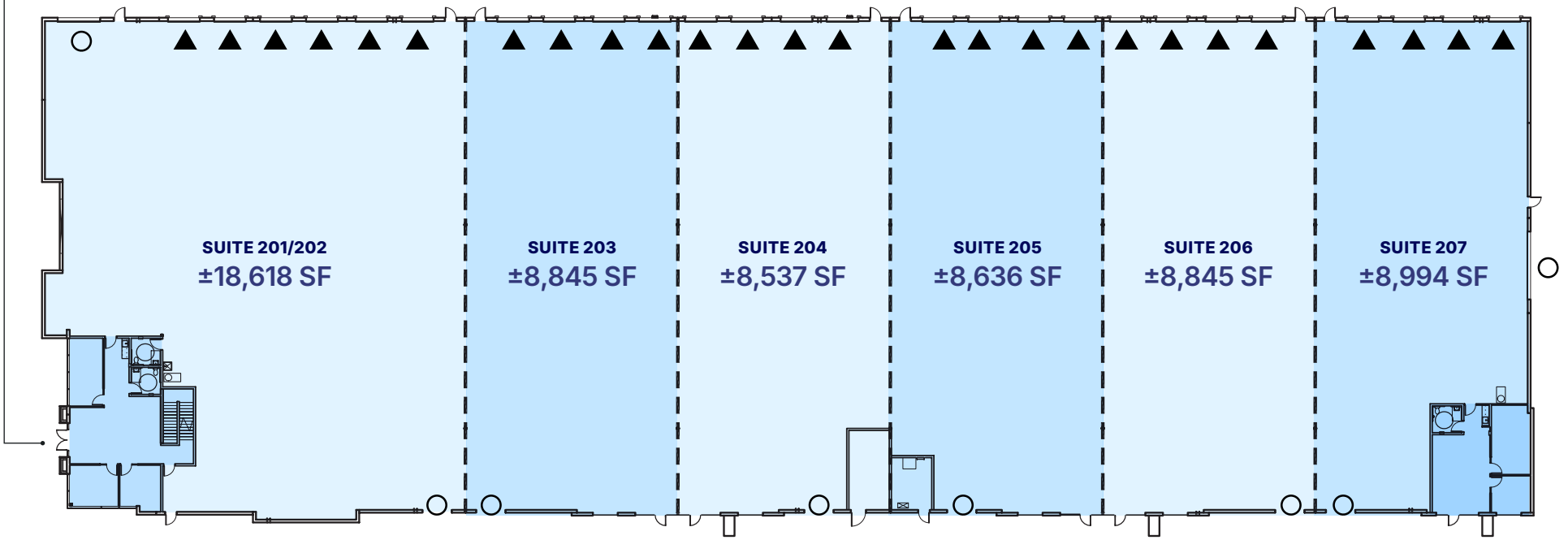
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HAMANN COMPANIES

BUILDING B

2ND FLOOR OFFICE





Colliers

▲ = DOCK HIGH LOADING ○ = GRADE LOADING - - - = POTENTIAL DEMISING WALL

Drawings not to scale. For illustration purposes only.

N


$49B +
in trade crosses annually through
Otay Mesa Ports of Entry
CBX
CROSS BORDER XPRESS
USA / Mexico
Border
7363 & 7373
BRITANNIA CT
BRITANNIA COURT
FUTURE
PHASE









RD BUSINESS CENTER

7363 & 7373 BRITANNIA COURT | SAN DIEGO, CA

FOR LEASE

FOUR INDUSTRIAL BUILDINGS TOTALING ±286,417 SF

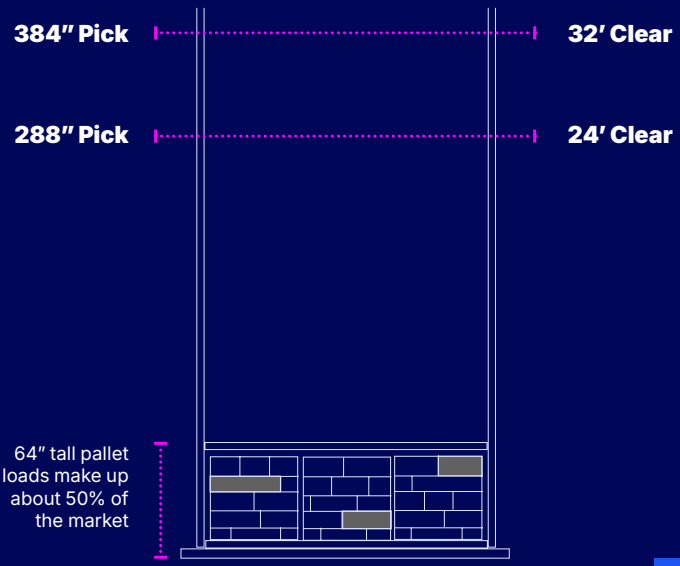
CUBIC ADVANTAGE



Clear Height	Space Needed
32′ Clear	±42,000 SF
24′ Clear	±50,000 SF

Revolutionizing storage solutions to take your business to new heights

The cubic capacity advantage at 32′ clear height allows for one additional pallet position and decreases a Tenant's square footage needs by 17%, equating to ±$720,000 in Gross Rent savings over a 5 year lease period



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POPULATION

307,715
within 10 miles

1,459,537
within 20 miles

2,140,074
within 30 miles

NEW HOUSING

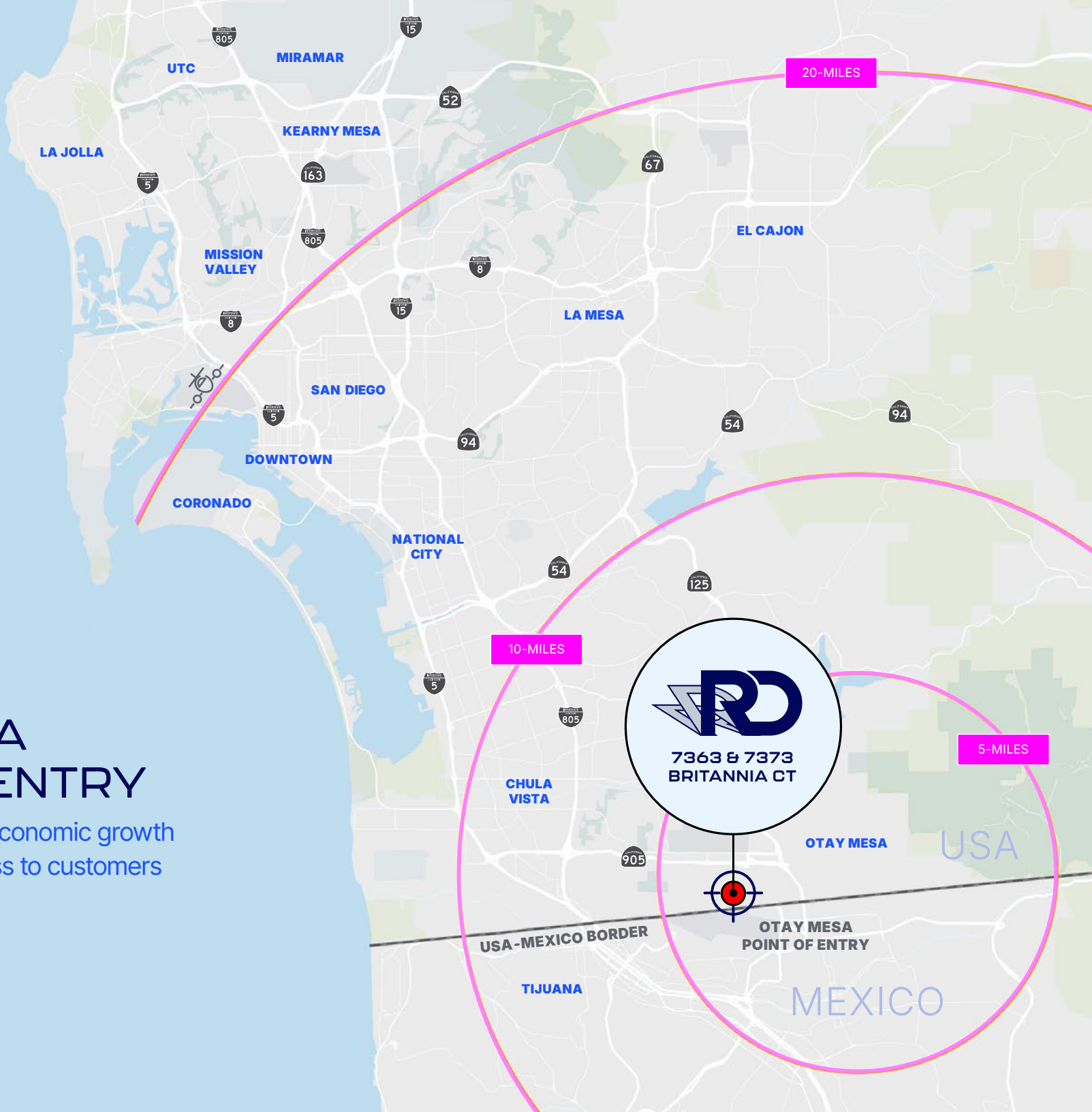
89,719
within 10 miles

528,576
within 20 miles

806,067
within 30 miles

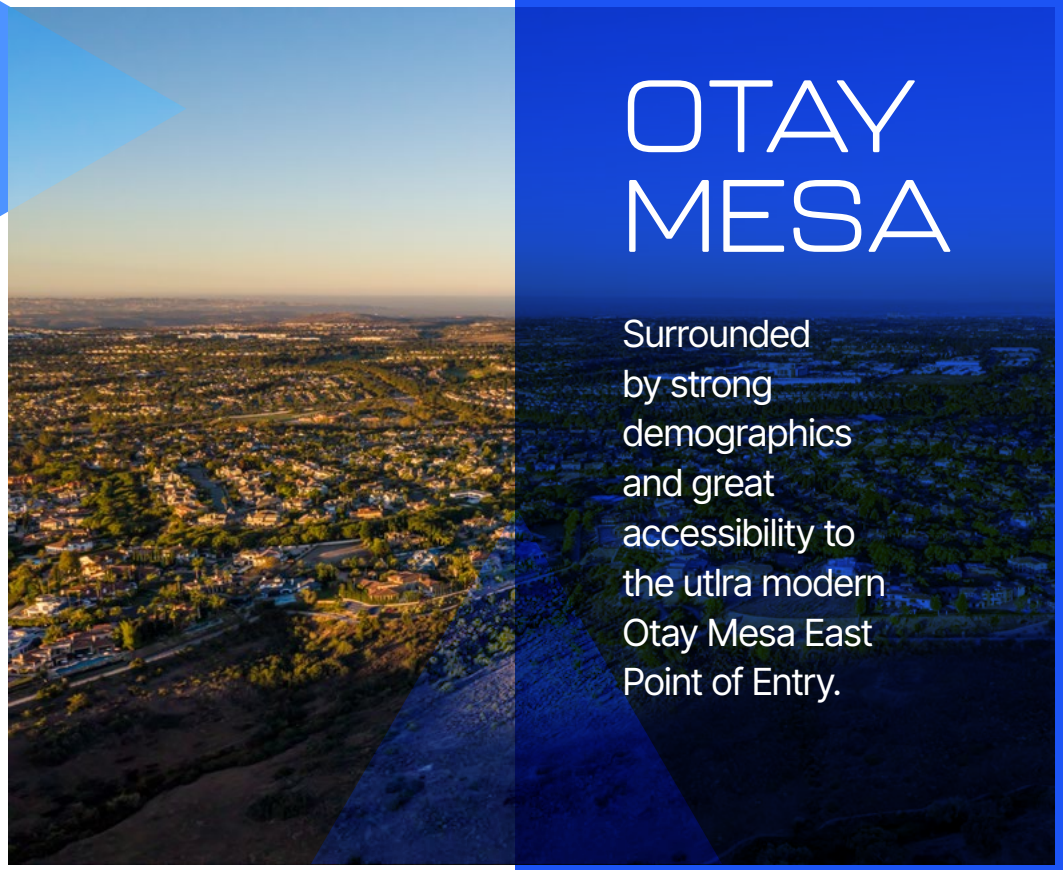
OTAY MESA POINT OF ENTRY

Regional mobility and economic growth with unparalleled access to customers



Aerial By:

Colliers



OTAY MESA

Surrounded by strong demographics and great accessibility to the utlra modern Otay Mesa East Point of Entry.

Eight (8)
International railroad crossings for freight shipments

106M +
Individual crossings per year

Three (3)
Public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate

48M +
Cars and trucks cross the border per year

Four (4)
Mexican ports of entry: El Chaparral, San Ysidro, Otay Mesa and Tecate

40%
Population resides in communities along the U.S.-Mexico border

CORPORATE NEIGHBORS

ZEBRA · DMV · ARMOR TOOL · Expeditors · XPOLogistics · PINNACLE · goodwill · RockWest · BOSE
FedEx · GENERAL DYNAMICS · Parker · TREPCOWEST · TransPak · PACIFIC · Chipman · CUBIC · Honeywell
COSTCO WHOLESALE · ups · amazon · resideo · hellmann · BD BD Biosciences · MASTER TOUCH · Mor · Windsor
IRON MOUNTAIN · DHL · plantronics · MINFREIGHT · TRIDENT · SIGMATRON · SARIA · RL JONES · ZUCARMEX



HAMANN COMPANIES

A fourth-generation general contractor and commercial/industrial property management firm operating in Southern California since 1954.

Superior Product
Directly involved with the design and construction of nearly every building they own

Self Managed
Pride of ownership and commitment to quality

Local Ownership
Quick decisions, no "board approval" required

Growth Potential
Opportunity to expand within Hamann's 5.5 million SF San Diego Industrial portfolio

Long-Term Perspective
Privately owned and operated since 1950s, stability and lower operating expenses for tenants

In-House Construction
Improves efficiency, lowers costs, minimizes risk, accelerates build out

Well Capitalized
Ability to fund improvements, low debt results in competitive lease rates

Our Reputation Speaks For Itself
Honest and direct communication since inception

www.hamannco.com

ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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