# 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



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# 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

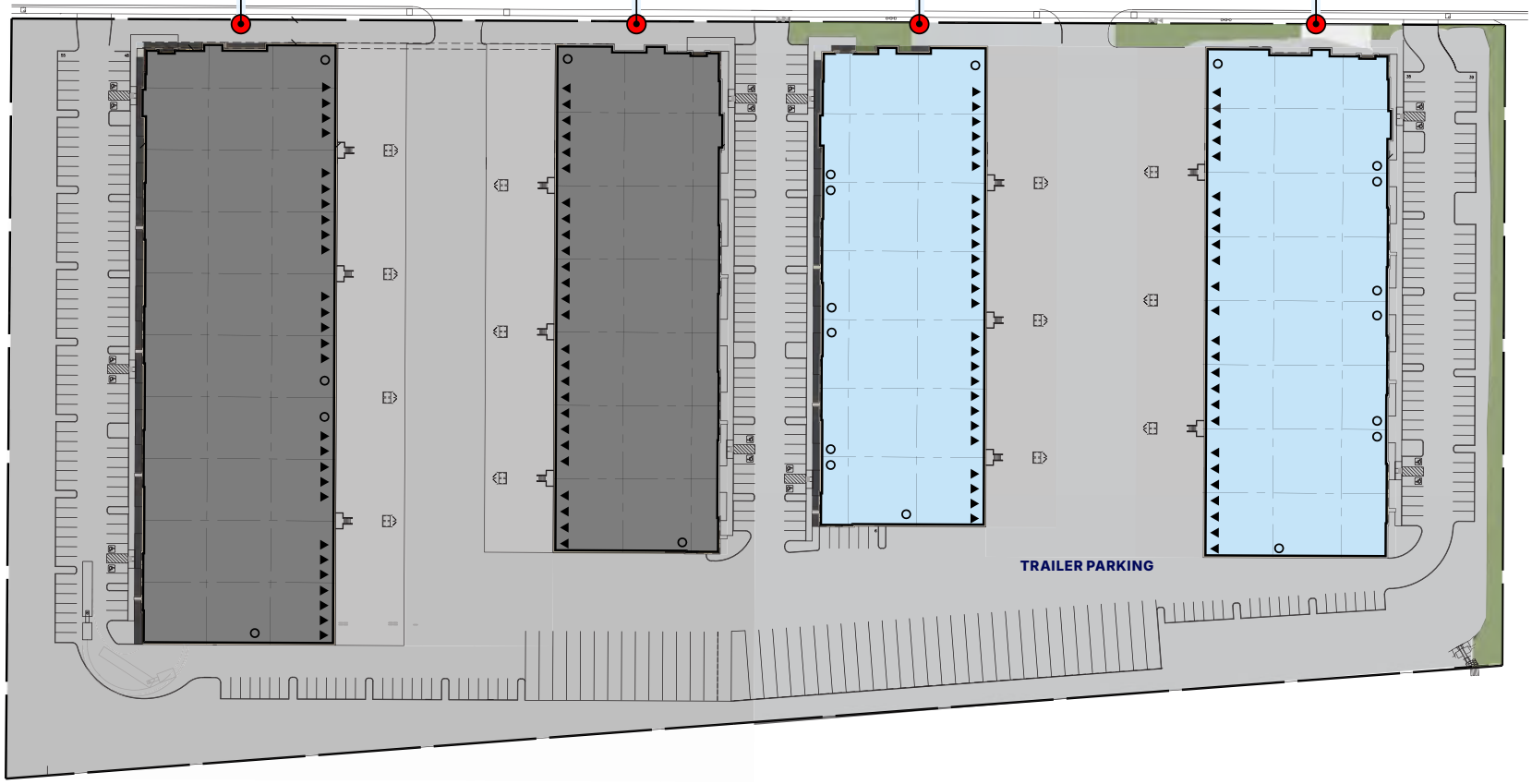
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**FUTURE PHASE**

**FUTURE PHASE**

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

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




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▲ = 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**

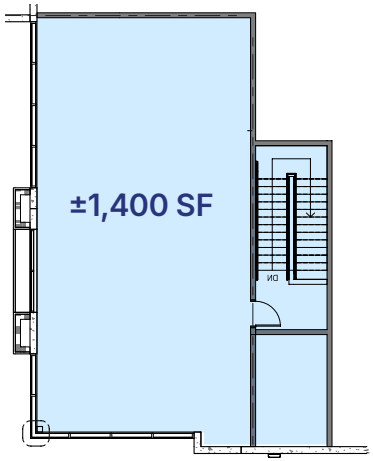
**1.27:1,000 SF Parking Ratio**
87 Auto Stalls + 6 EV Spaces

# RD BUSINESS CENTER

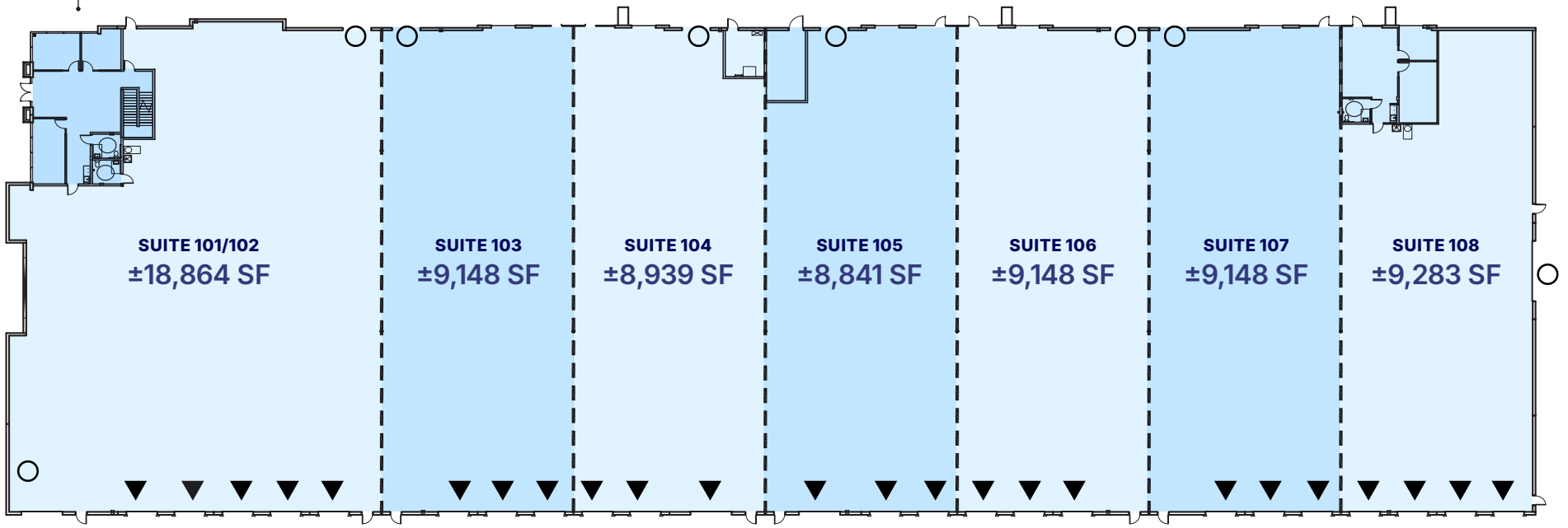
7363 BRITANNIA COURT | SAN DIEGO, CA

HAMANN COMPANIES

## BUILDING A




2ND FLOOR OFFICE




Colliers

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

*Drawings not to scale. For illustration purposes only.*

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# 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

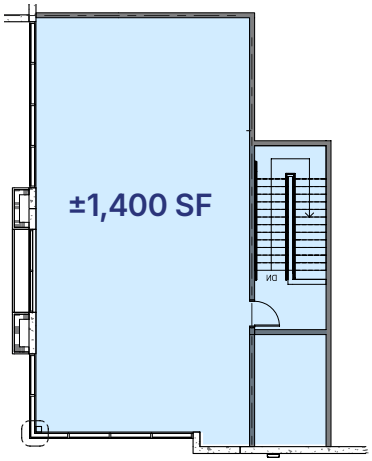
# RD BUSINESS CENTER

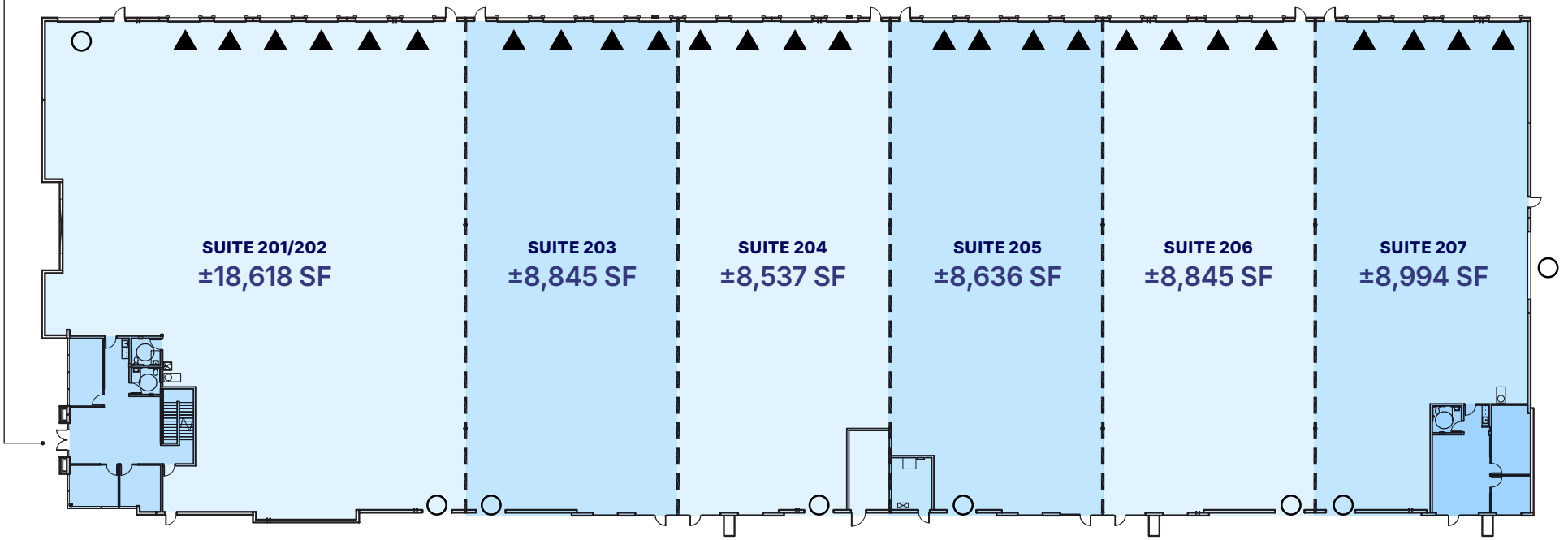
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HAMANN COMPANIES

## 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










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**FOR LEASE**

## FOUR INDUSTRIAL BUILDINGS TOTALING ±286,417 SF

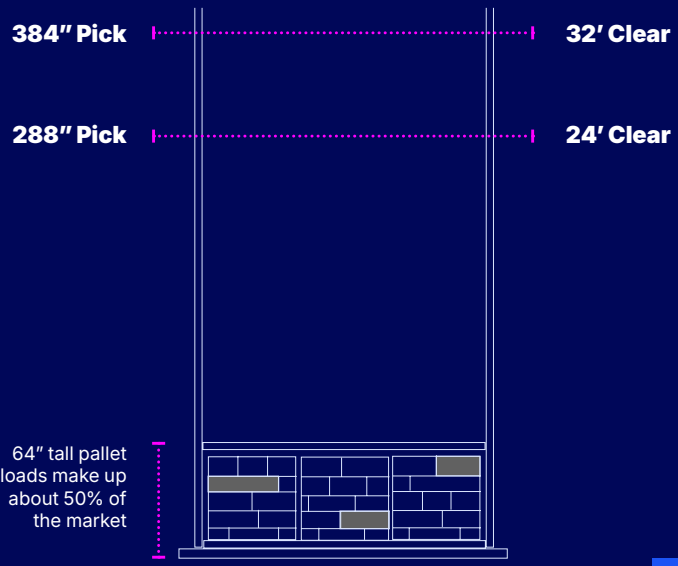
# CUBIC ADVANTAGE



| 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

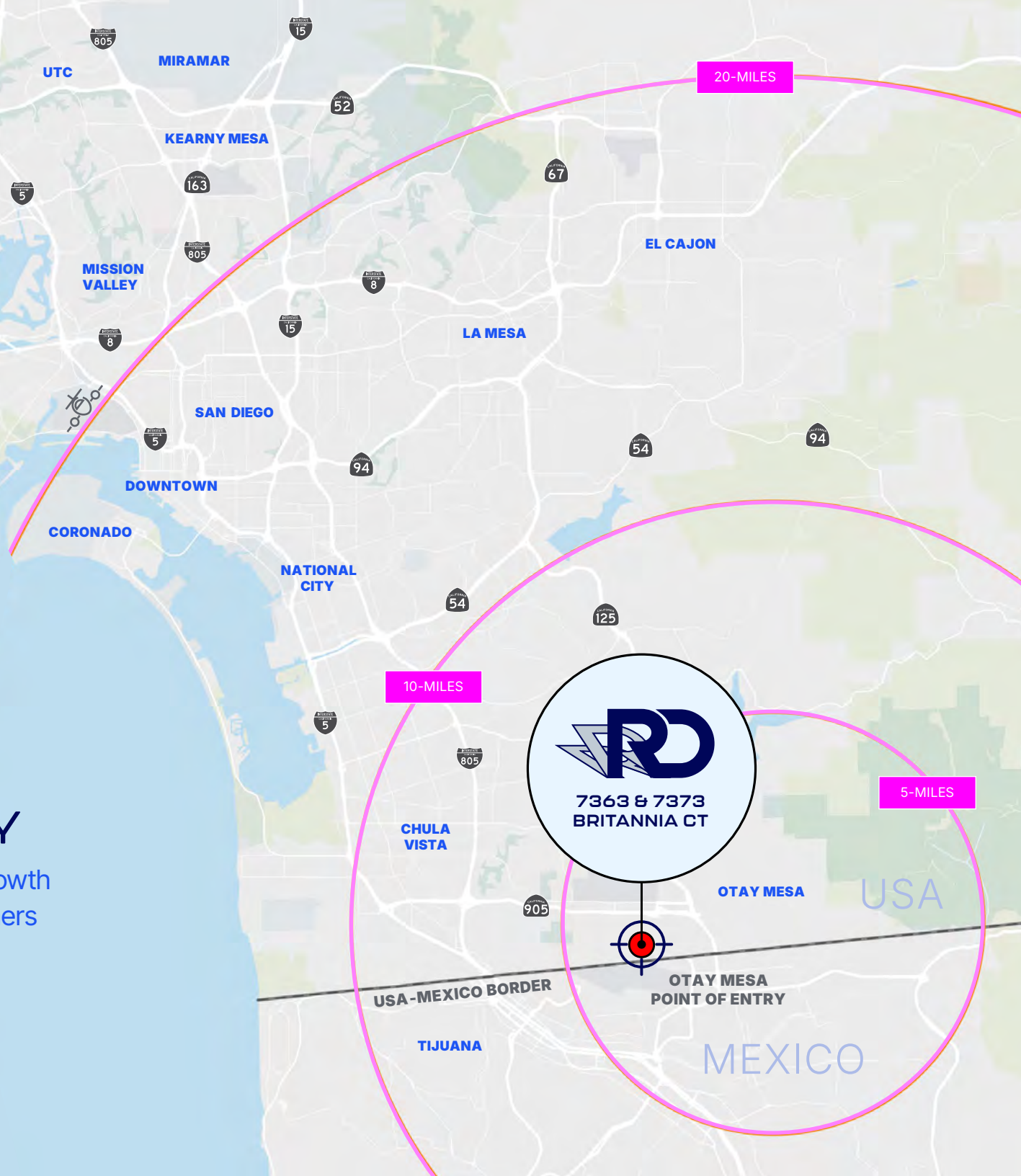
**89,719**
within 10 miles

**528,576**
within 20 miles

**806,067**
within 30 miles

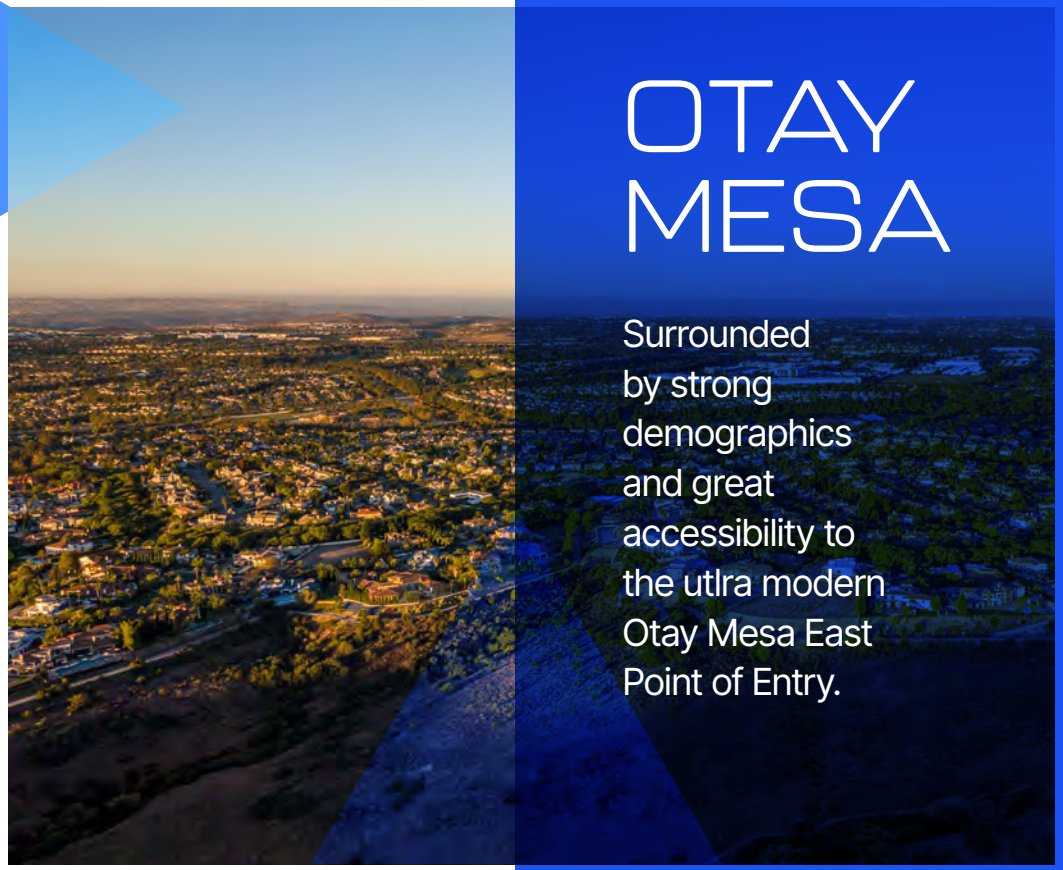
# OTAY MESA POINT OF ENTRY

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 · XPO Logistics · PINNACLE · goodwill · Rock West Composites · BOSE

FedEx · General Dynamics · Parker · TREPCO WEST · TransPak · PACIFIC · Chipman · CUBIC · Honeywell

Costco Wholesale · ups · amazon · resideo · hellmann · BD Biosciences · Master's 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

CONTACT US

**Greg Lewis**
Executive Vice President
O +1 858 795 4136
M +1 858 699 1629
greg.lewis@colliers.com
RE Lic. #01365602

**Andy Irwin**
Executive Vice President
O +1 858 795 4134
M +1 858 232 1709
andy.irwin@colliers.com
RE Lic. #01302674

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