

# The Daily Transcript

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## Murphy Development finishes Otay Mesa industrial building

By Thor Kamban Biberman  
Daily Transcript Staff Writer

**M**urphy Development Co. has completed construction on Building 3, a 137,000-square-foot redeveloped speculative industrial building in Otay Mesa.

The building at 2065 Sanyo Avenue is part of The Campus at San Diego Business Park, a complex totaling more than 670,000 square feet.

Building 3 is a concrete tilt-up, featuring a 32-foot minimum clear height, 4,000 amps of 277/480 volt power, manufacturing sewer and water capacity, ESFR sprinklers, concrete truck courts, and wide column spacing. It has 33 dock-high doors, with an additional 10 short-yard expansion docks.

The industrial facility is strategically located adjacent to State Route 11 and within a few hundred feet of SR 905, "providing excellent freeway identity and access," according to the commercial real estate brokerage JLL.

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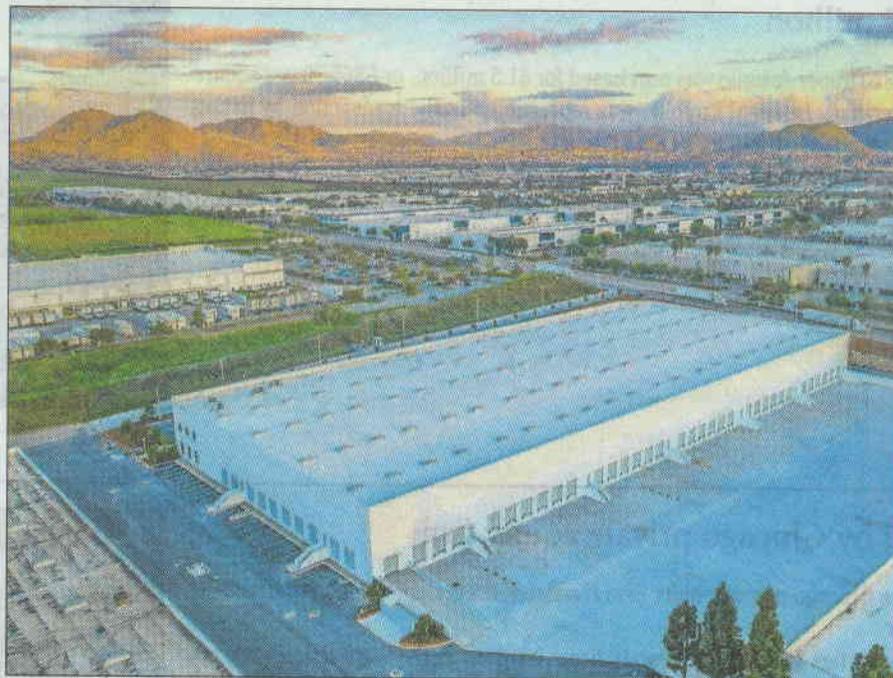


Photo courtesy of JLL

The industrial building at 2065 Sanyo Avenue in Otay Mesa was recently completed by Murphy Development Co. Lusardi Construction was the general contractor on the 137,000-square-foot project.

# Murphy

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JLL's Andy Irwin and Joe Anderson are marketing Building 3 for lease. The building can accommodate tenants from 50,000 square feet to 137,000 square feet. Office improvements are in place, making the building available for immediate occupancy.

Suites in the building range from 39,000 square feet to the entire building, according to CoStar.

"Otay Mesa is one of the hottest industrial markets in the San Diego area with 2.8 percent vacancy, 790,000 square feet of positive net absorption in 2019 and 10 percent rental rate growth year-over-year," Irwin said.

The Campus at San Diego Business Park is a fully fenced, secure site with onsite security and Customs-Trade Partnership Against Terrorism (C-TPAT) qualification. C-TPAT is a voluntary program where participants work to protect supply chains from the concealment of terrorist weapons, including weapons of mass destruction.

CoStar said an onsite café was under construction within the project but, like the rest of the building, the timetable for that and the opening of the rest of the building, may have to be delayed.

Murphy's development team for Building 3 included Pacific Cornerstone Architects, Teshima Landscape Design, K&S Engineering, and general contractor Lusardi Construction.

Murphy Development purchased the San Diego Business Park from Panasonic Corp. of North America in early 2017 and renamed it The Campus at San Diego Business Park. Murphy originally built the 542,197-square-foot, two-building campus in 1986 for The San-yo Corp. of America before it was sold to The Panasonic Corp.

Following its reacquisition of the complex, Murphy completed \$15 million in upgrades that included installing new drought-tolerant landscaping, replacing all office glazing with energy efficient glass, modernizing the office areas, updating the solar panel system, and adding dock and grade doors.

The additional two buildings at The Campus are leased to Panasonic North America, JD Group Logistics, kSARIA, and General Services Administration (GSA).

Murphy Development has designed and completed in excess of 10 million square feet of corporate industrial and technology projects in San Diego.

Infrastructure improvements are complete at the firm's next project, Brown Field Technology Park, a 50-acre, master-planned corporate industrial development in Otay Mesa.

Murphy plans to develop up to 2 million square feet of Class A industrial buildings at Brown Field Technology Park. Current building designs for the speculative business park range from 50,000 square feet to 300,000 square feet and are designed for manufacturing and distribution tenants.