



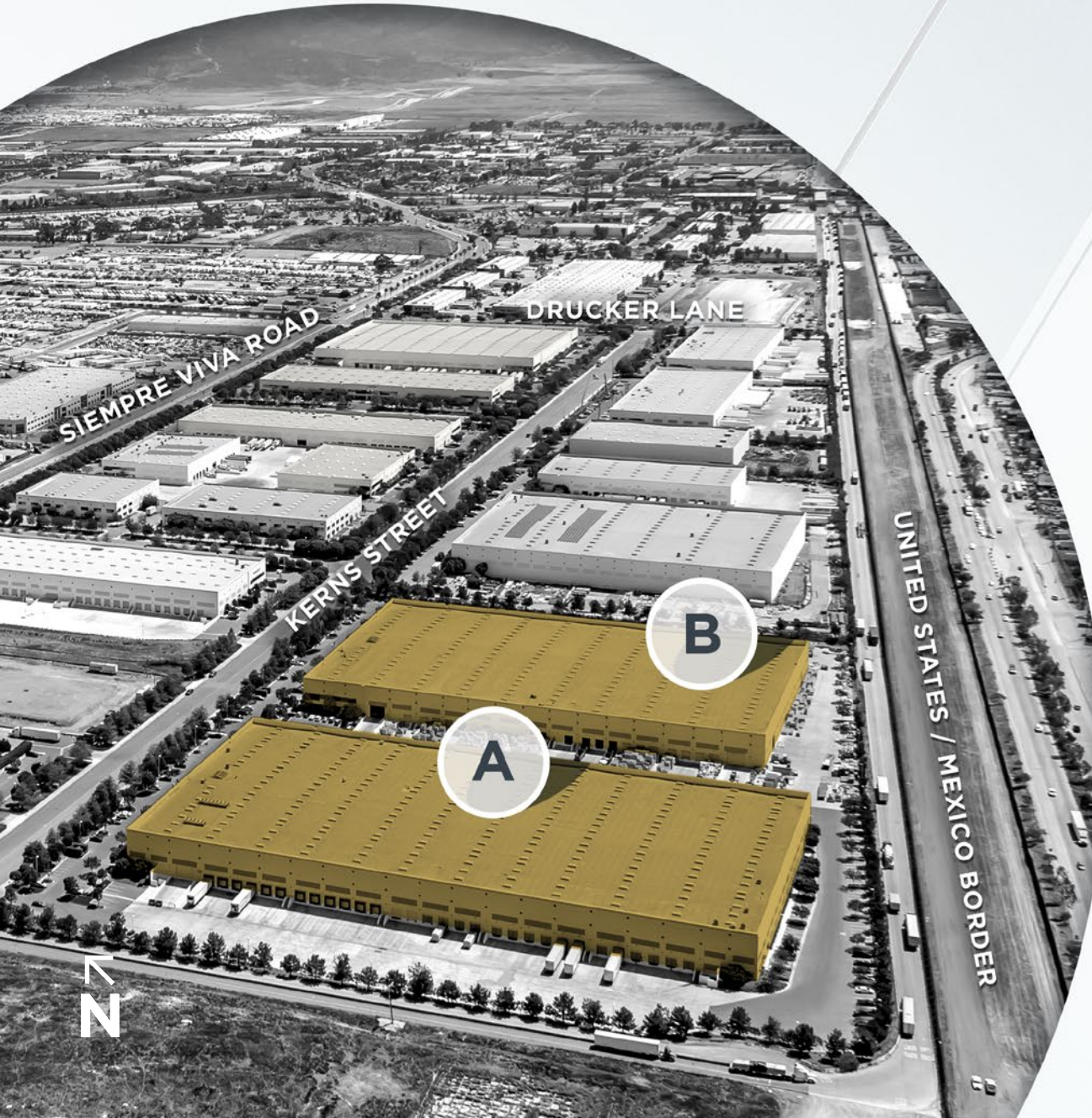
VIVA

LOGISTICS CENTER

IDS

REAL ESTATE GROUP

PROPERTY AERIAL



A 8409 KERNS STREET

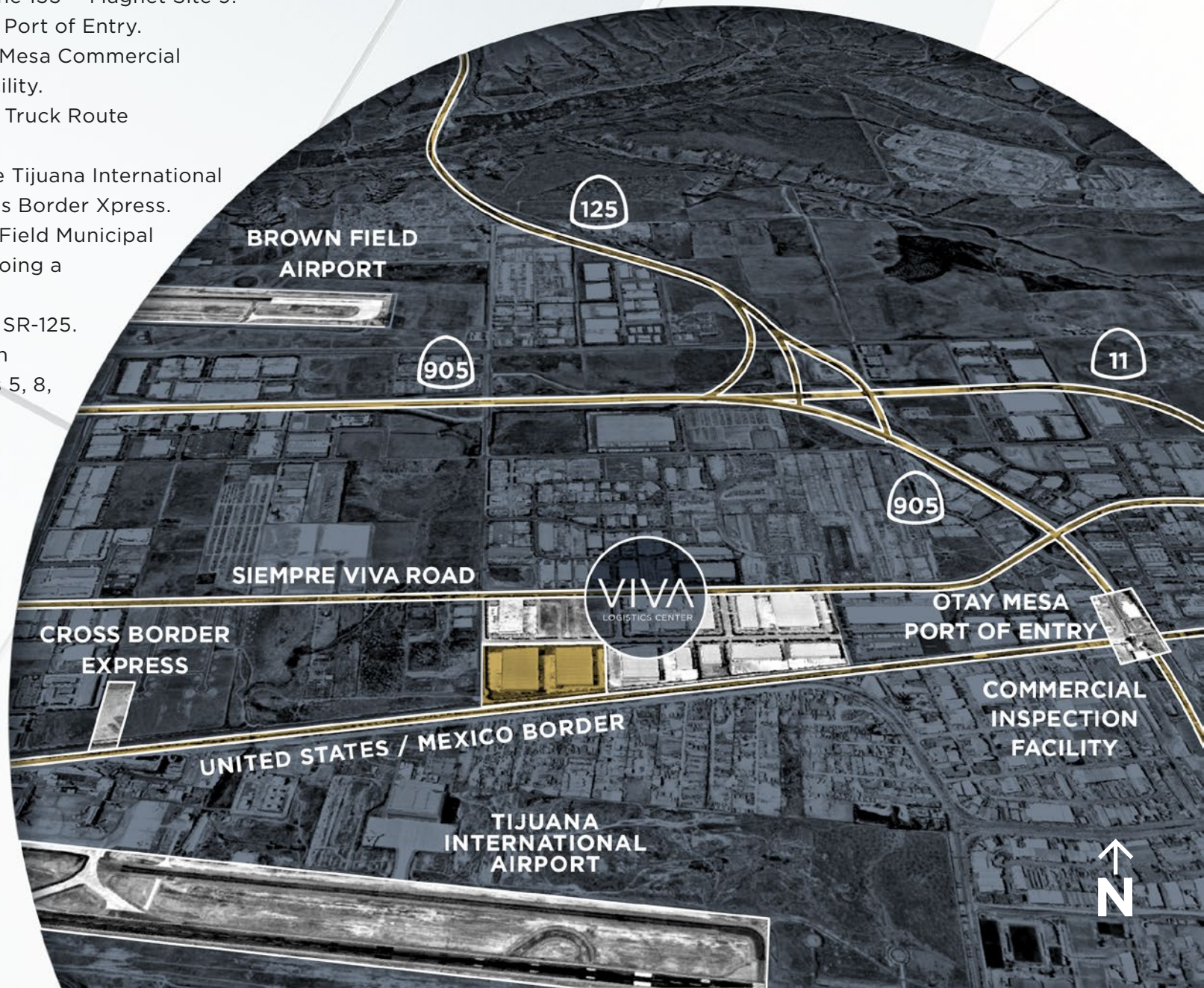
- RSF - 248,269
 - Clear Height - 36'-38'
- 100% LEASED**

B 8511 KERNS STREET

- RSF - 225,763
 - Clear Height - 32'-34'
- 100% LEASED**

LOCATION

- Within Foreign-Trade Zone 153 - Magnet Site 9.
- 0.5 mile from Otay Mesa Port of Entry.
- 1.5 Miles from CHP Otay Mesa Commercial Vehicle Enforcement Facility.
- Adjacent to Southbound Truck Route Queuing Lane
- Less than a mile from the Tijuana International Airport through the Cross Border Xpress.
- Minutes from the Brown Field Municipal Airport currently undergoing a major renovation.
- One mile from SR-905 & SR-125.
- Convenient access to San Diego's major Interstates 5, 8, 15 & 805.



OVERVIEW

Viva Logistics Center is a 2-building Class A industrial project comprised of 474,032 sf within the highly desirable Otay Mesa submarket of San Diego.

FEATURES

- Institutionally owned and operated
- Located in a Foreign Trade Zone 153 Magnet Site
- Dock high and grade level loading
- Potential yard/truck parking
- Ample Parking
- IBT-1-1 Zoning
- 34' - 38' Clear height
- Energy efficient LED exterior lighting
- ESFR Fire Sprinkler System



CURRENT PROJECT ENHANCEMENTS



BUILDING MONUMENT AND WAYFINDING SIGNAGE

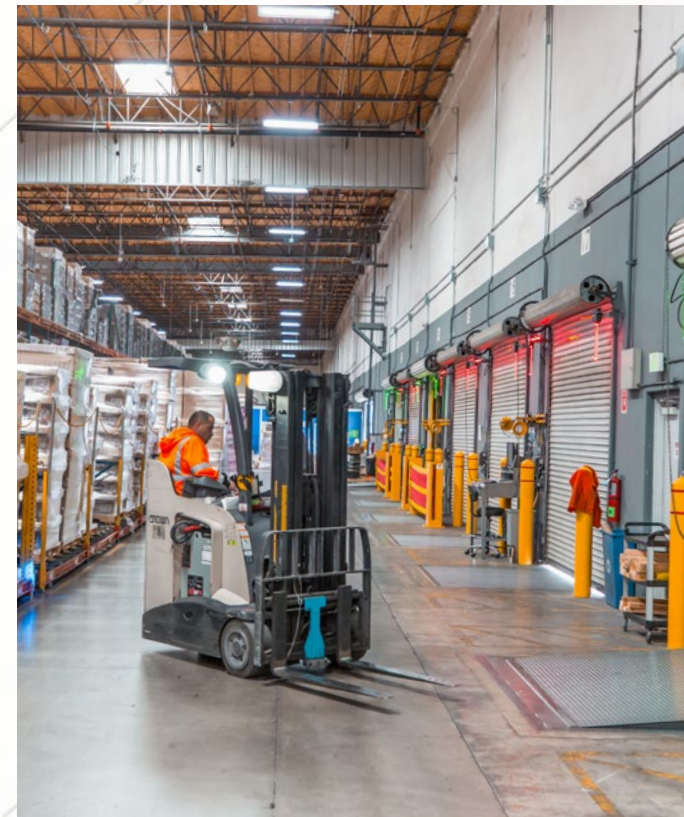


SUSTAINABLE LANDSCAPE DESIGN



MODERN PAINT SCHEME

VIVA LOGISTICS CENTER



CONTACT



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