

## FOR SALE OR LEASE

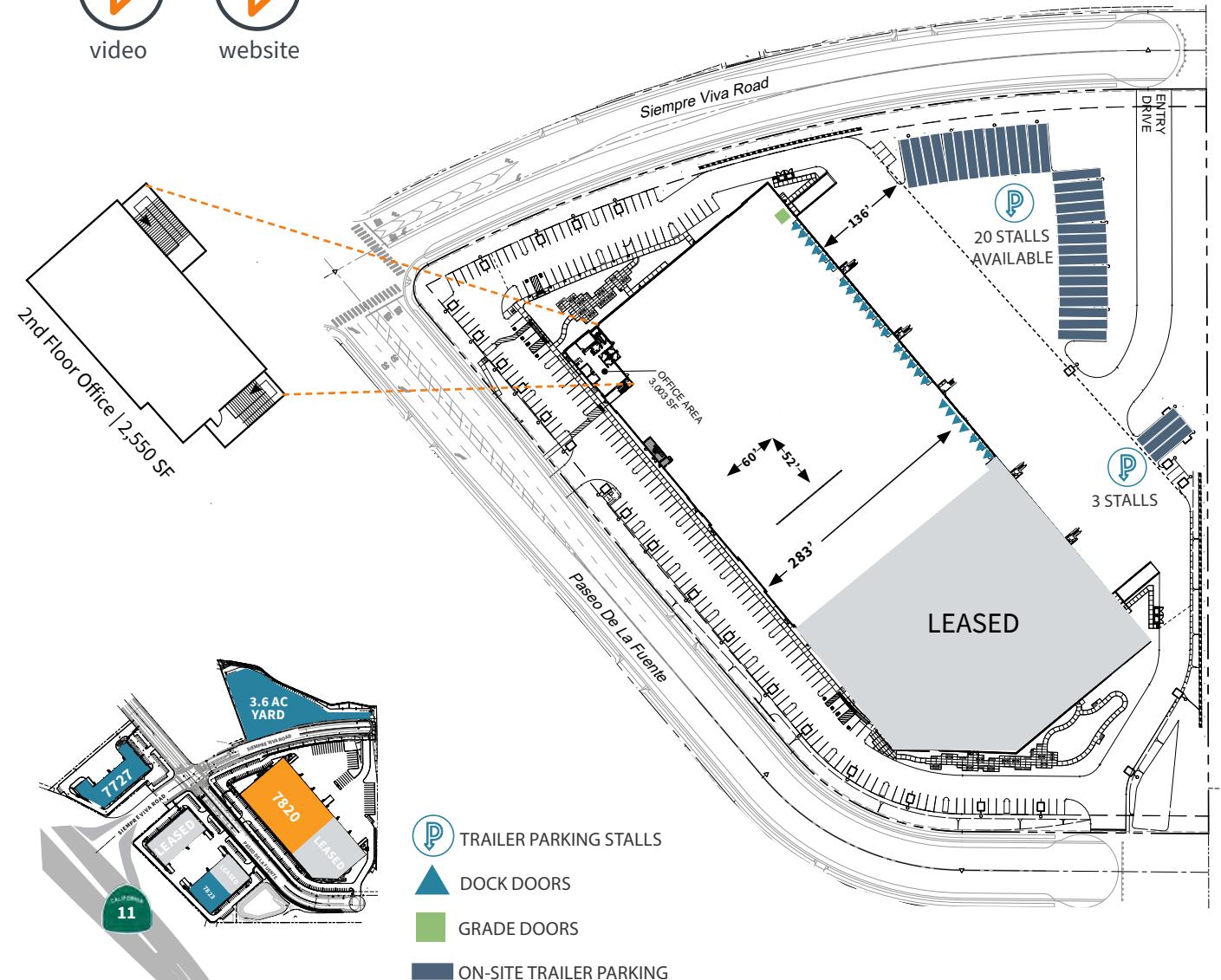
# 7820 PASEO DE LA FUENTE | 125,801 SF

## **DIVISIBLE TO 47,000 SF**

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING | FOREIGN TRADE ZONE



	<b>125,801 SF</b> TOTAL SPACE AVAILABLE (SF)
	<b>5,553 SF</b> NEW SPEC OFFICE (SF)
	<b>47,000 SF</b> DIVISIBLE TO (SF)
	<b>25 DOCK</b> DOORS
	<b>1 GRADE</b> DOORS (EXPANDABLE)
	<b>36'</b> MINIMUM CLEAR HEIGHT
	<b>ESFR</b> SPRINKLERS
	<b>125 (1:1,000)</b> VEHICLE PARKING STALLS
	<b>60'x52'</b> COLUMN SPACING
	<b>2,000A</b> 480v POWER
	<b>136</b> MINIMUM TRUCK COURT DEPTH
	<b>283'</b> BUILDING DEPTH
	<b>20</b> AVAILABLE ONSITE TRAILER STALLS
	<b>TRAILER YARD</b> 3.6 ACRE YARD



# NEW CLASS A INDUSTRIAL

## FREESTANDING SITE WITH EXCESS TRAILER STORAGE



# NEW CLASS A INDUSTRIAL

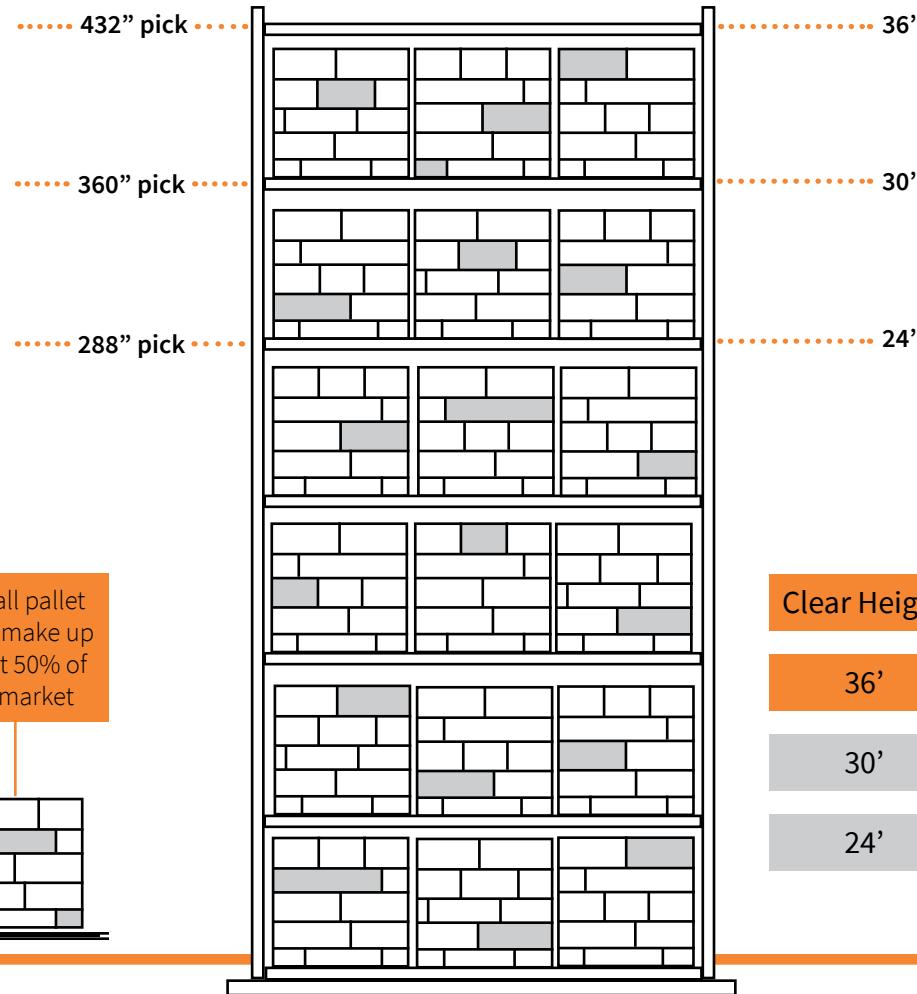
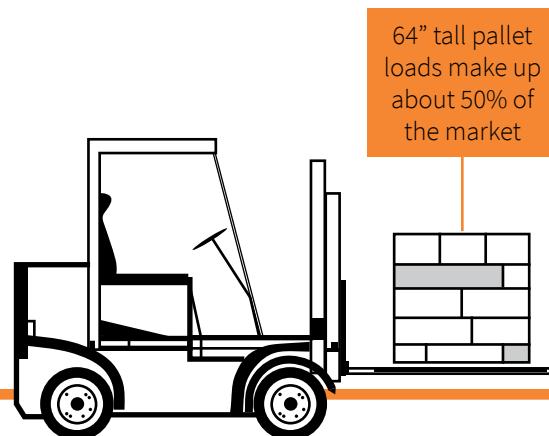
## CUBIC CAPACITY ADVANTAGE



RISE ABOVE  
THE REST

Revolutionizing storage solutions  
to take your business to new  
heights

The cubic capacity advantage at  
**36' clear height** allows for one  
additional pallet position and  
**decreases a Tenant's square  
footage needs by 14-36%**





OTAY BORDER CROSSINGS



## CONTACT

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