

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



125,801 SF

TOTAL SPACE AVAILABLE (SF)



5,553 SF

NEW SPEC OFFICE (SF)



47,000 SF

DIVISIBLE TO (SF)



25 DOCK

DOORS



1 GRADE

DOORS (EXPANDABLE)



36'

MINIMUM CLEAR HEIGHT



ESFR

SPRINKLERS



125 (1:1,000)

VEHICLE PARKING STALLS



60'x52'

COLUMN SPACING



2,000A

480v POWER



136

MINIMUM TRUCK COURT DEPTH



283'

BUILDING DEPTH



20

AVAILABLE ONSITE TRAILER STALLS



TRAILER YARD

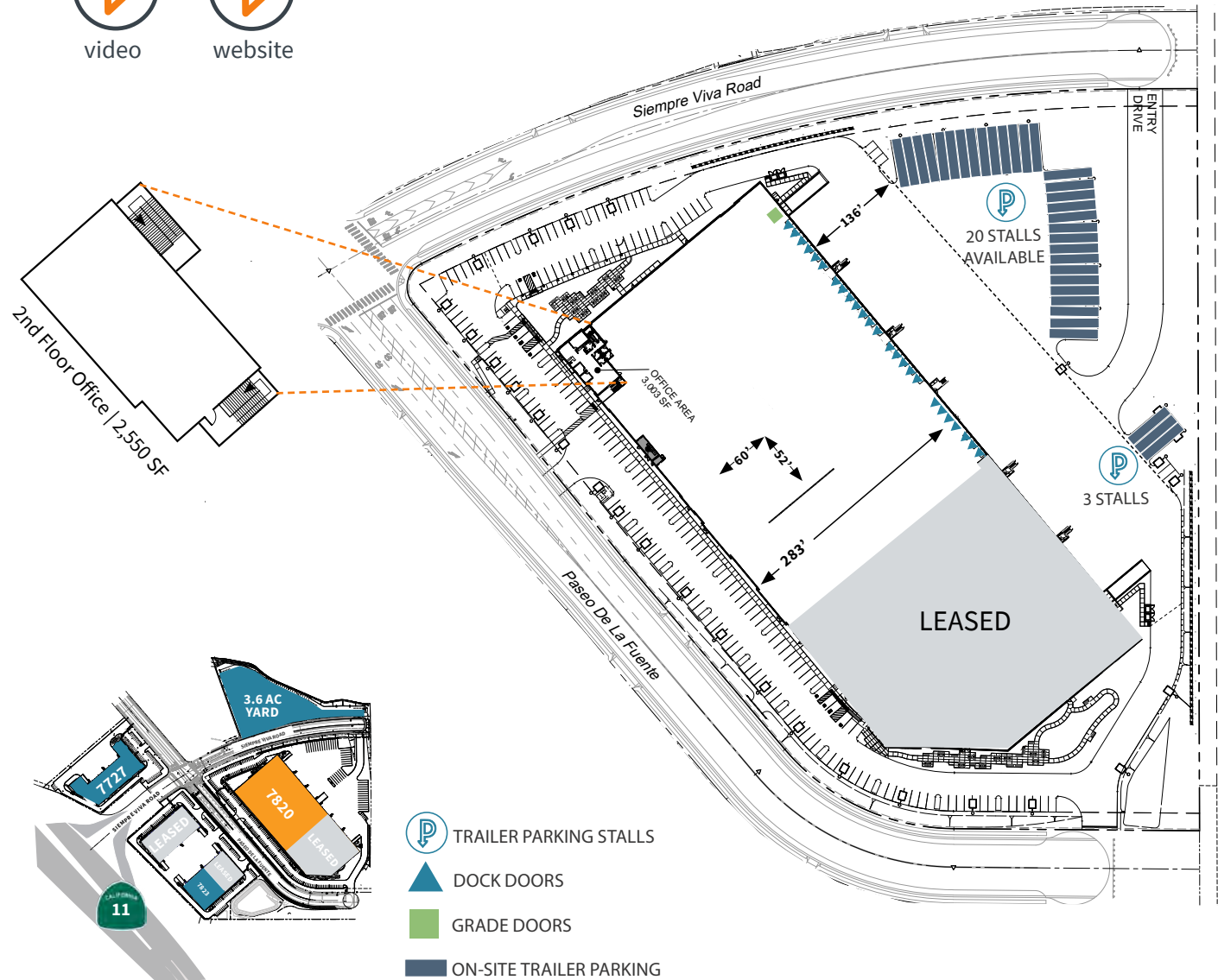
3.6 ACRE YARD



video

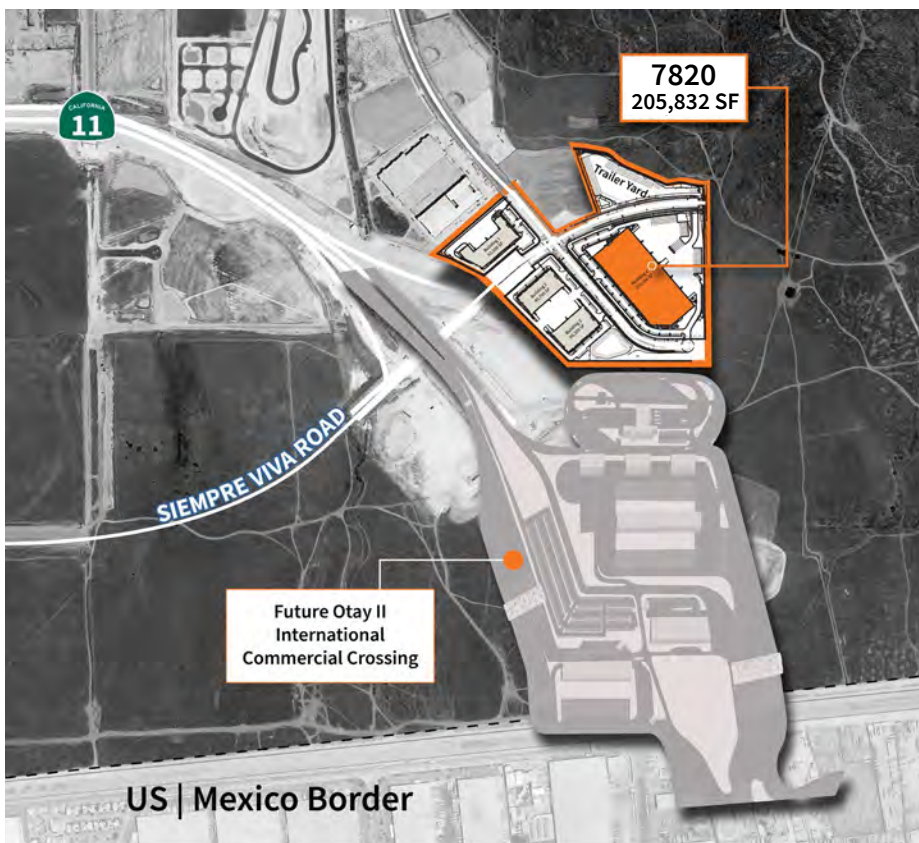


website



NEW CLASS A INDUSTRIAL

FREESTANDING SITE WITH EXCESS TRAILER STORAGE



NEW CLASS A INDUSTRIAL

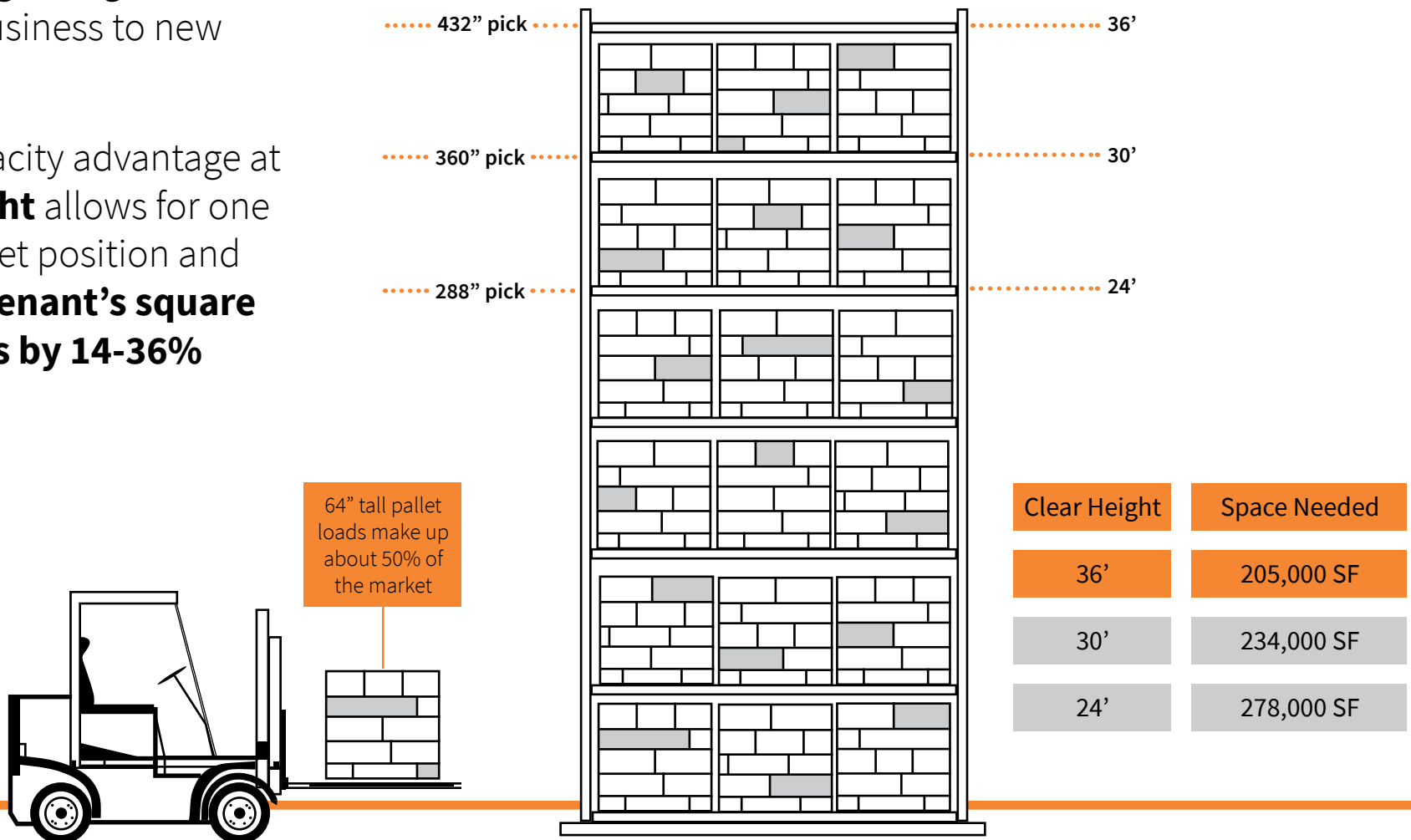
CUBIC CAPACITY ADVANTAGE



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%**





CONTACT

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