

OTAY MESA GATEWAY YARD

★ HEAVY AUTO USES ALLOWED ★



±11 ACRES OF YARD
FOR LEASE
Divisible to ±3.0 Acres

OTAY MESA GATEWAY YARD

FULLY IMPROVED YARD



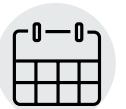
±11 ACRES
AVAILABLE



±3 ACRE
DIVISIBILITY



±340
CAN ACCOMODATE
±340 TRAILER STALLS



NOW
AVAILABLE
FOR IMMEDIATE
OCCUPANCY

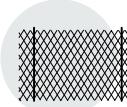
YARD FEATURES



8"
AGGREGATE
GROUND COVER



LED
PERIMETER
LIGHTING



8'
CHAIN LINK FENCING
WITH SHADE



LANDSCAPED
ALONG
SITE FRONTAGE

RARE ZONING ADVANTAGES

 Click here for San Diego Industrial Base Codes

CONDITIONAL USE PERMIT

Property has an existing Conditional Use Permit in place allowing for the following uses:

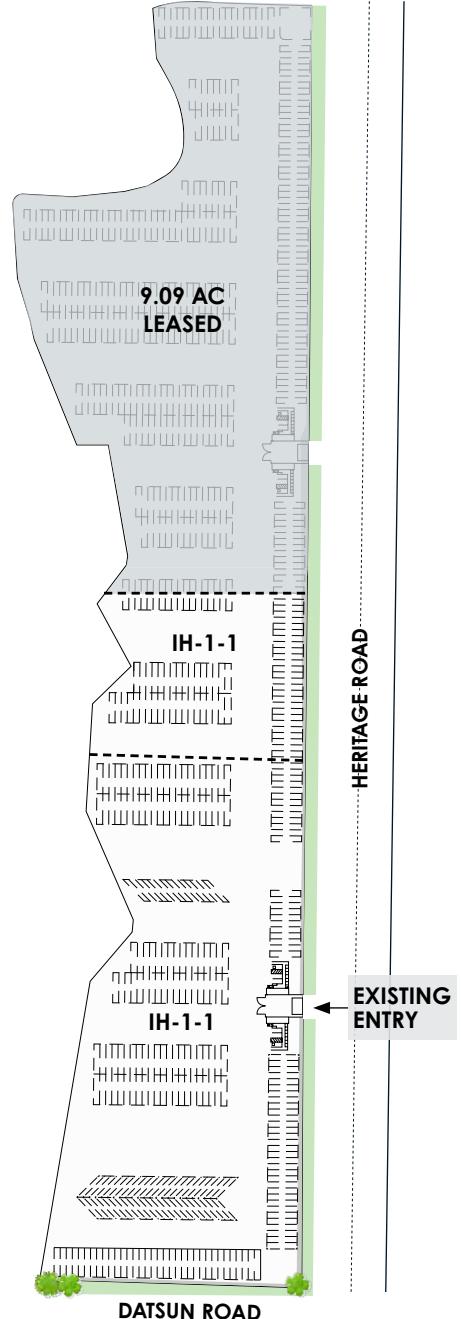
- Auto Storage
- Auto Dismantling
- Auto Recycling

*Tenant is responsible for independently verifying that intended use is conforming with all zoning ordinances

IL-2-1 AND IH-1-1 ZONING

Underlying Zones IL-2-1 and IH-1-1 provide flexibility for outdoor storage uses including the following:

- Equipment & Materials Storage
- Trailer Parking
- Contractor Yard
- Wholesale
- Heavy Manufacturing



OTAY MESA GATEWAY YARD



PRIME LOCATION

Less than 2 miles to the Otay Border Crossing



ABUNDANT PARKING

Space for ± 340 trailer parking stalls



FREEWAY ACCESS

Easy access to SR-905, SR-125, I-805, I-5

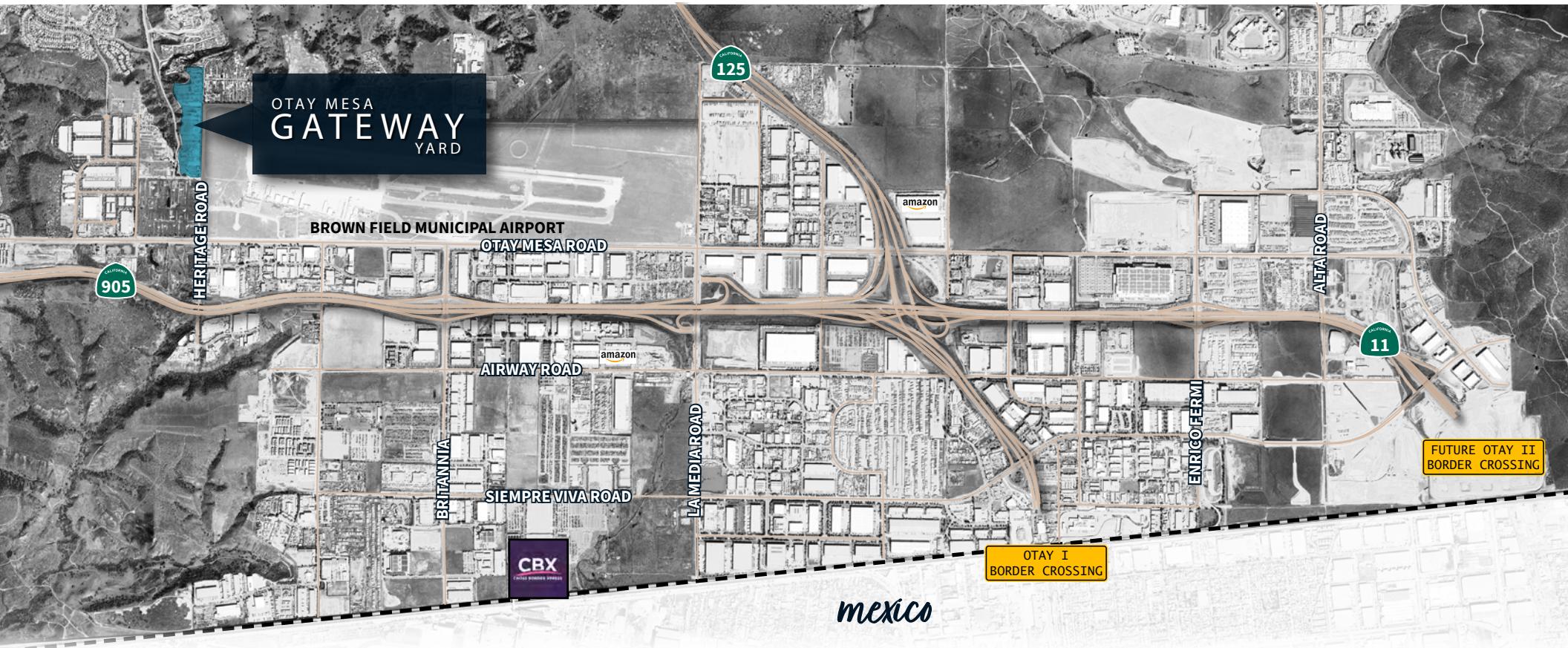


FOREIGN TRADE ZONE

Located within FTZ 153



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