



SOUTH COUNTY SAN DIEGO IOS SITE 7668 PASEO DE LA FUENTE | OTAY MESA

**OPPORTUNITY TO LEASE ±2.15 ACRES** 



# **AVAILABLE FOR IMMEDIATE OCCUPANCY**



Flexible Zoning
uses include truck parking,
outdoor storage, auto/
equipment sales



Plug n' Play Power tremendous time and costs savings, up to 2,400 amps of 480v



Move-In Ready fully improved sites allowing for immediate occupancy



Strategic Location direct access to new Eastern Otay Mesa Border Crossing

### **7668 PASEO DE LA FUENTE**

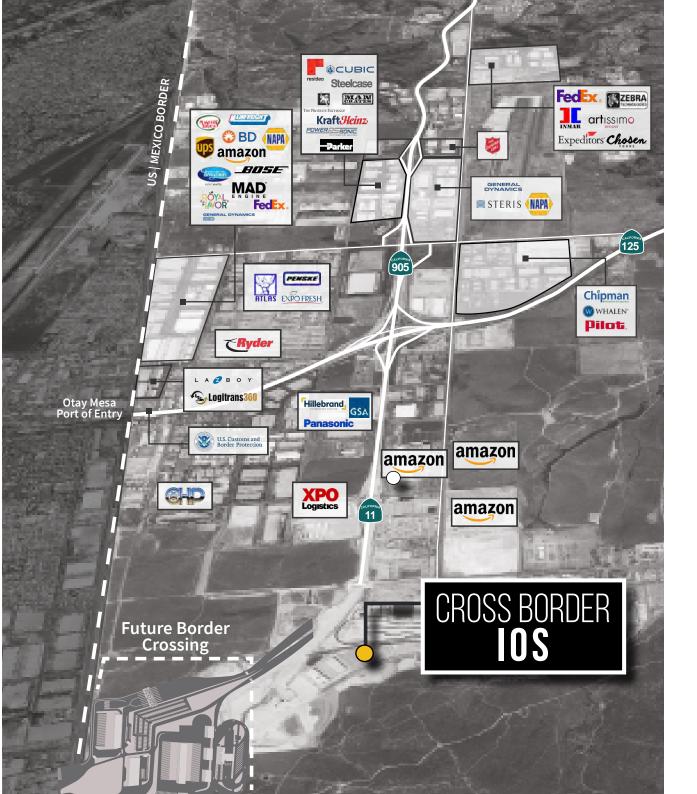
### 2.15 ACRE SITE AVAILABLE

### Fully improved with:

- 6' full perimeter iron fencing with rolling gates
- 40" wide concrete driveway
- Class 2 recycled base
- Fully landscaped
- All stormwater facilities (including bio basins) in-place
- 1,200 amp 277/480V 3PH, 4W Main Distribution
  - o 1 200A pedestal mounted panel
  - o 2 400A pedestal mounted panel
- LED site lighting
- Infrastructure for 10 EV charging stations

## Contact broker for pricing





# **CORPORATE NEIGHBORS**

# CROSS BORDER STATS



40% of population resides in communities along the U.S.-Mexico border



3 public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



4 Mexican ports of entry: Otay Mesa, El Chaparral, San Ysidro, and Tecate



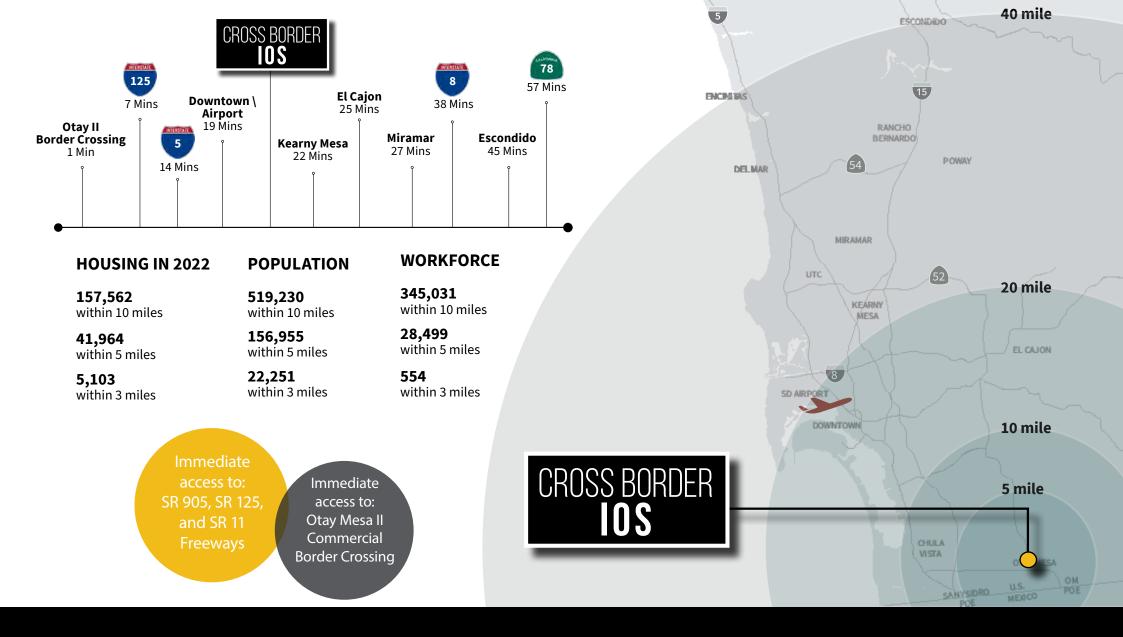
+106M individual crossings per year



+48M cars and trucks cross the border per year



\$49B in trade crosses annually through Otay Mesa ports of entry



#### **BLAKE RODGERS**

+1 949 273 9934 blake.rodgers@am.jll.com RE license #02015513

#### **ANDY IRWIN**

+1 858 410 6376 andy.irwin@am.jll.com RE license #01302674

#### **GREG LEWIS**

+1 858 410 1251 greg.lewis@am.jll.com RE license #01365602



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2022 Jones Lang LaSalle IP, Inc. All rights reserved.