



CROSS BORDER
IOS

Future Otay II
International
Commercial Crossing

ALTA ROAD

CALIFORNIA
11

SIEMPRE VIVA ROAD

US | MEXICO BORDER

SOUTH COUNTY SAN DIEGO IOS SITE
7668 PASEO DE LA FUENTE | OTAY MESA
OPPORTUNITY TO LEASE ±2.15 ACRES



REAL ESTATE GROUP



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

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
 - 1 – 200A pedestal mounted panel
 - 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

CROSS BORDER IOS

Activity	Duration (Mins)
Otay II Border Crossing	1
Downtown \ Airport	19
El Cajon	25
Kearny Mesa	22
Miramar	27
Escondido	45
Otay II Border Crossing to Escondido	57

5,103
within 3 miles

22,251
within 3 miles

554
within 3 miles

Immediate
access to:
Otay Mesa II
Commercial
Border Crossing

A map of the San Diego metropolitan area and surrounding regions. Concentric circles represent travel distances from a central point (likely San Diego). Key locations labeled include Escondido (40 miles), Poway, Rancho Bernardo, Encinitas, Del Mar, Miramar, UTC, Kearny Mesa, El Cajon, Chula Vista, Oceanside, and San Ysidro. Major highways shown are I-5, I-15, I-8, I-54, and I-52. A red airplane icon is positioned near the SD Airport. A black box in the bottom left corner contains the text 'CROSS BORDER 10S'. A line connects this box to a yellow dot on the I-5 highway near the Mexico border, with a '5 mile' label. To the left of the map, a vertical scale shows travel times: '57 Mins' for Escondido and '45 Mins' for Oceanside, with a green shield icon labeled '78' above the '57 Mins' mark.



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