

**CONSTRUCTION  
COMPLETE  
AVAILABLE  
NOW**



**interchange**

**A 404,832 SF CLASS A INDUSTRIAL PARK**  
**2 INDUSTRIAL BUILDINGS FOR LEASE & SALE**  
**SUITES FROM 45,000 – 183,695 SF**  
**WAREHOUSE / DISTRIBUTION / MANUFACTURING | SAN DIEGO**



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

Border quick stats:

#1

THE WORLD'S BUSIEST  
LAND BORDER CROSSING  
(SAN YSIDRO & OTAY  
MESA PORTS OF ENTRY)

±\$45B

IN TRADE CROSSES  
ANNUALLY THROUGH  
OTAY MESA PORTS  
OF ENTRY

Immediate access to:

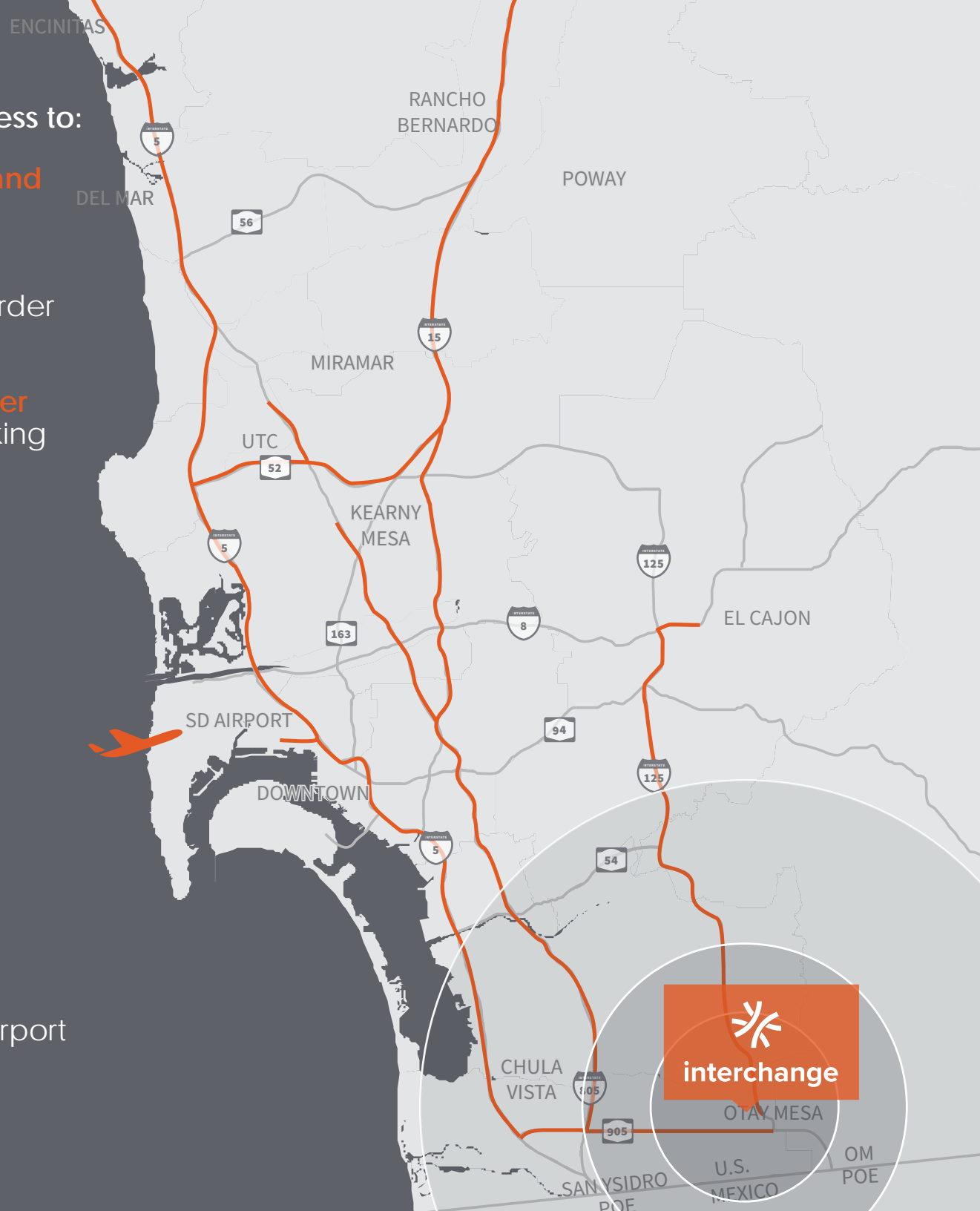
SR 905, SR 125, and  
SR 11 Freeways

Otay Mesa  
Commercial border  
crossing

Pilot Travel Center  
Full service trucking  
operation

Drive times to:

- 45 min  
Escondido
- 27 min  
Miramar/UTC
- 24 min  
El Cajon
- 22 min  
Kearny Mesa
- 19 min  
Downtown/Airport
- Interchange  
Otay Mesa









# THE SITE

NW corner of Otay Mesa Road and SR 125



**ESFR**  
Sprinklers



**Freeway Visibility**  
From SR 125 and SR 905



Available



Pending



Sold



**32'**  
Clear height



**Avail. Now**  
Buildings delivered



**135' (private) +  
200' (shared)**  
Truck court depths



**Ownership  
Opportunity**





**8841** SAGE WAY

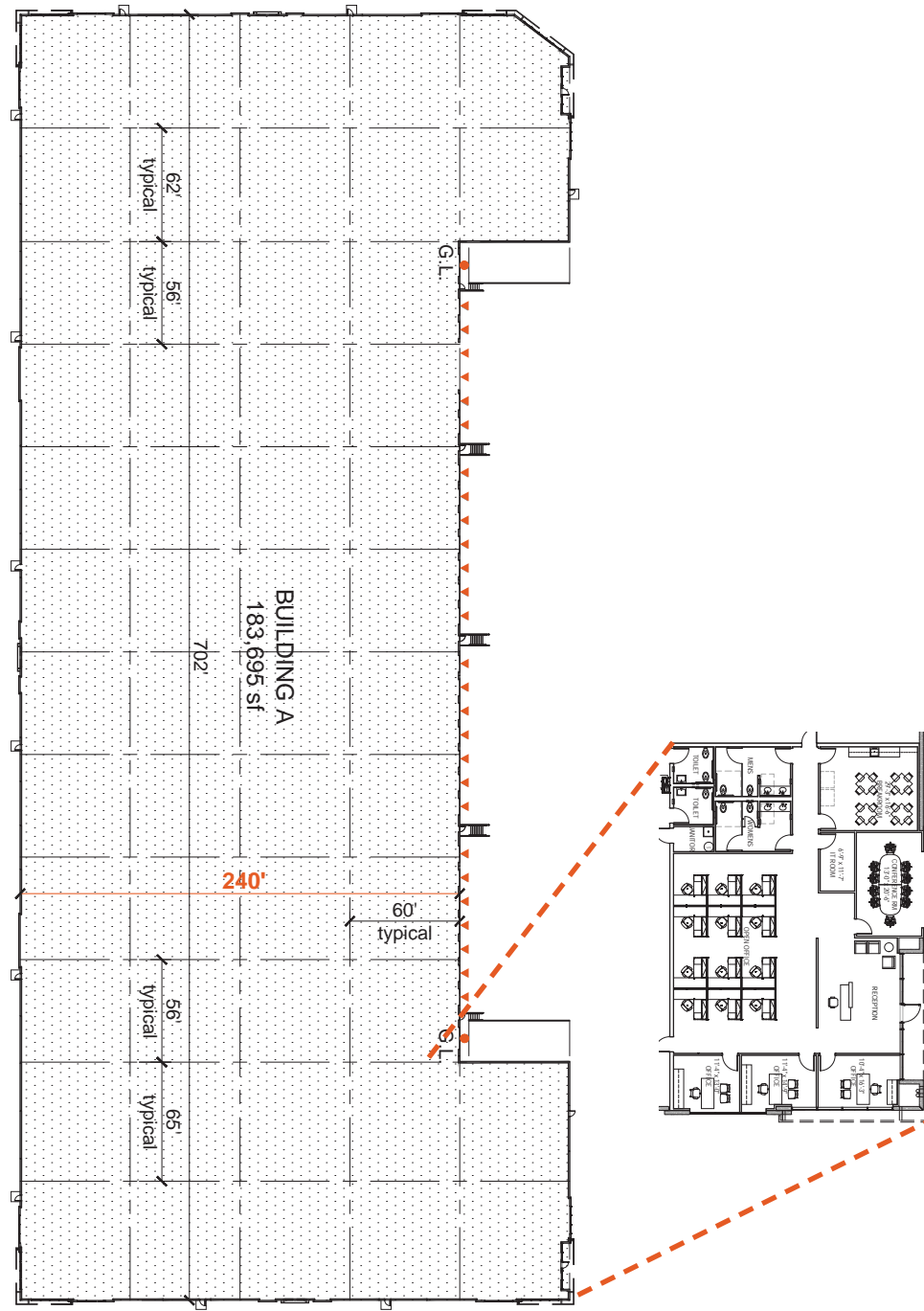


# THE PLANS

8841 SAGE WAY



interchange



▲ 27 DOCK DOORS    ● 2 GRADE LEVEL DOORS





**183,695**

TOTAL SPACE AVAILABLE (SF)



**27 DOCK**

DOORS



**90,000**

DIVISIBILITY (SF)



**2 GRADE**

DOORS



**3,498**

OFFICE (SF)



**56'-60'**

COLUMN SPACING



**60'**

SPEED BAY



**ESFR**

SPRINKLERS



VEHICLE PARKING

**199**

STALLS



CLEAR HEIGHT

**32'**

MINIMUM



**4,000 AMPS**

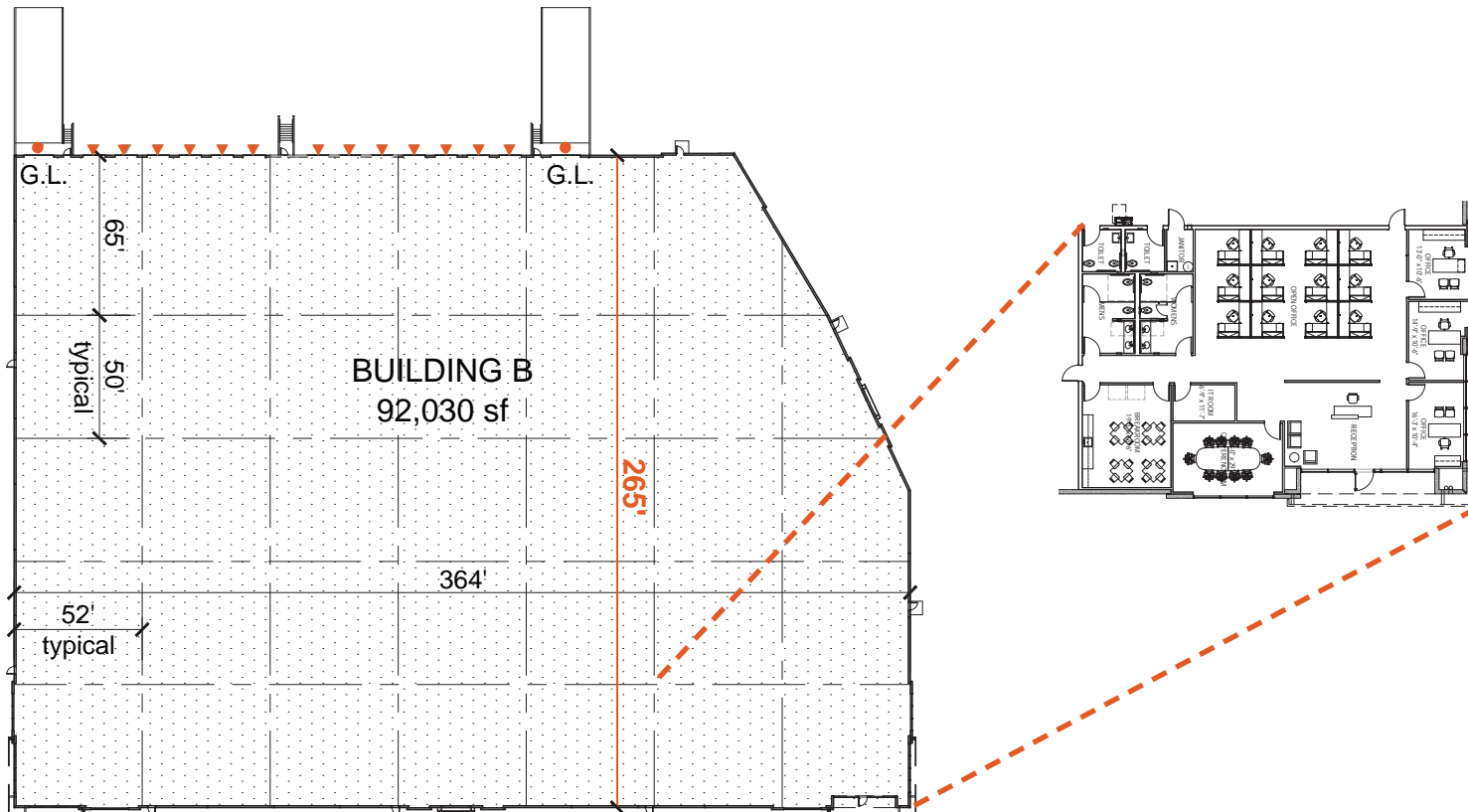
POWER

# THE PLANS

8830 CYPRESS COURT



interchange



▲ 13 DOCK DOORS      ● 2 GRADE LEVEL DOORS







**92,030**

TOTAL SPACE AVAILABLE (SF)



**13 DOCK**

DOORS



**45,000**

DIVISIBILITY (SF)



**2 GRADE**

DOORS



**3,498**

OFFICE (SF)



**50'-52'**

COLUMN SPACING



**65'**

SPEED BAY



**ESFR**

SPRINKLERS



VEHICLE PARKING

**100**

STALLS



CLEAR HEIGHT

**32'**

MINIMUM



**3,000 AMPS**

POWER



**8830** CYPRESS COURT

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