



interchange

FOREIGN TRADE
ZONE 153

92,030 SF FOR SALE OR LEASE

RARE
ON-SITE
YARD

8830 CYPRESS COURT | OTAY MESA
DIVISIBLE TO 41,584 SF
WAREHOUSE / DISTRIBUTION / MANUFACTURING

CONTACT

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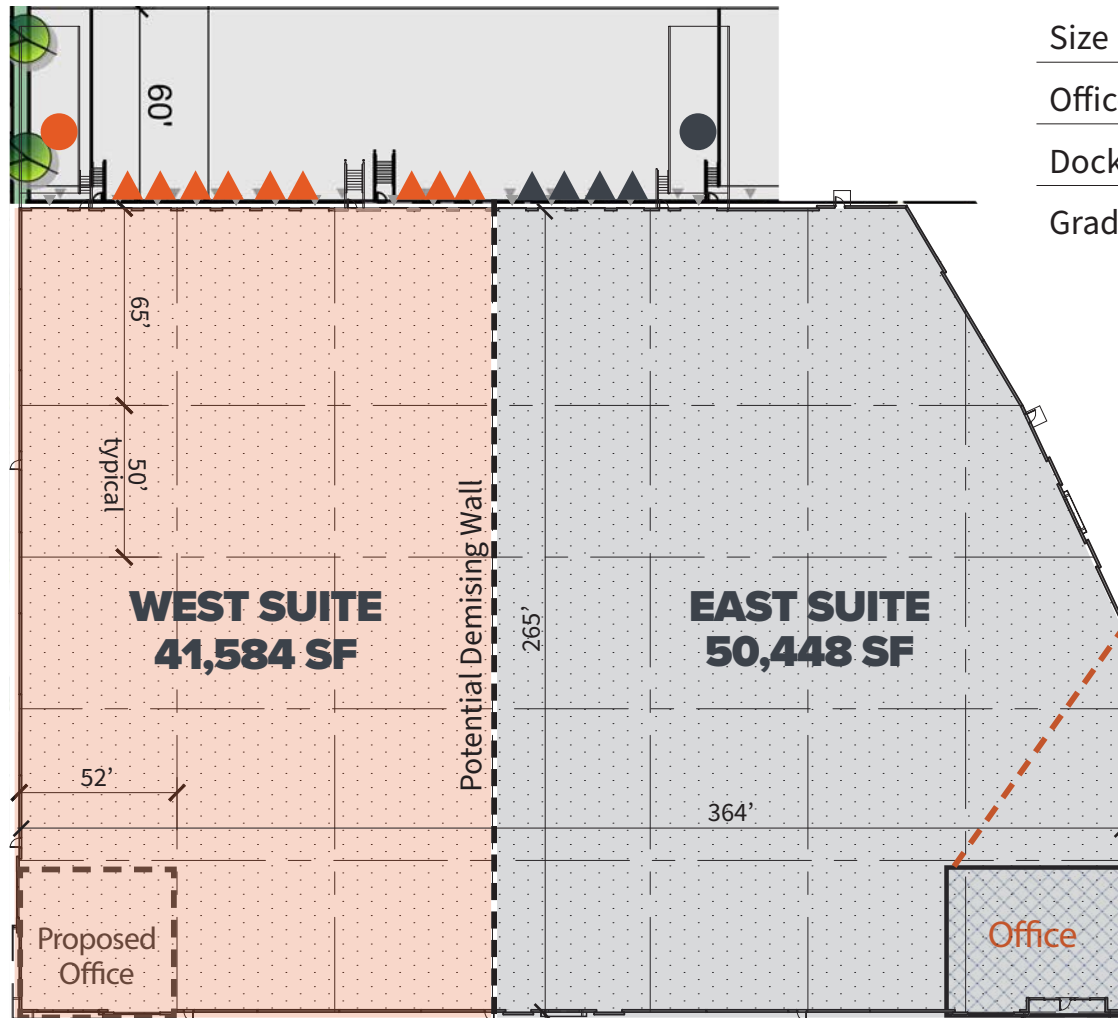
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SINGLE TENANT PLAN

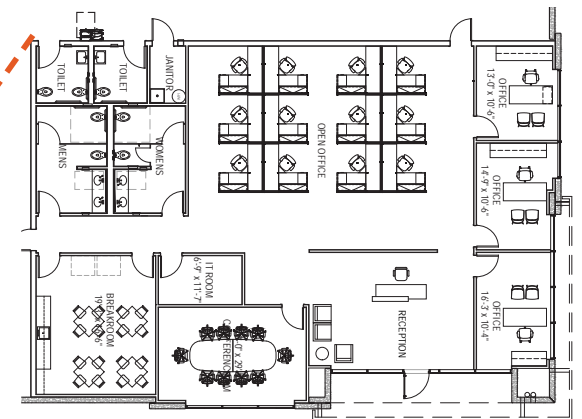


ESFR
SPRINKLERS

MULTI TENANT PLAN



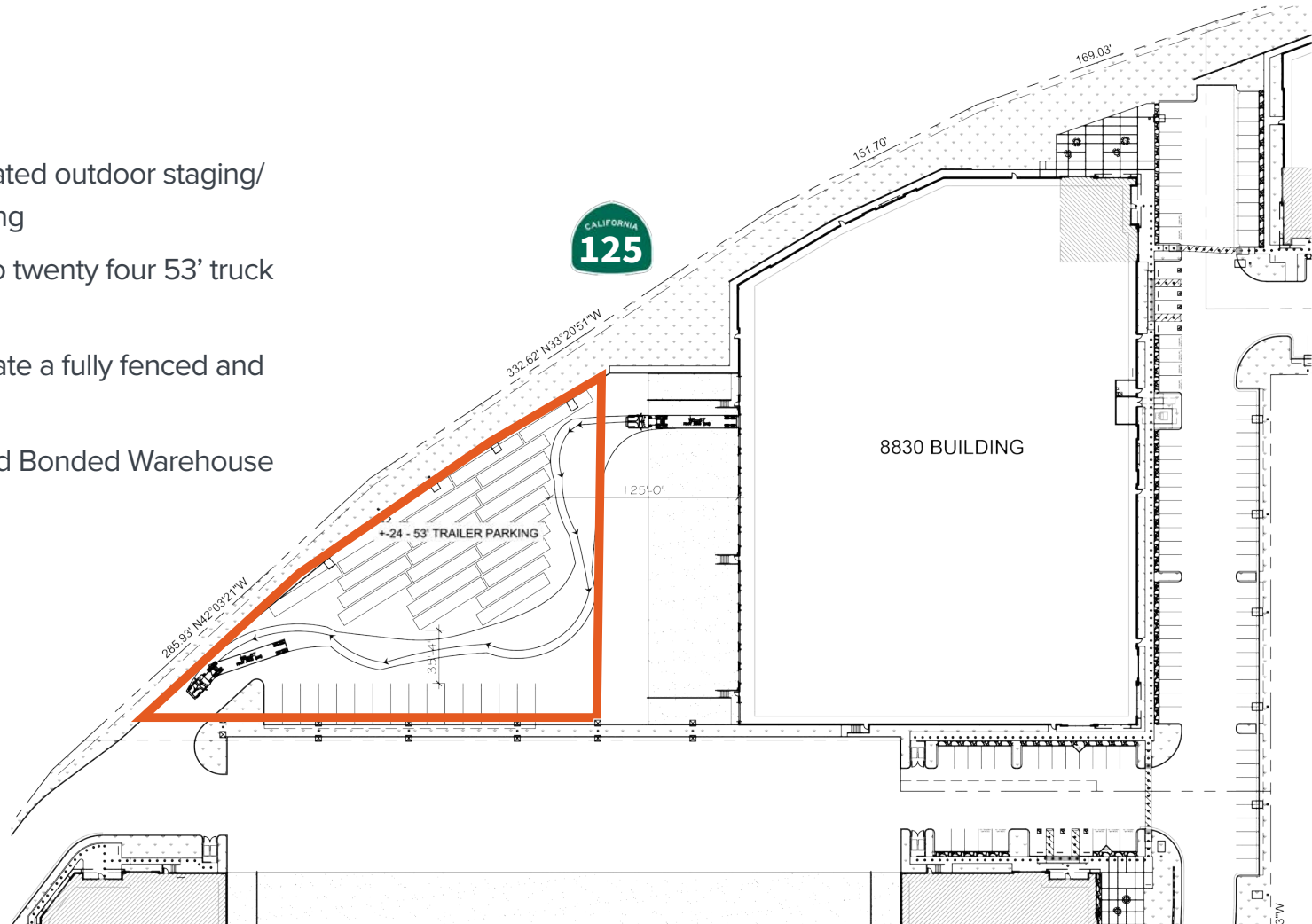
	WEST	EAST
Size	41,584 SF	50,448 SF
Office	TBD	3,498 SF
Dock Doors	9 ▲	4 ▲
Grade Doors	1 ●	1 ●



RARE ON-SITE YARD

FEATURES

- Potential for dedicated outdoor staging/ storage/fleet parking
- Ability to park up to twenty four 53' truck trailers
- Opportunity to create a fully fenced and secure truck court
- Ideal for CTPAT and Bonded Warehouse companies



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