



4 Building Project & Trailer Yard

Buildings from 46,177 SF - 125,801 SF
Divisible to 24,910 SF
Warehouse/Logistics/Manufacturing

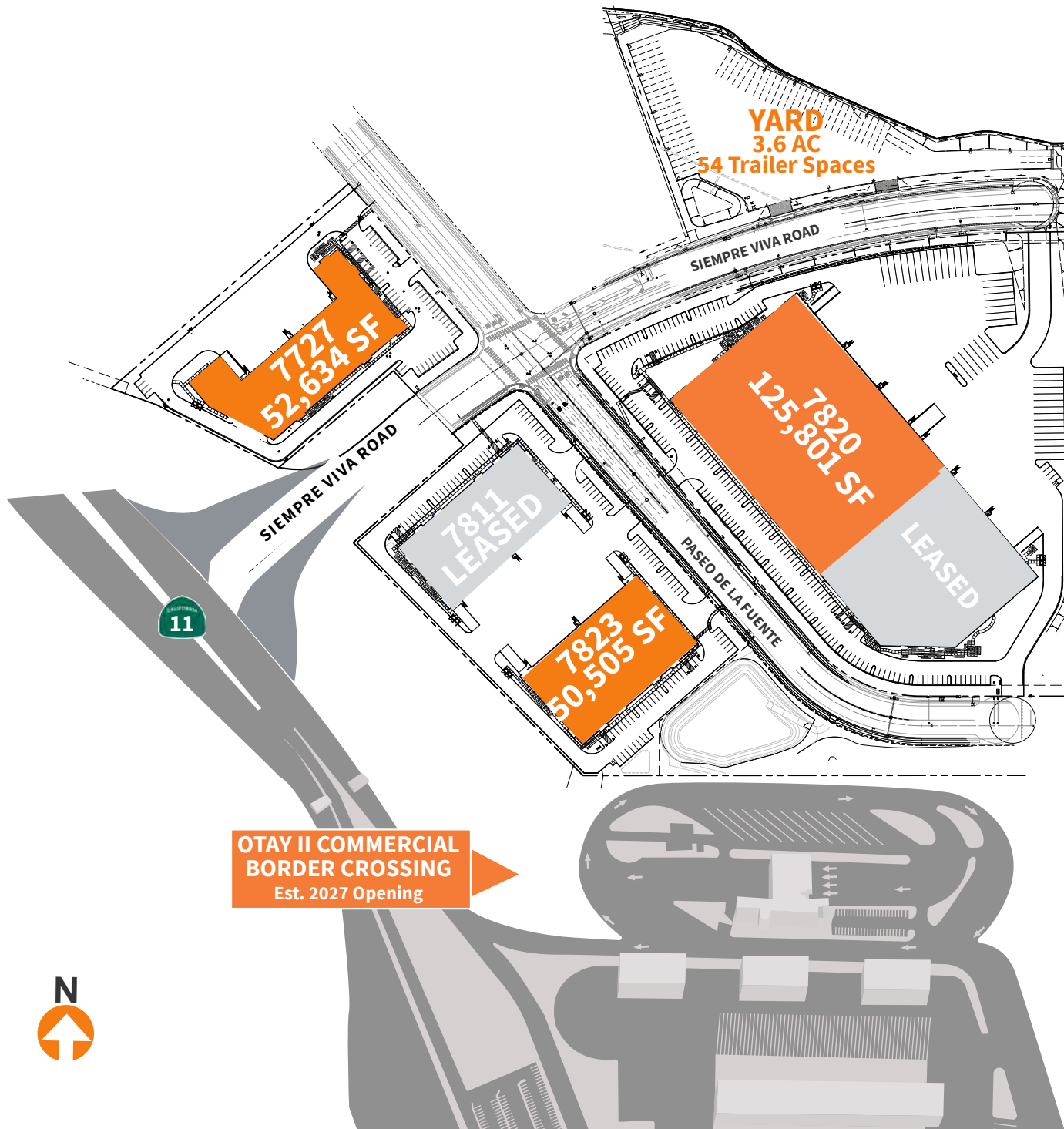
Ready for
Occupancy

OTAY II
BORDER
CROSSING

UNDER
CONSTRUCTION

New Class A Industrial Development
AVAILABLE

SITE PLAN



4
BUILDINGS



23,000 SF
DIVISIBLE TO



1
TRAILER YARD



87
TRAILER STALLS

FOREIGN TRADE ZONE

LOCATED WITHIN FTZ 153

ACCESS & VISIBILITY

LOCATED ON SR-11 @ SIEMPRE
VIVA ROAD INTERCHANGE

WALKING DISTANCE

TO THE OTAY II BORDER CROSSING



video

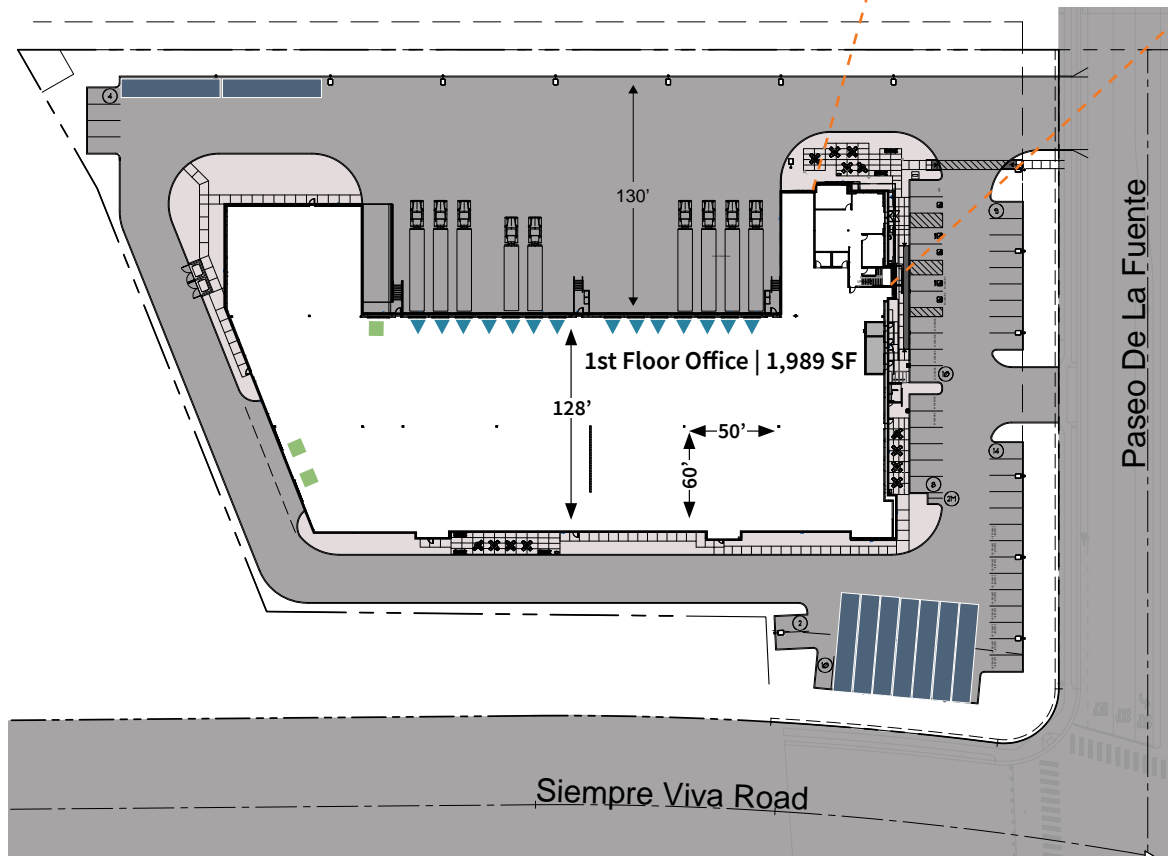





website

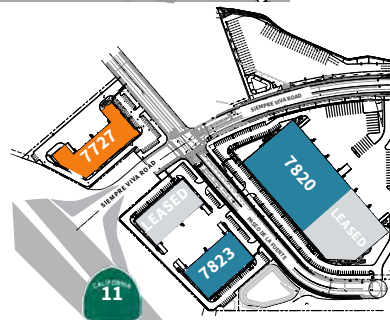


OTAY BORDER CROSSINGS

7727 PASEO DE LA FUENTE



-  DOCK DOORS
-  GRADE DOORS
-  ON-SITE TRAILER PARKING



52,634 SF
TOTAL SPACE AVAILABLE (SF)



4,560 SF
NEW SPEC OFFICE (SF)



3.8 AC
LOT SIZE



14 DOCK
DOORS



3 GRADE
DOORS



32'
MINIMUM CLEAR HEIGHT



ESFR
SPRINKLERS



53 (1:1,000)
VEHICLE PARKING STALLS



60'x50'
COLUMN SPACING



2,000A
480v POWER



130'
TRUCK COURT DEPTH



128'
BUILDING DEPTH

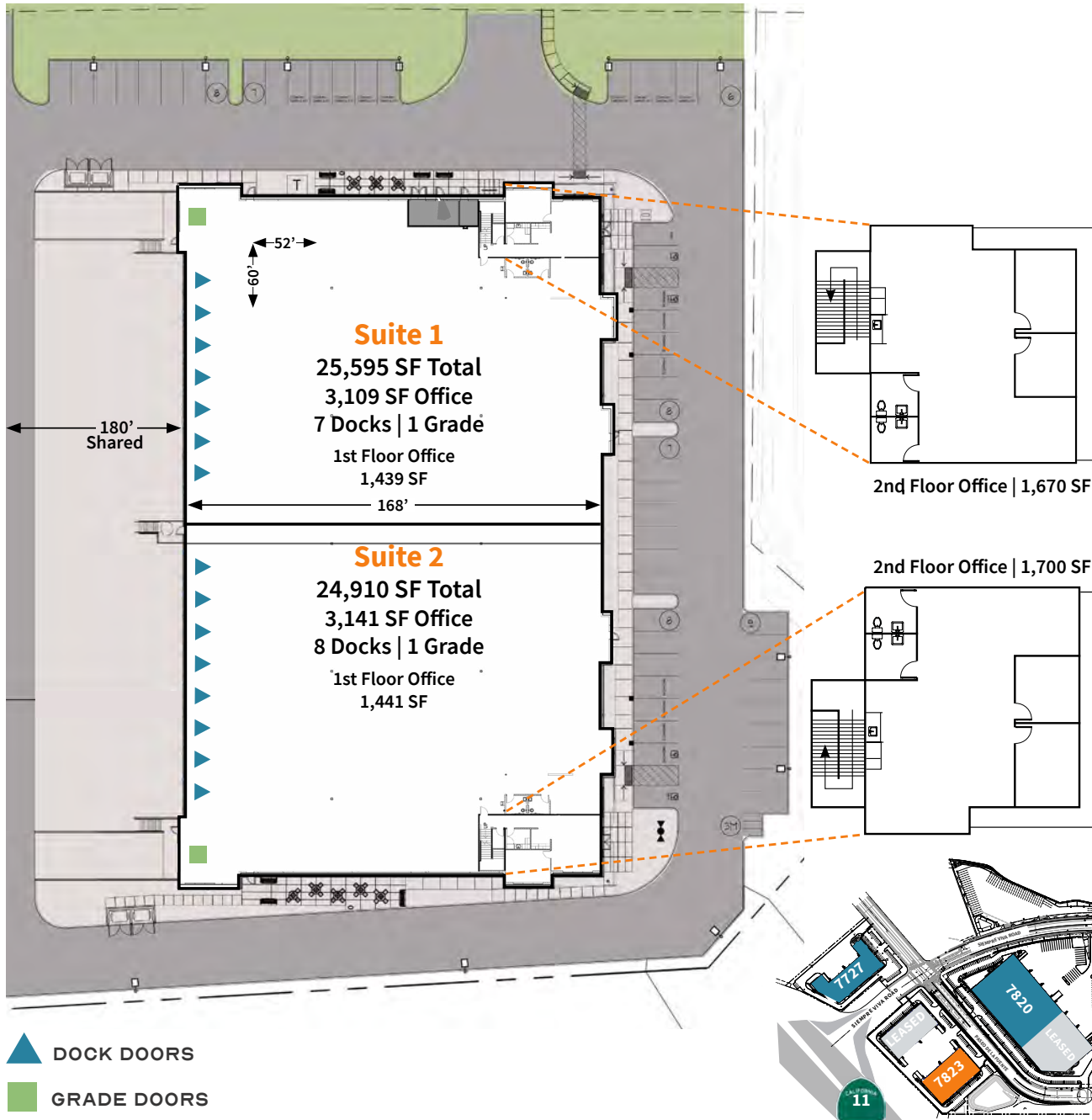


9
ON-SITE TRAILER PARKING ALTERNATE



TRAILER YARD
54 NEARBY STALLS FOR LEASE

7823 PASEO DE LA FUENTE



50,505 SF
TOTAL SPACE AVAILABLE (SF)



6,250 SF
NEW SPEC OFFICE (SF)



24,910 SF
DIVISIBLE TO (SF)



15 DOCK
DOORS



2 GRADE
DOORS



32'
MINIMUM CLEAR HEIGHT



ESFR
SPRINKLERS



53 (1.34:1,000)
VEHICLE PARKING STALLS



60'x52'
COLUMN SPACING



2,000A
480v POWER



180'
SHARED TRUCK COURT DEPTH

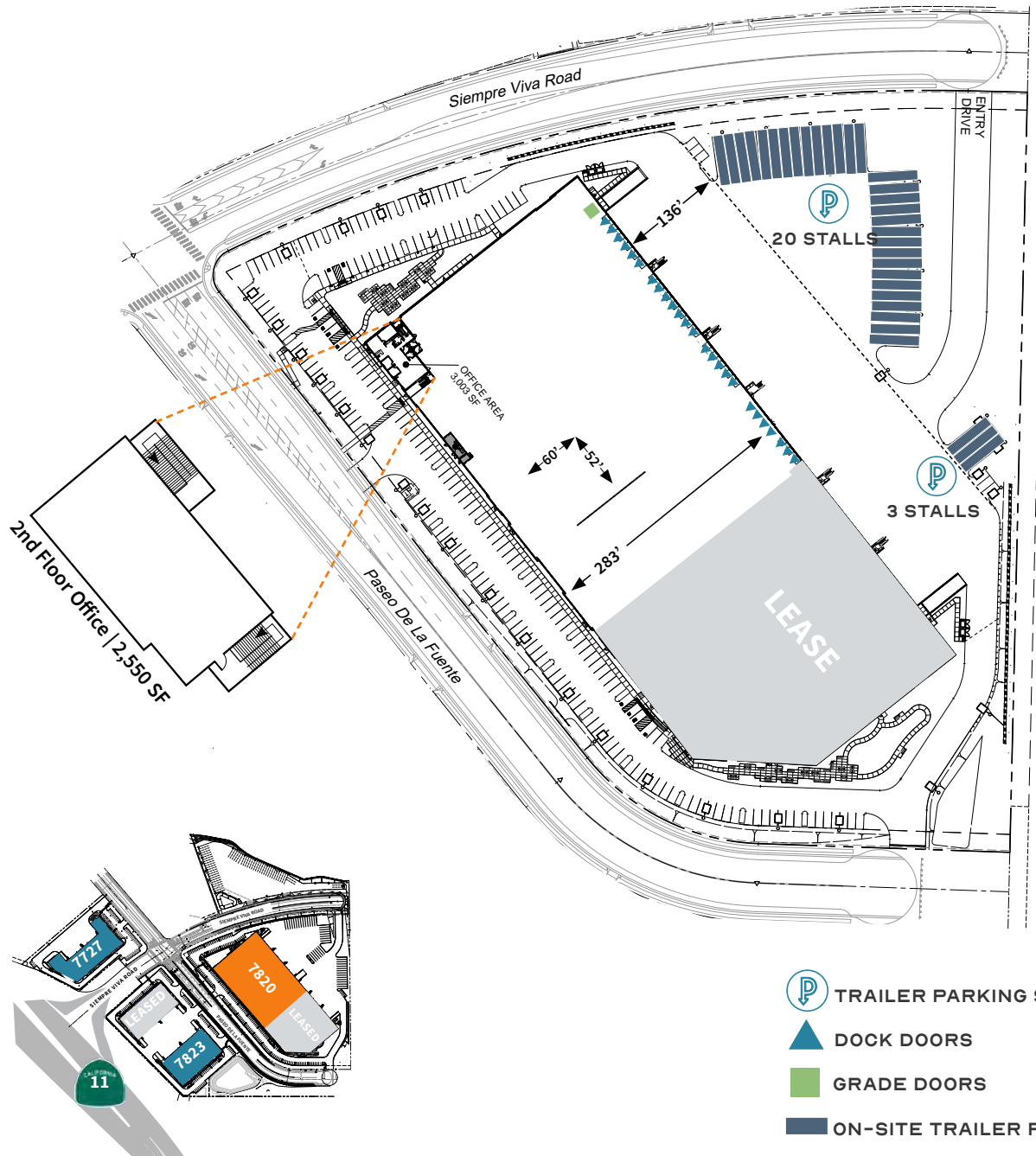


168'
BUILDING DEPTH



TRAILER YARD
54 NEARBY STALLS FOR LEASE

7820 PASEO DE LA FUENTE



125,801 SF
TOTAL SPACE AVAILABLE (SF)



5,553 SF
NEW SPEC OFFICE (SF)



47,000 SF
DIVISIBLE TO (SF)



25 DOCK
DOORS



1 GRADE
DOOR (EXPANDABLE)



36'
MINIMUM CLEAR HEIGHT



ESFR
SPRINKLERS



125 (1:1,000)
VEHICLE PARKING STALLS



60'x52'
COLUMN SPACING



2,000A
480v POWER



136
MINIMUM TRUCK COURT DEPTH



283'
BUILDING DEPTH

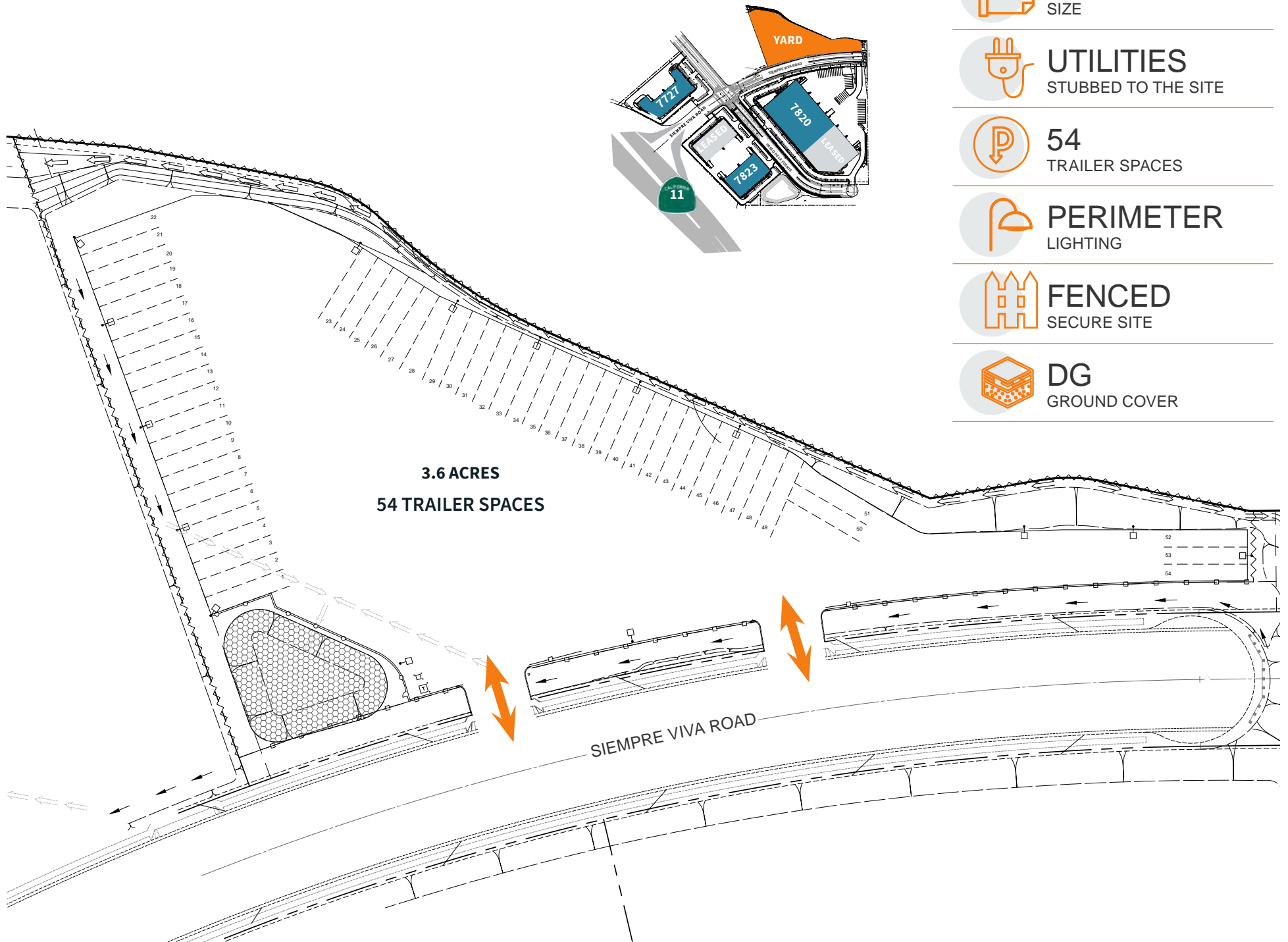


20
AVAILABLE ONSITE TRAILER STALLS



TRAILER YARD
54 NEARBY STALLS FOR LEASE

TRAILER YARD



3.6 ACRES
SIZE



UTILITIES
STUBBED TO THE SITE



54
TRAILER SPACES



PERIMETER
LIGHTING



FENCED
SECURE SITE



DG
GROUND COVER



7727 PASEO DE LA FUENTE



7820 PASEO DE LA FUENTE



7820 PASEO DE LA FUENTE



7823 PASEO DE LA FUENTE

ACCESS AT YOUR DOORSTEP

Large scale industrial opportunity with diversity of options located directly off the freeway in the highly desirable Otay Mesa submarket adjacent to future port of entry



RARE OPPORTUNITY

Dwindling supply of large Industrial floor plate options throughout San Diego, increase efficiency and productivity by consolidating operations.



ACCESS TO LABOR

Adjacent to the future Otay II Port of Entry. A short walk for employees crossing from Mexico.



FUTURE INFRASTRUCTURE

Siempre Viva Road & SR-11 extension.

Otay II international commercial crossing.



OTAY I COMMERICAL
BORDER CROSSING
SOUTHBOUND

TIJUANA
AIRPORT

CHP
INSPECTION

NEARBY RETAIL AMENITIES

7-ELEVEN	Starbucks	Starbucks COFFEE	IHOP	Carl's Jr.	COCINA 35	McDonald's	K
SUBWAY	POSTAL ANNEX	ups	Holiday Inn	JACK IN THE BOX	76	TROMPO	
ARCO							

BROWN FIELD
AIRPORT

CROSS
BORDER XPRESS

Est. Summer
2025 Opening

amazon

OTAY MESA ROAD

PASEO DE LA FUENTE

VA ROAD
opening

2.0 mi to Otay I

ing

20

YARD
3.6 AC

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OTAY BORDER CROSSINGS



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