



# 4 Building Project & Trailer Yard

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

Ready for  
**Occupancy**

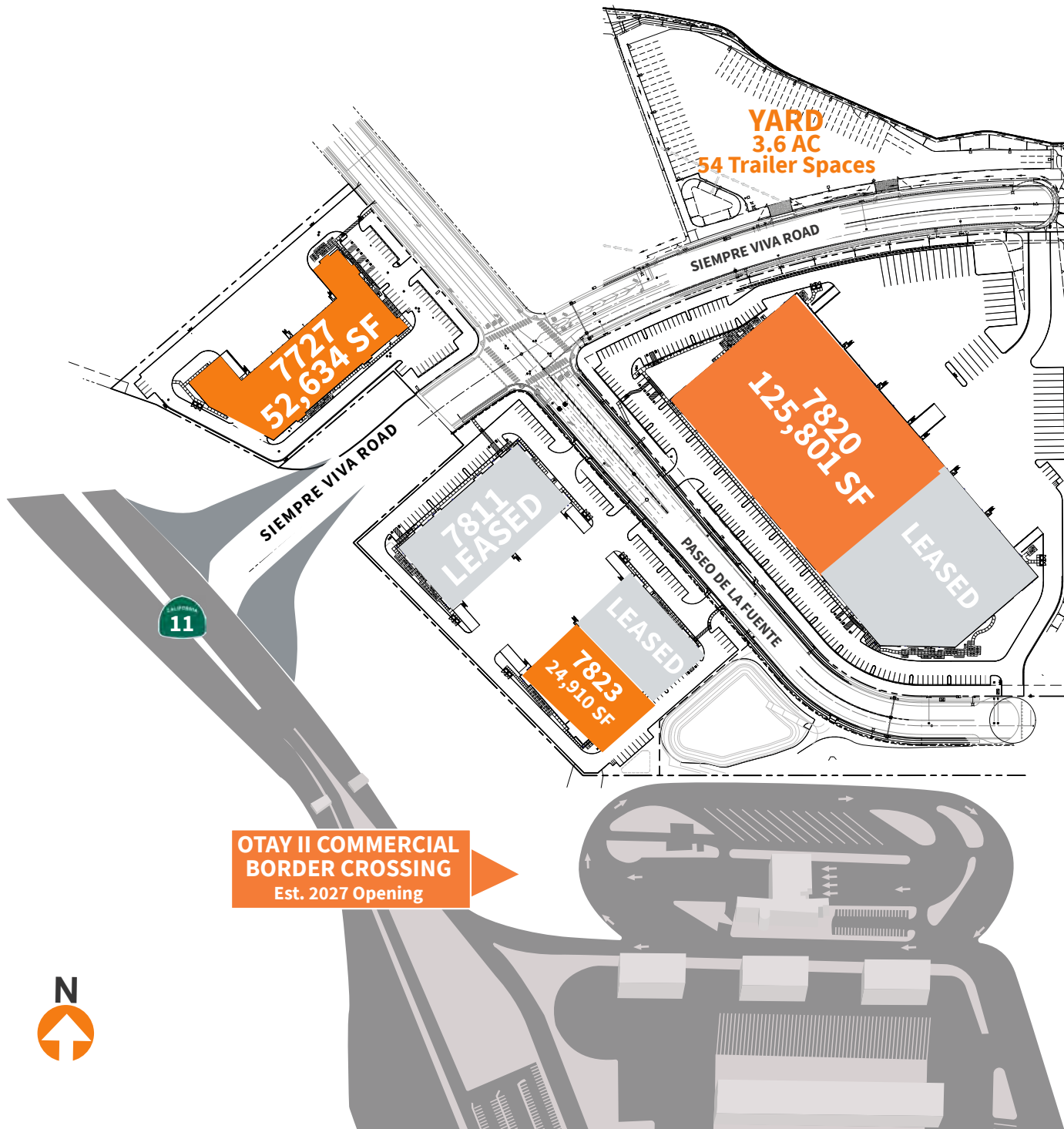
OTAY II  
BORDER  
CROSSING

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



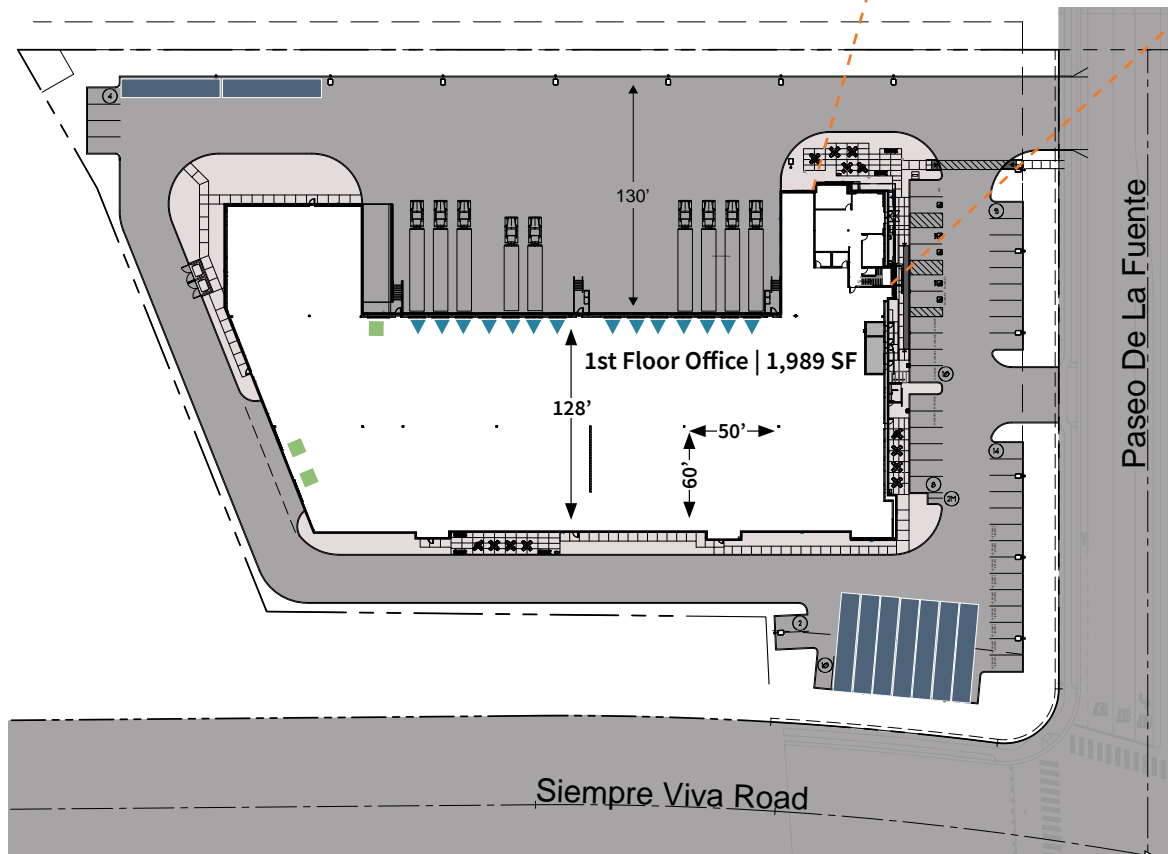
video



website



# 7727 PASEO DE LA FUENTE






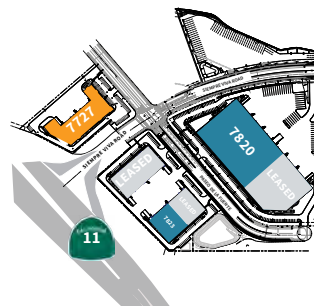
2nd Floor Office | 2,541 SF

1st Floor Office | 1,989 SF

Siempre Viva Road

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

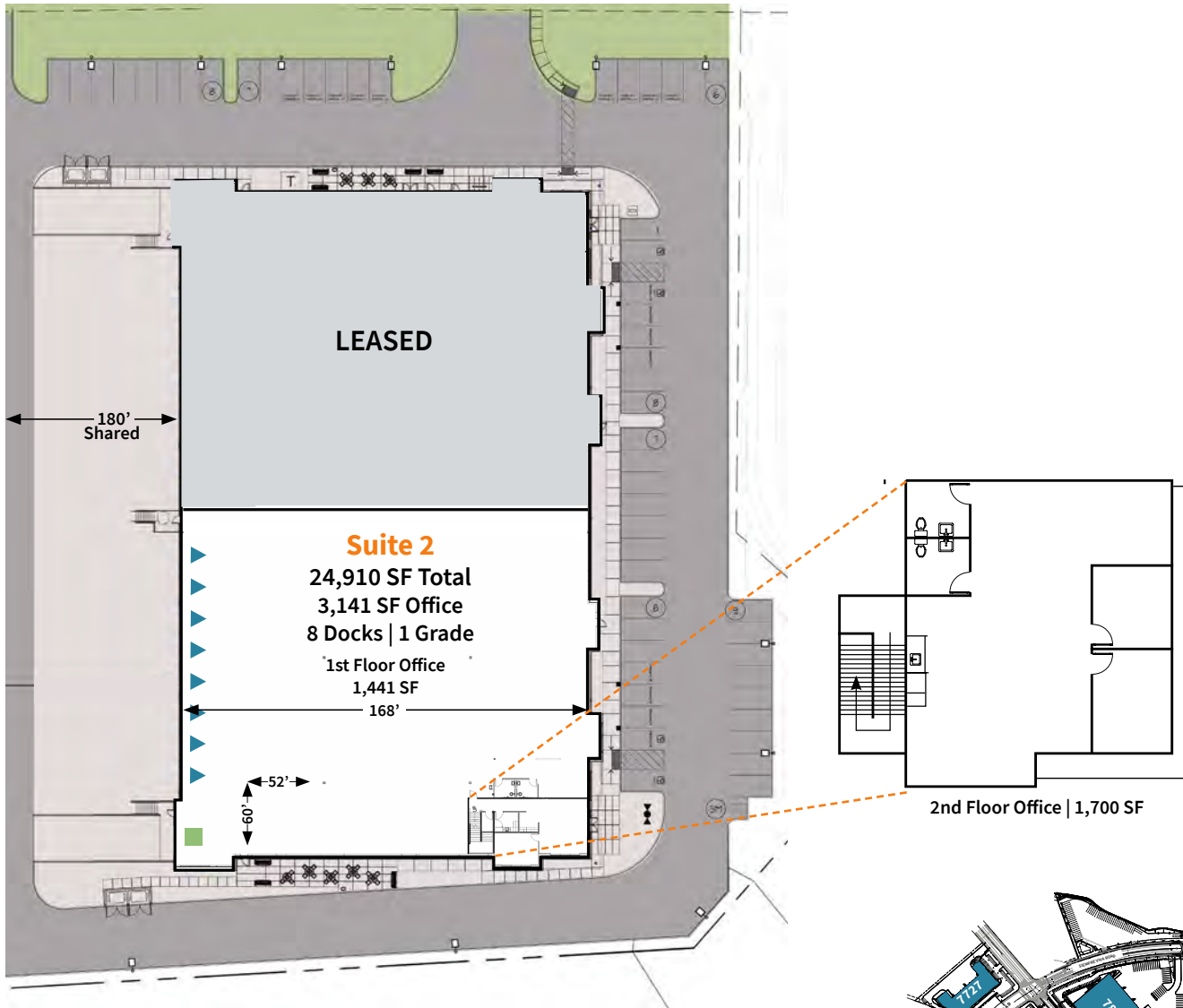


**9**  
ON-SITE TRAILER PARKING ALTERNATE

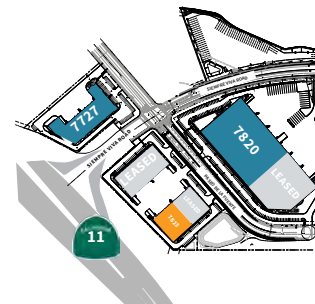


**TRAILER YARD**  
54 NEARBY STALLS FOR LEASE

# 7823 PASEO DE LA FUENTE



- ▲ DOCK DOORS
- GRADE DOORS



**24,910 SF**  
TOTAL SPACE AVAILABLE (SF)



**3,141 SF**  
NEW SPEC OFFICE (SF)



**8 DOCK**  
DOORS



**1 GRADE**  
DOORS



**32'**  
MINIMUM CLEAR HEIGHT



**ESFR**  
SPRINKLERS



**28 (1.34:1,000)**  
VEHICLE PARKING STALLS



**60'x52'**  
COLUMN SPACING



**700A**  
480v POWER



**180'**  
SHARED TRUCK COURT DEPTH



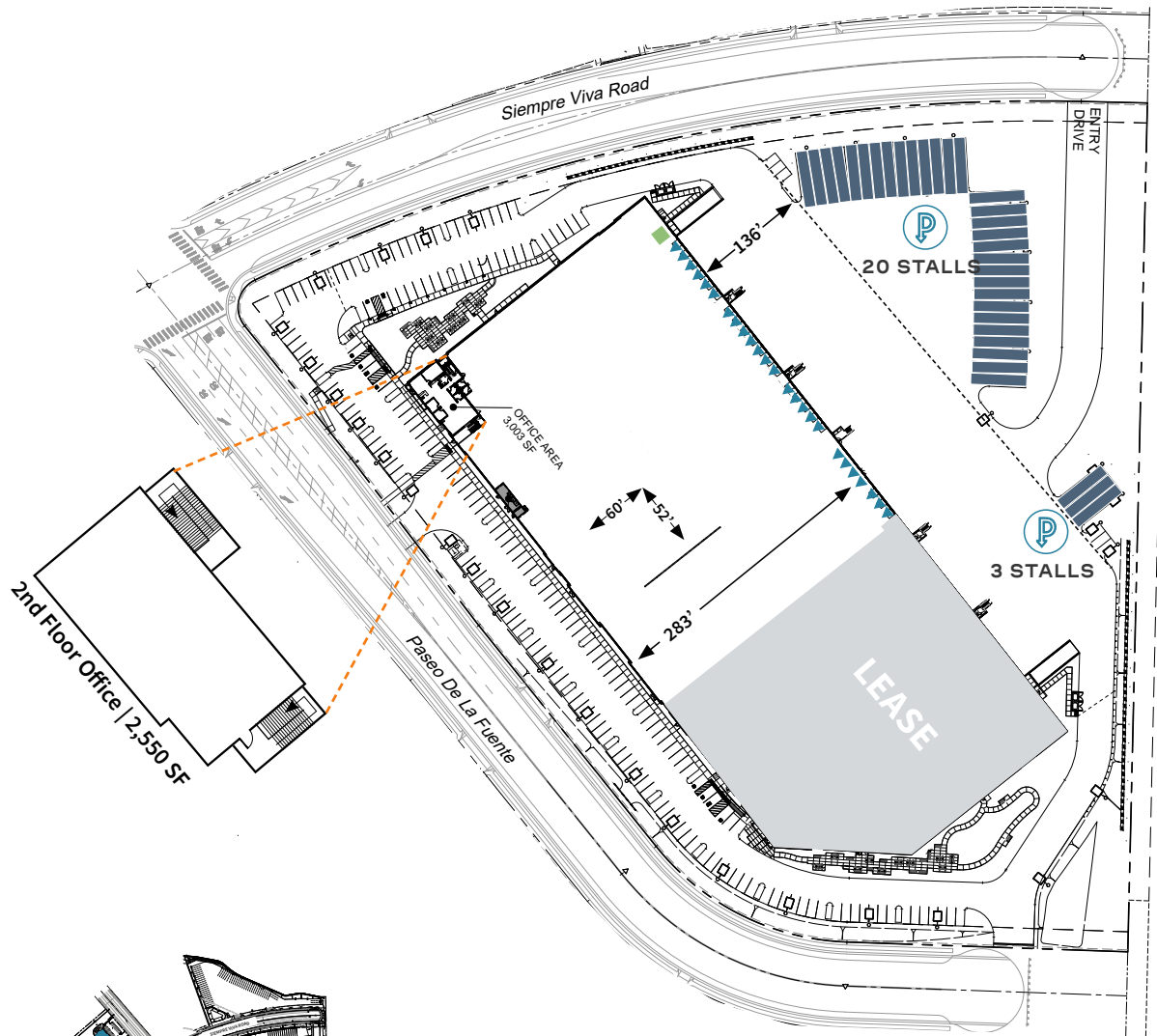
**168'**  
BUILDING DEPTH







**TRAILER YARD**  
54 NEARBY STALLS FOR LEASE



# 7820 PASEO DE LA FUENTE



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



**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

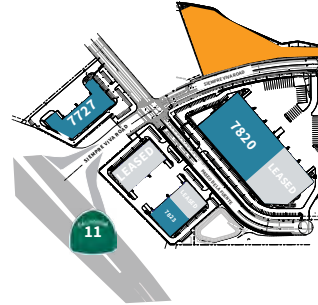
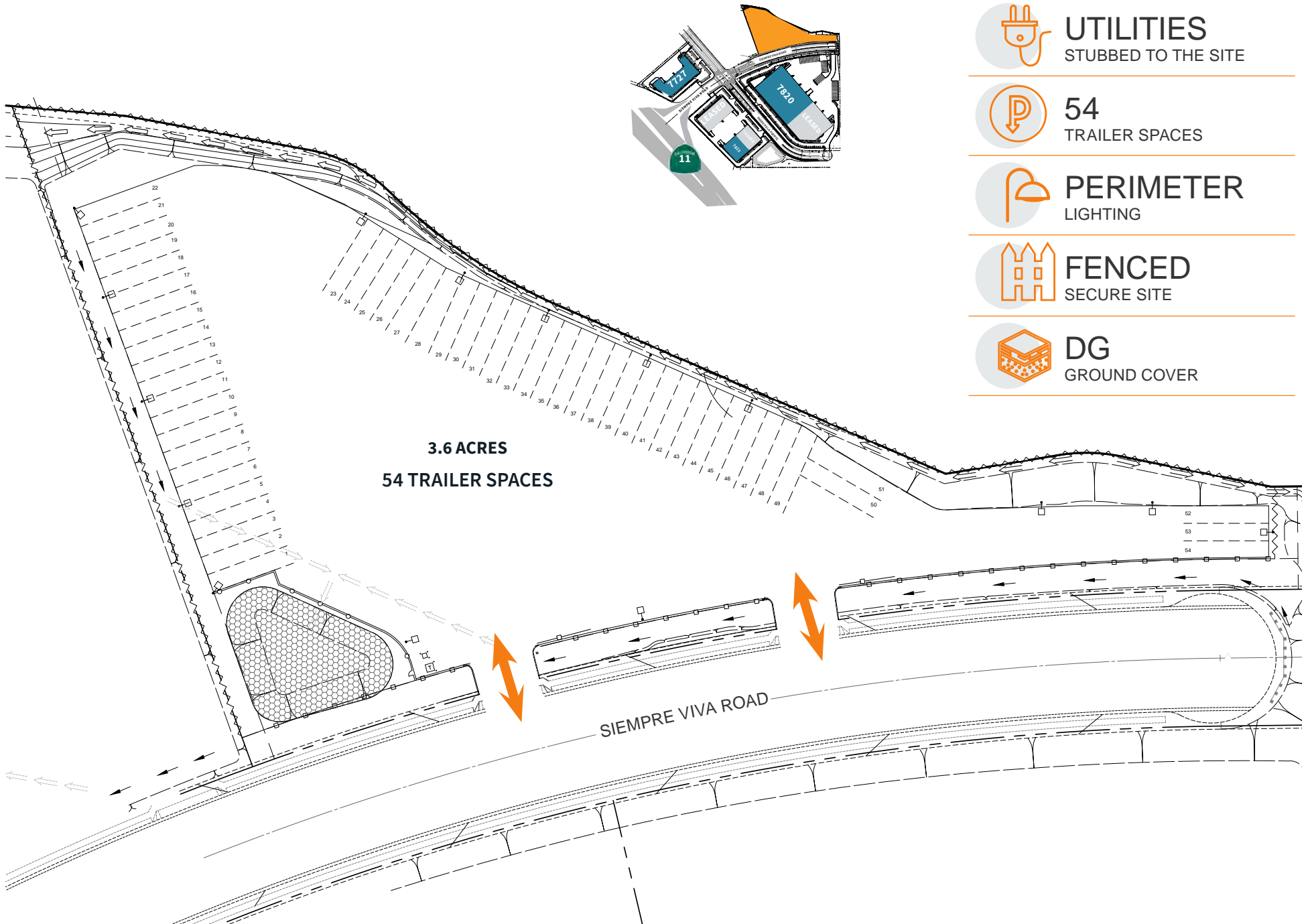


**20**  
AVAILABLE ONSITE TRAILER STALLS



**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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