

OTAY MESA GATEWAY YARD

US / MEXICO BORDER

Excess Yard
±18.70 acres

Fully Improved Yard
±21.08 acres

AVAILABLE
FOR IMMEDIATE
OCCUPANCY

DATSUN STREET

INNOVATIVE DRIVE

HERITAGE ROAD

**±40.0 ACRES OF YARD
FOR LEASE**
Divisible to ±3.0 Acres



OTAY MESA GATEWAY YARD

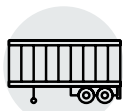
FULLY IMPROVED YARD



±21.08
ACRES



±3.0
DIVISIBILITY



873
TRAILER PARKING
STALLS



NOW
AVAILABILITY
FOR IMMEDIATE
OCCUPANCY

YARD FEATURES



8"
AGGREGATE
GROUND COVER



LED
PERIMETER
LIGHTING



8'
CHAIN LINK FENCING
WITH SHADE



LANDSCAPED
ALONG
SITE FRONTAGE

EXCESS AVAILABLE LAND



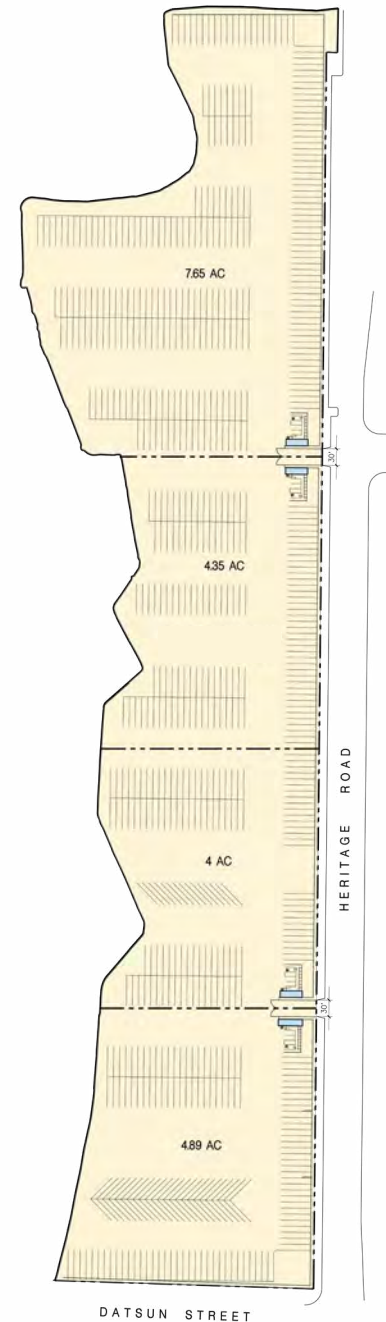
±18.70
ACRES



±3.0
DIVISIBILITY



TBD
AVAILABILITY



OTAY MESA GATEWAY YARD



PRIME LOCATION

Less than 2 miles to the Otay Border Crossing



ABUNDANT PARKING

Space for ± 873 trailer parking stalls



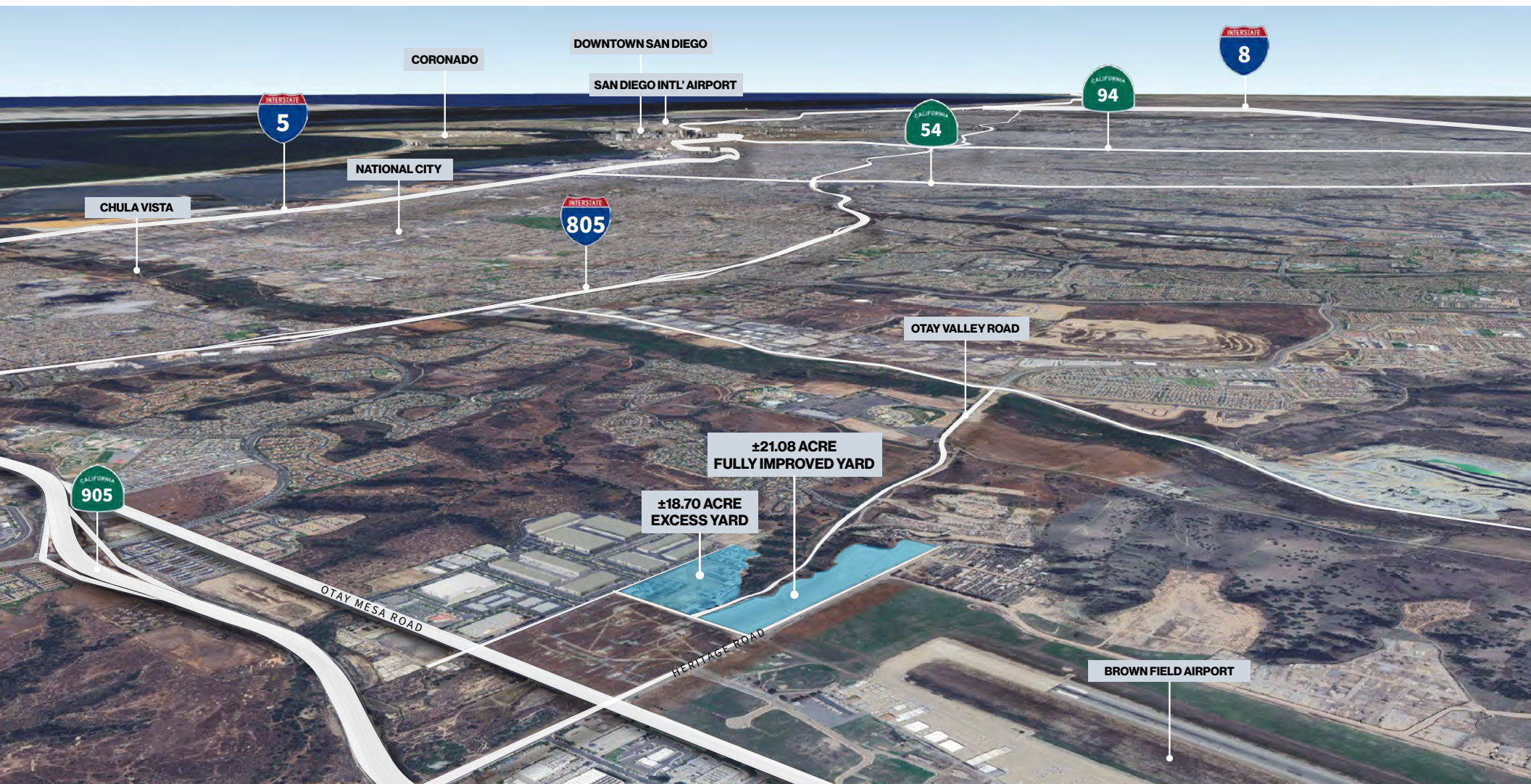
FREEWAY ACCESS

Easy access to SR-905, SR-125, I-805, I-5



FOREIGN TRADE ZONE

Located within FTZ 153



OTAY MESA GATEWAY YARD



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