

8830 SIEMPRE VIVA ROAD

OTAY MESA | SAN DIEGO



153,166 SF INDUSTRIAL BUILDING

AVAILABLE FOR LEASE

DIVISIBILITY | $\pm$ 25,000-125,000 SF



nuveen
A TIAA Company



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PREMIER CROSS-BORDER INDUSTRIAL FACILITY

Located in Otay Mesa, 8830 Siempre Viva offers unparalleled cross-border logistics advantages and international trade connectivity. It is located in a California Enterprise/Foreign trade zone with excellent logistics and great access to the southbound Mexico truck route, making it ideal for cross-border manufacturing, distribution, and logistics operations.



153,166 SF
Industrial Warehouse



Institutionally owned
and operated



Local, responsive
management team with
presence in Otay Mesa



EXISTING FLOOR PLAN



36 Dock High-Loading Doors
(1/4,250 SF)



7 Grade-Level Doors
(6 via ramp)



IBT-1-1
International
Business and
Trade Zone



7.67
Acre Lot



1,200 Amps
277/480v Power,
(4,000 Amp upgrade
underway)



24'-26'
Clear Height



Fire
Sprinklers



Skylights



Column Spacing:
59'9" x 53'3"



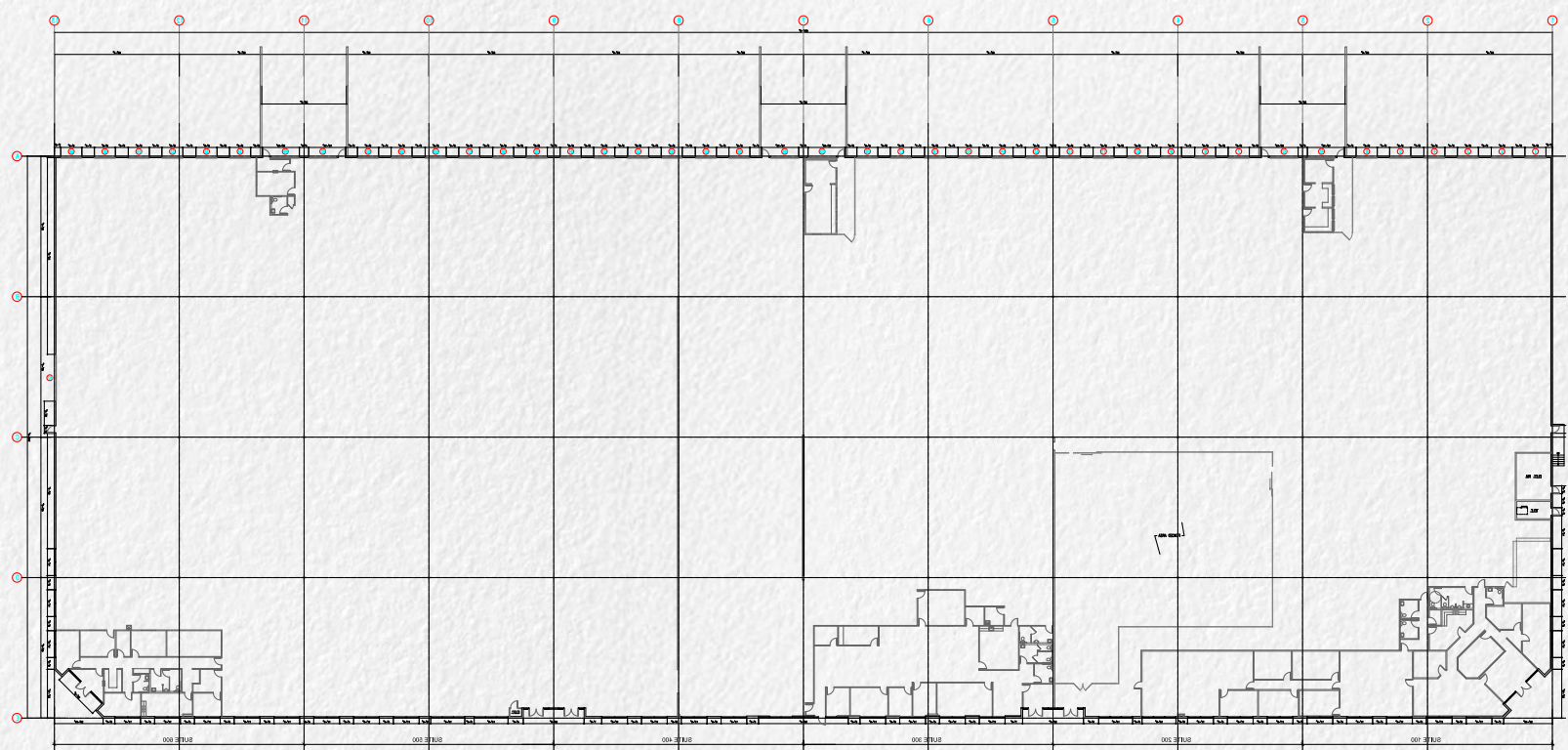
Building Depth:
238'4"



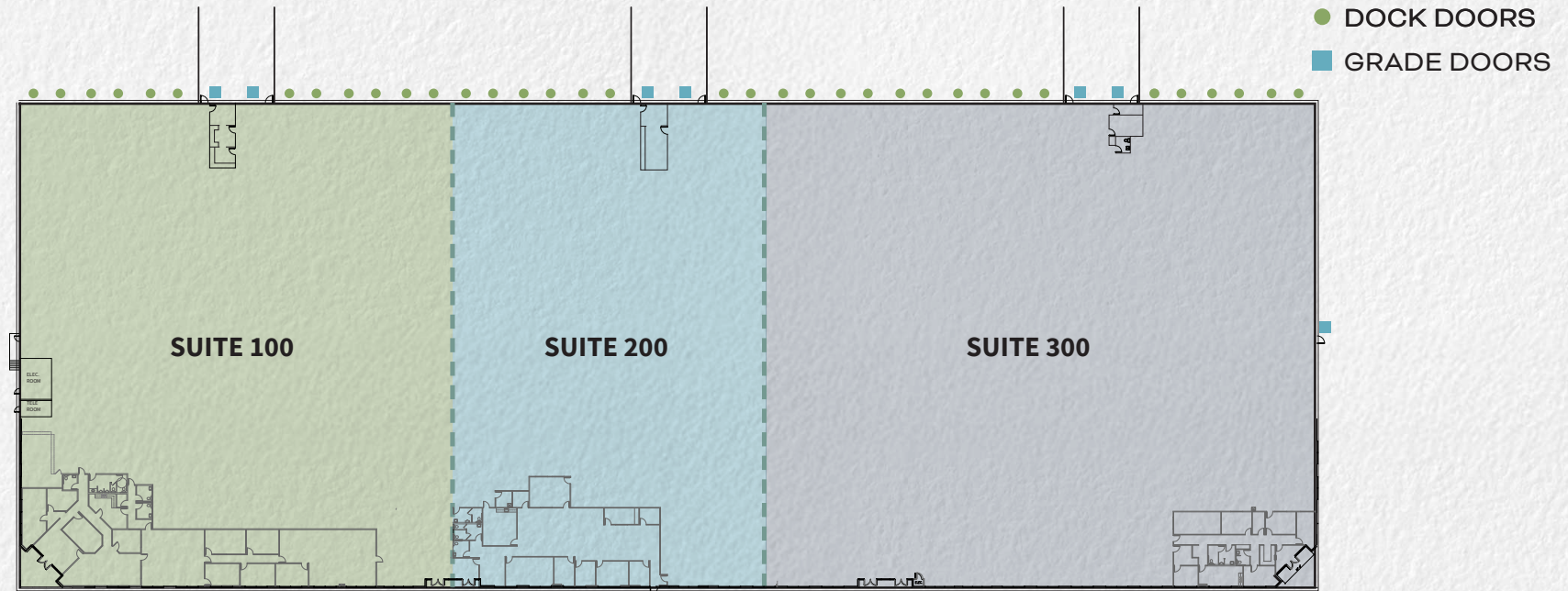
Building Width:
639'



25kW Natural
Gas Generator
(available on-site)



FLEXIBLE WAREHOUSE CONFIGURATIONS FOR EVERY OPERATION



SUITE 100 DEMISING SCENARIO

Size	± 50,589 SF
Office	± 6,384 SF (13%) can modify
Warehouse	± 44,205 SF (87%)
Dock Positions	12
Grade Doors	2
Asking Rate	Contact broker
Power	200 amps at 277/480V currently distributed. Expandable up to 1,000 amps

SUITE 200 DEMISING SCENARIO

Size	± 38,634 SF
Office	± 4,502 SF (12%) can modify
Warehouse	± 34,132 SF (88%)
Dock Positions	8
Grade Doors	2
Asking Rate	Contact broker
Power	200 amps at 277/480V currently distributed. Expandable up to 1,000 amps

SUITE 300 DEMISING SCENARIO

Size	± 63,943 SF
Office	± 2,785 SF (4%)
Warehouse	± 61,158 SF (96%)
Dock Positions	16
Grade Doors	3
Asking Rate	Contact broker
Power	400 amps at 277/480V currently distributed. Expandable up to 2,000 amps

All building specifications are believed to be accurate; however, prospective tenants are advised verify all information.

LOCATION HIGHLIGHTS



Strategic Otay
Mesa location



Convenient access to SR
905, SR 11, SR 125, 805
and 5 freeways



Close proximity (1.5 miles) to the Otay
Mesa Border Crossing and US
Customs Inspection Facility



South County location offers SD
County's best access to most
plentiful and reliable labor supply



Transit-friendly location with bus
stop directly out front



Time-saving
reverse commute

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

8830

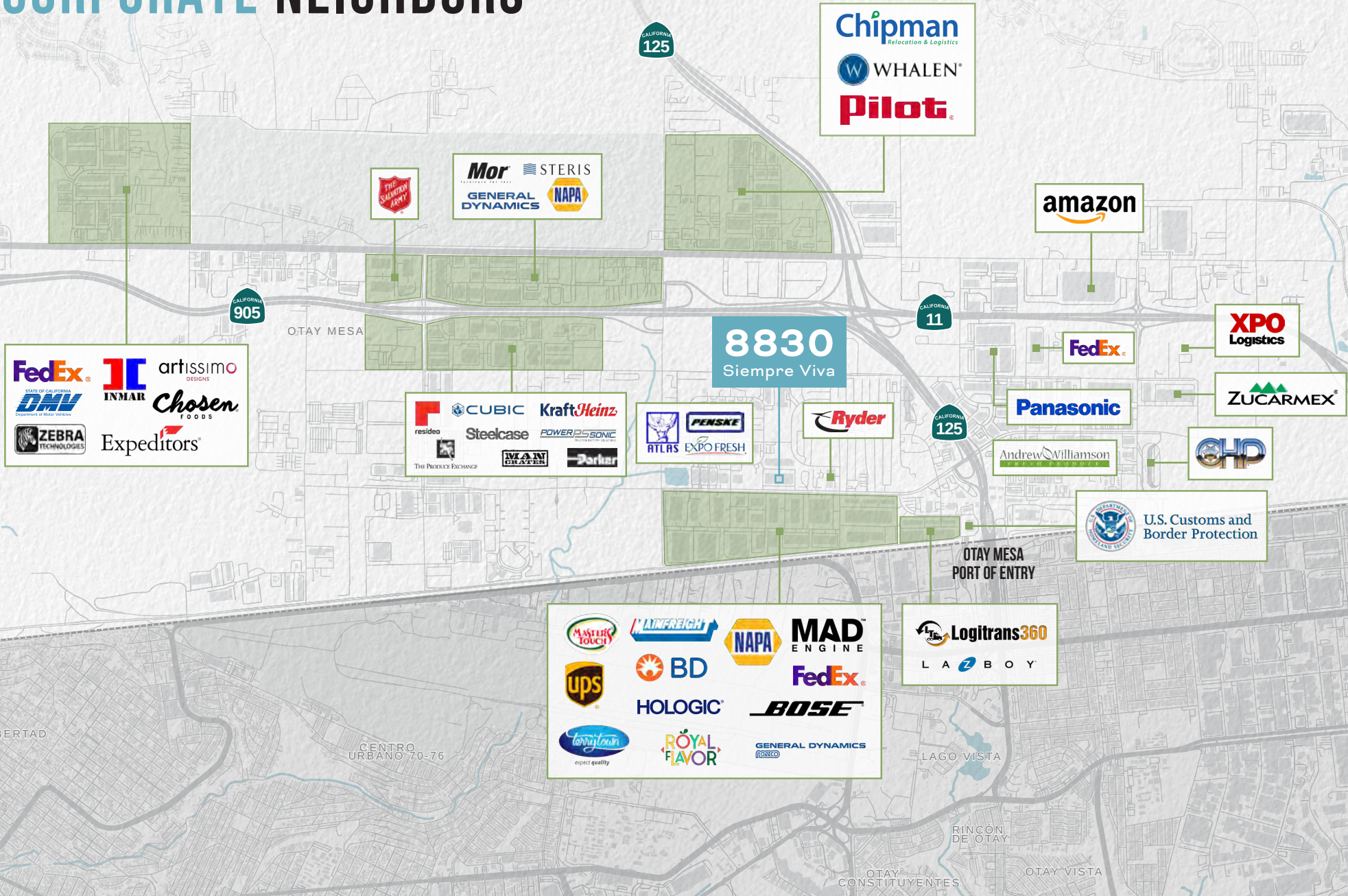
Siempre Viva



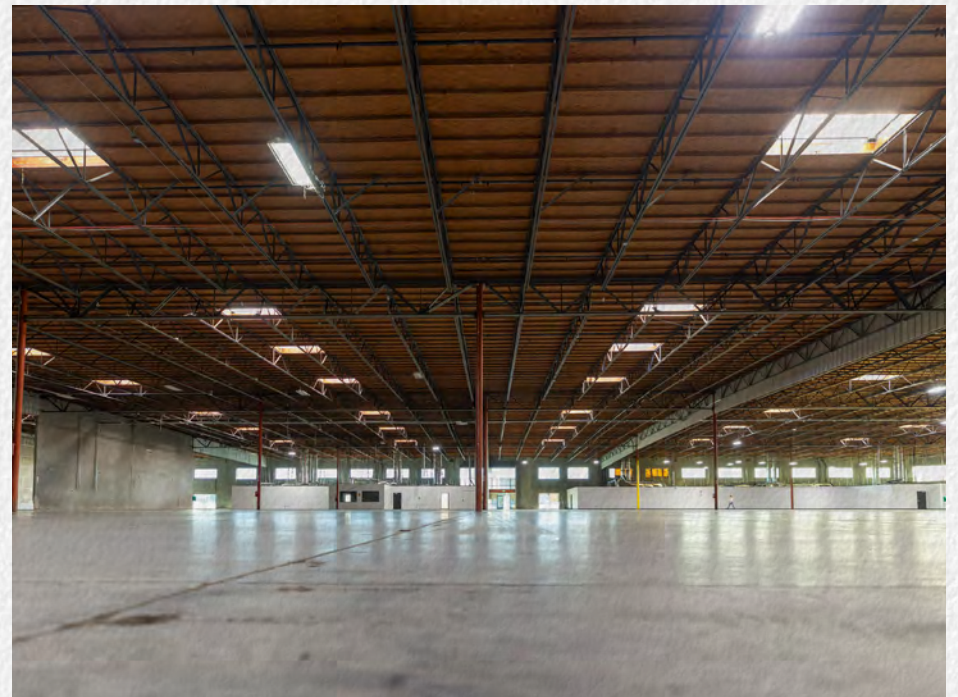
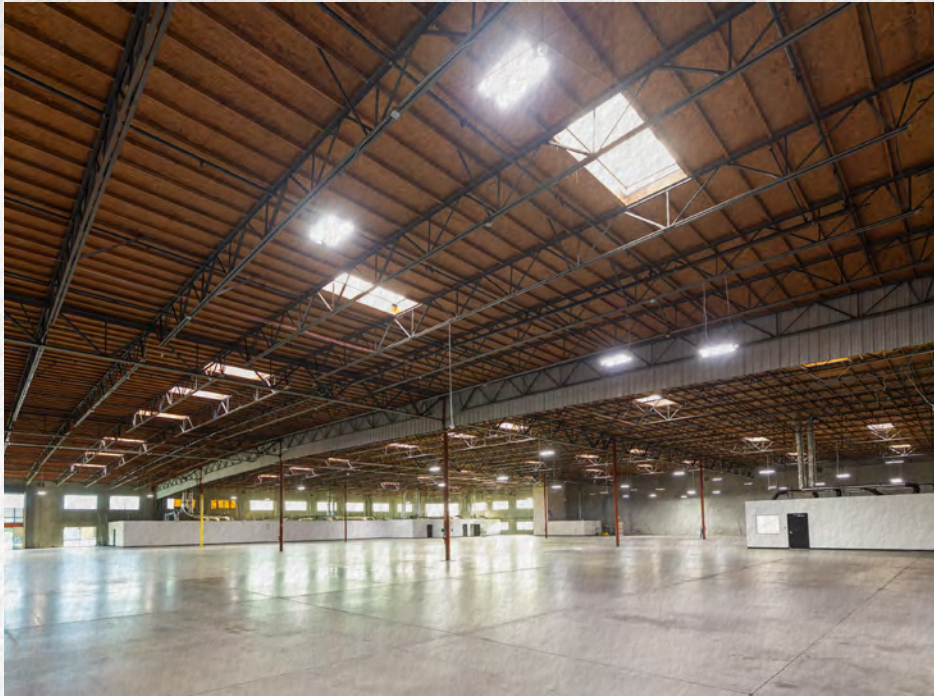
TRUCK ROUTE INGRESS AND EGRESS



CORPORATE NEIGHBORS









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Joe Anderson

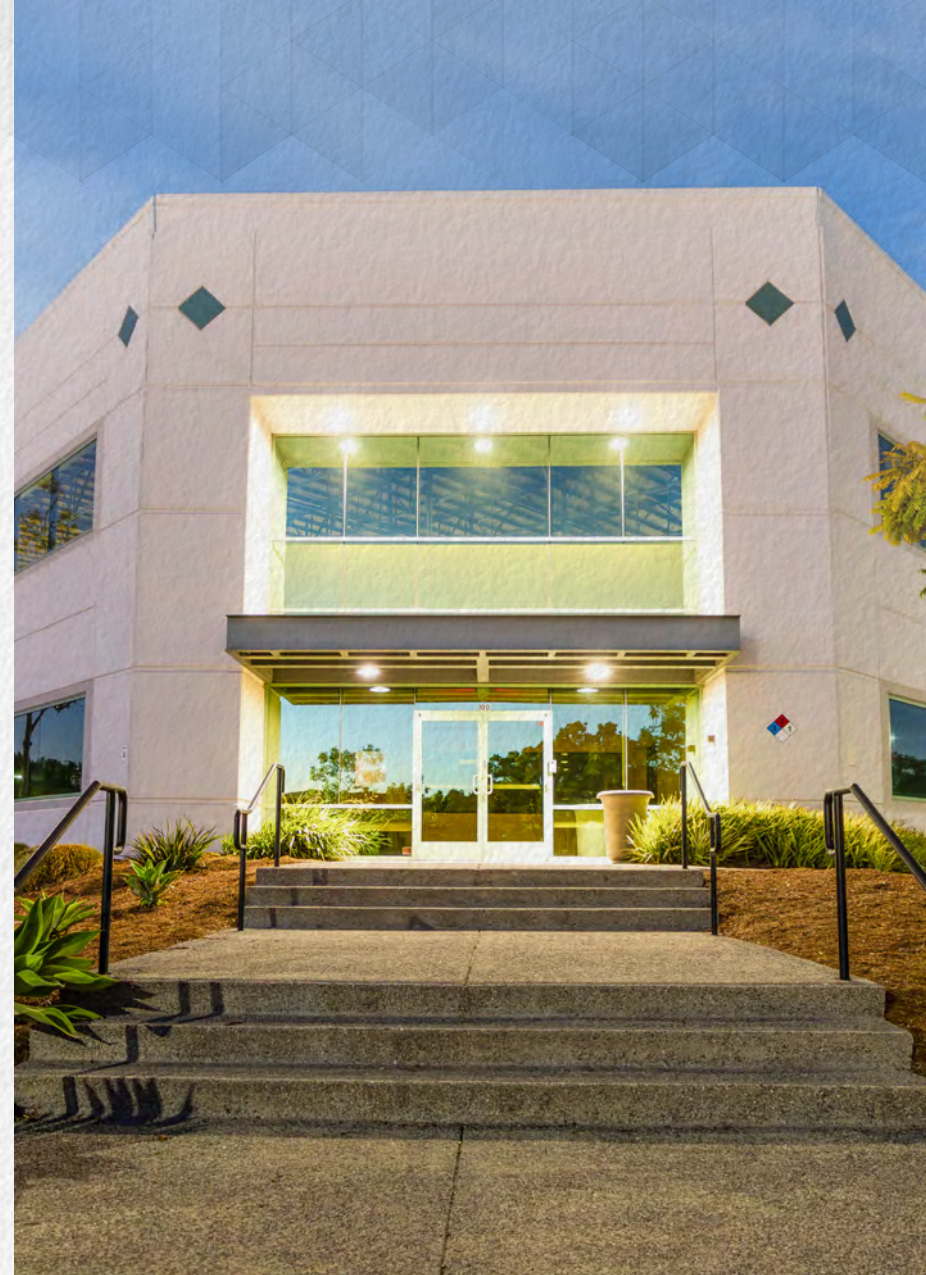
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