



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

Andy Irwin

+1 858 232 1709
andy.irwin@jll.com
RE lic. #01302674

Joe Anderson

+1 619 573 7206
joe.anderson@jll.com
RE lic. #01509782

Greg Lewis

+1 858 699 1629
greg.lewis@jll.com
RE lic. #01365602



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.

8830 CYPRESS COURT

SINGLE TENANT PLAN



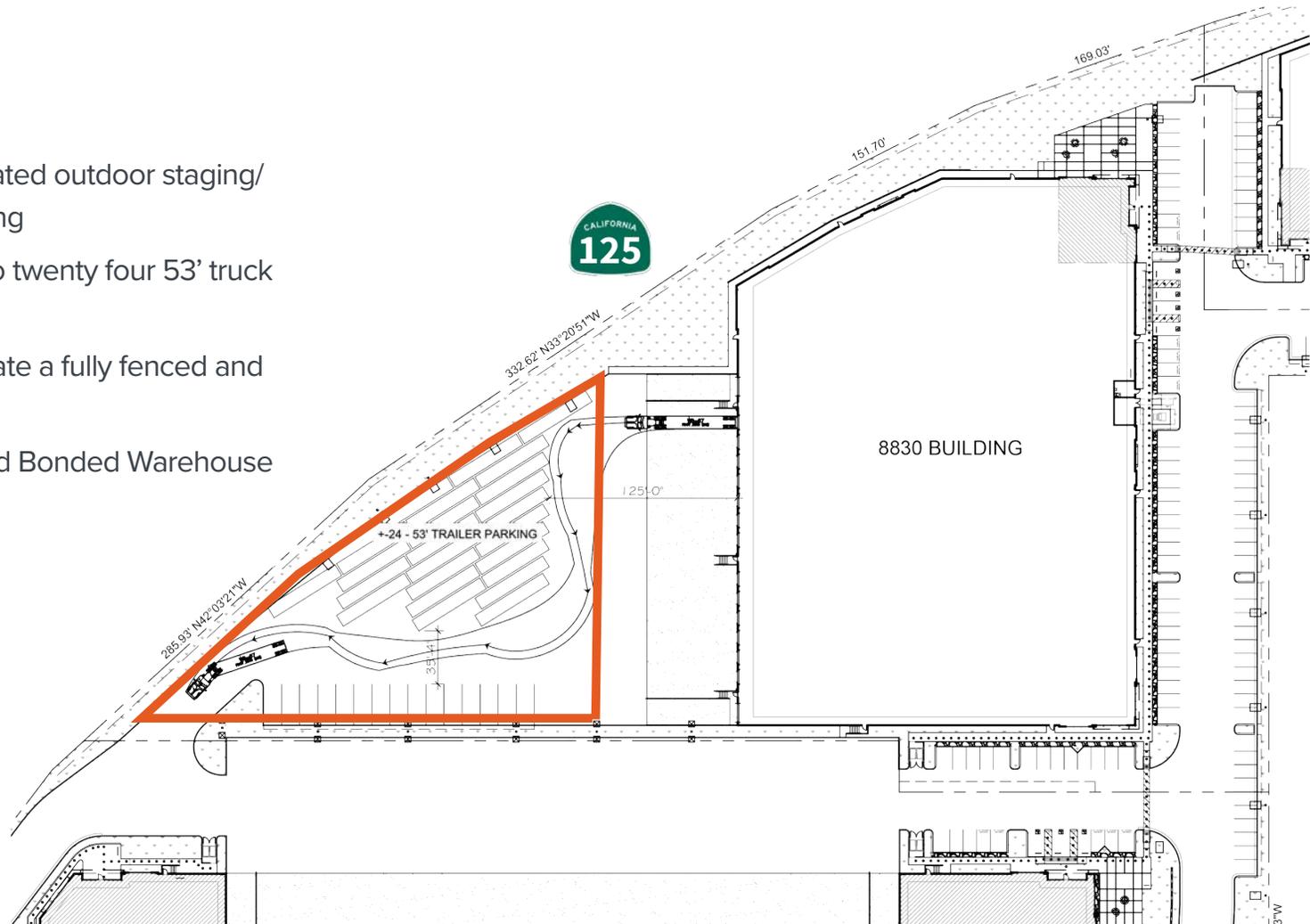
BUILDING HIGHLIGHTS

-  TOTAL SPACE AVAILABLE (SF)
92,030
-  DIVISIBILITY (SF)
41,584
-  OFFICE (SF)
3,498
-  SPEED BAY
65'
-  VEHICLE PARKING
100
STALLS
-  CLEAR HEIGHT
32'
MINIMUM
-  **13 DOCK**
DOORS
-  **2 GRADE**
DOORS
-  COLUMN SPACING
50'-52'
-  **3,000 AMPS**
POWER
-  **ESFR**
SPRINKLERS

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



CONTACT

Andy Irwin

+1 858 232 1709
andy.irwin@jll.com
RE lic. #01302674

Joe Anderson

+1 619 573 7206
joe.anderson@jll.com
RE lic. #01509782

Greg Lewis

+1 858 699 1629
greg.lewis@jll.com
RE lic. #01365602

