













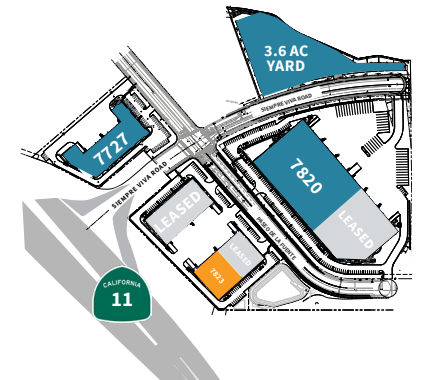
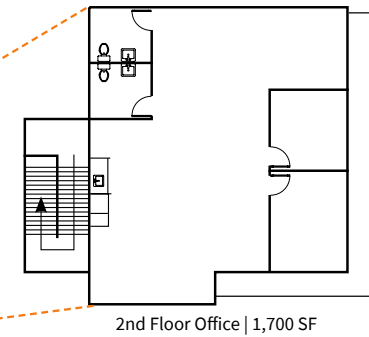
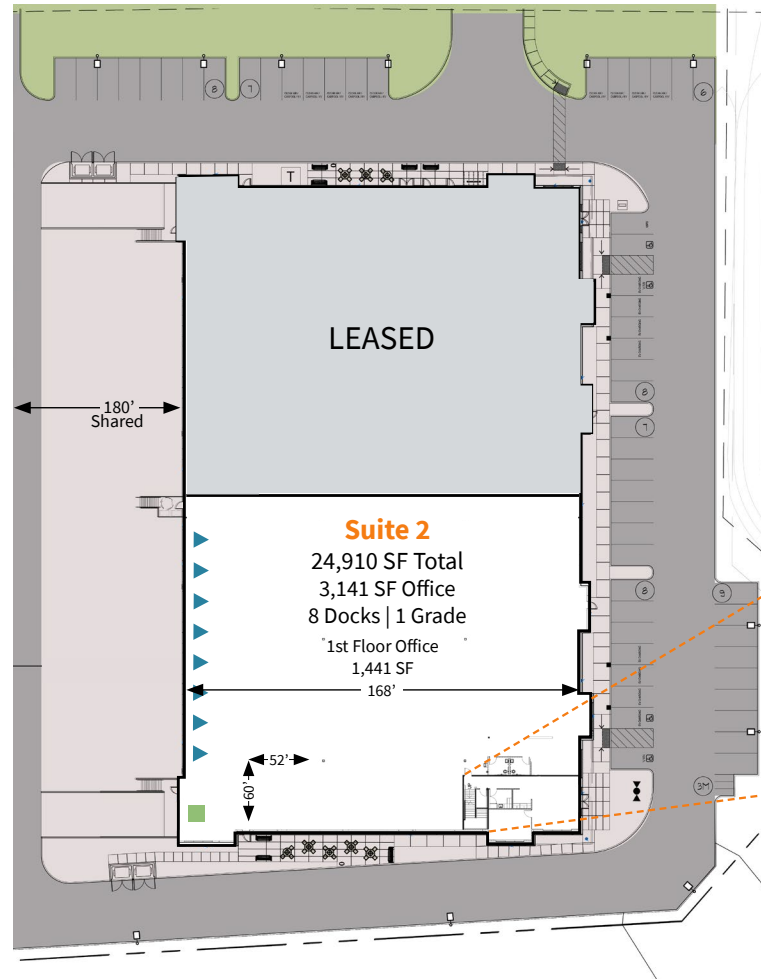
FOR SALE OR LEASE

7823 PASEO DE LA FUENTE | 24,910 SF

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING | FOREIGN TRADE ZONE




-  **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
-  **26 (1.34:1,000)**
VEHICLE PARKING STALLS
-  **60'x52'**
COLUMN SPACING
-  **700A**
480v POWER
-  **180'**
SHARED TRUCK COURT DEPTH
-  **168'**
BUILDING DEPTH
-  **TRAILER YARD**
3.6 ACRE YARD



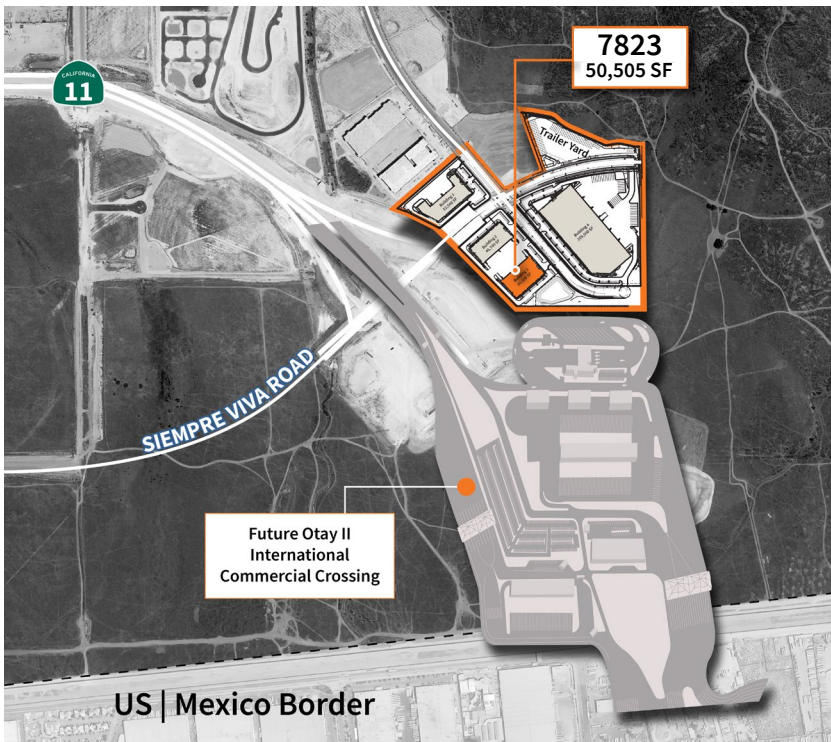
video



website

-  1 GRADE LEVEL DOORS
-  8 DOCK DOORS

NEW CLASS A INDUSTRIAL AVAILABLE NOW



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