

7820 PASEO DE LA FUENTE

AVAILABLE FOR SALE OR LEASE

125,801 SF | DIVISIBILITY TO \pm 44,500 SF



OTAY MESA | SAN DIEGO

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

7820 PASEO DE LA FUENTE

AVAILABLE FOR SALE OR LEASE

125,801 SF | DIVISIBILITY TO ± 44,500 SF



1.6 Miles from
Otay I Crossing



SR11

Direct Freeway Access
on the Siempre Viva
Off-Ramp



Located Within a
Foreign Trade Zone



Adjacent to the
Future Otay Mesa II
Border Crossing

SITE PLAN



125,801 SF
TOTAL SPACE AVAILABLE (SF)



5,553 SF
NEW SPEC OFFICE (SF)



44,500 SF
DIVISIBLE TO (SF)



25 DOCK
DOORS



1 GRADE
DOORS (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



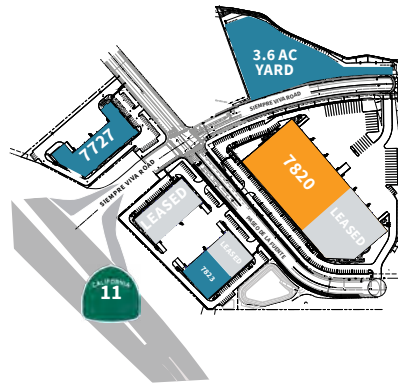
TRAILER YARD
3.6 ACRE YARD



video



website



TRAILER PARKING STALLS



DOCK DOORS



GRADE DOORS

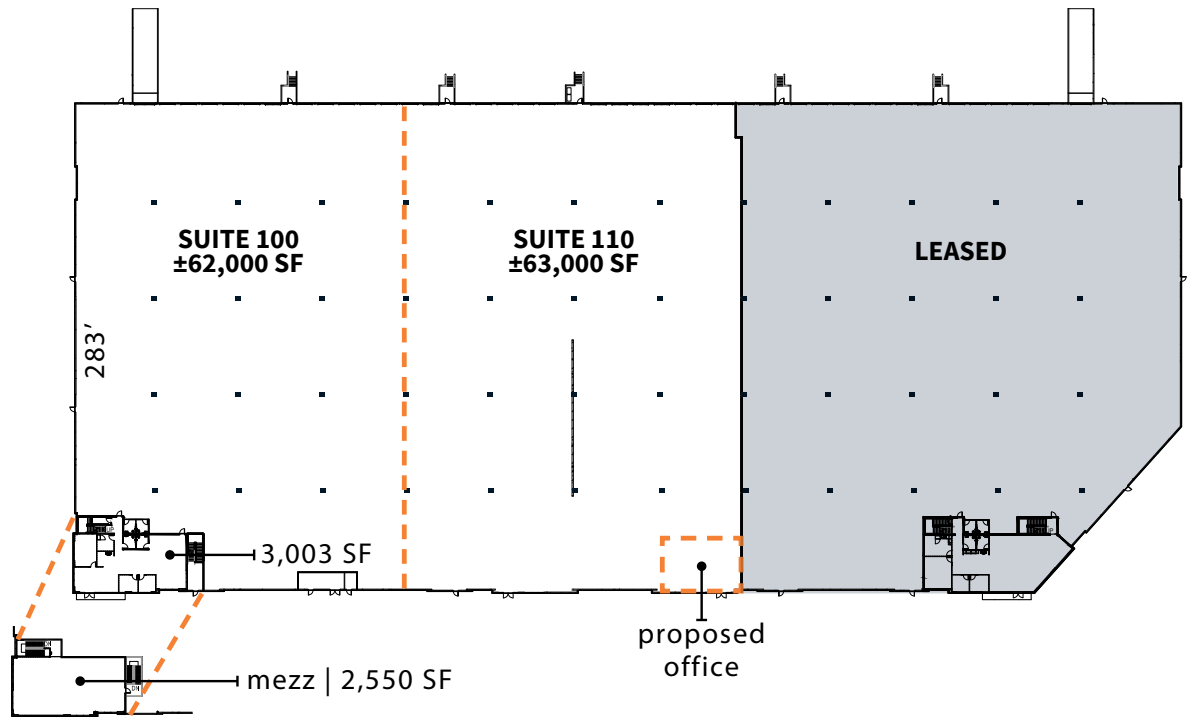


ON-SITE TRAILER PARKING

FLEXIBLE FLOOR PLANS

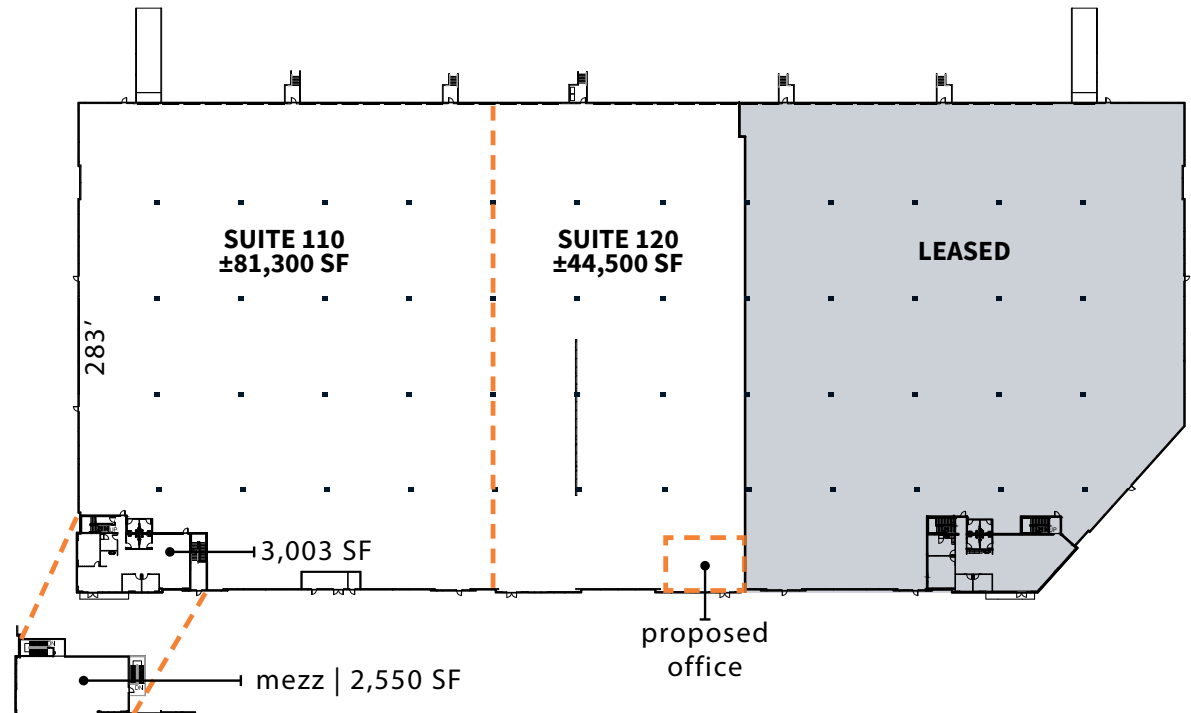
DEMISING SCENARIO 1

	Suite 100	Suite 110
Size	±62,000 SF	±63,000 SF
Office	±5,553 SF	TBD
Dock Doors	11	14
Grade Doors	1	0



DEMISING SCENARIO 2

	Suite 110	Suite 120
Size	±81,300 SF	±44,500 SF
Office	±5,553 SF	TBD
Dock Doors	15	10
Grade Doors	1	0



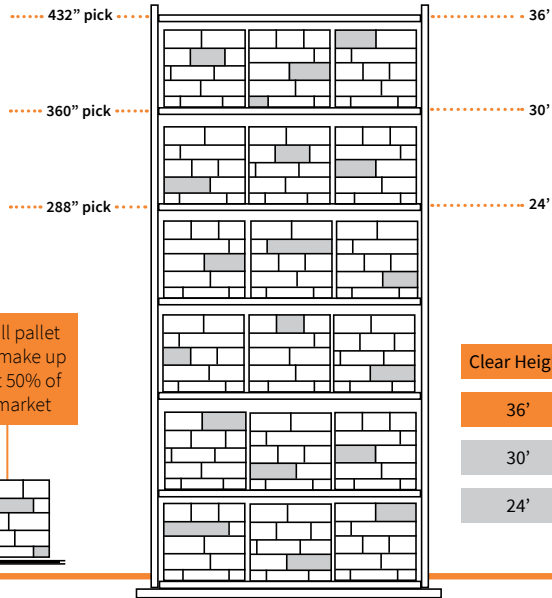
CUBIC CAPACITY ADVANTAGE

RISE ABOVE THE REST

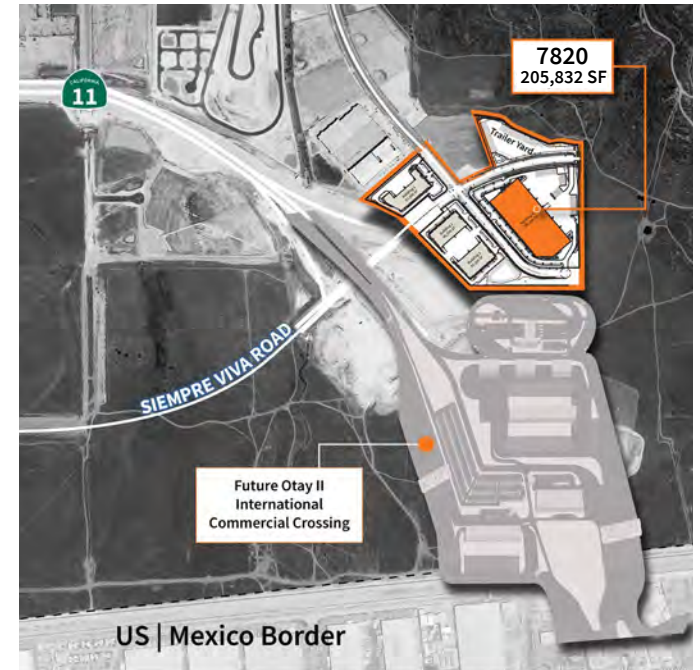
Revolutionizing storage solutions to take your business to new heights

The cubic capacity advantage at **36' clear height** allows for one additional pallet position and **decreases a Tenant's square footage needs by 14-36%**

64" tall pallet loads make up about 50% of the market



Clear Height	Space Needed
36'	205,000 SF
30'	234,000 SF
24'	278,000 SF



LOCATION HIGHLIGHTS



Strategic Otay Mesa location



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



Immediate proximity 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 Free-ways

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



UNITED STATES MEXICO



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Andy Irwin
 +1 858 410 6376
 andy.irwin@jll.com
 RE lic. #01302674

Greg Lewis
 +1 858 410 1251
 greg.lewis@jll.com
 RE lic. #01365602



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

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