



4 Building Project & Trailer Yard

Buildings from 46,177 SF - 125,801 SF
Divisible to 24,910 SF
Warehouse/Logistics/Manufacturing

Ready for
Occupancy

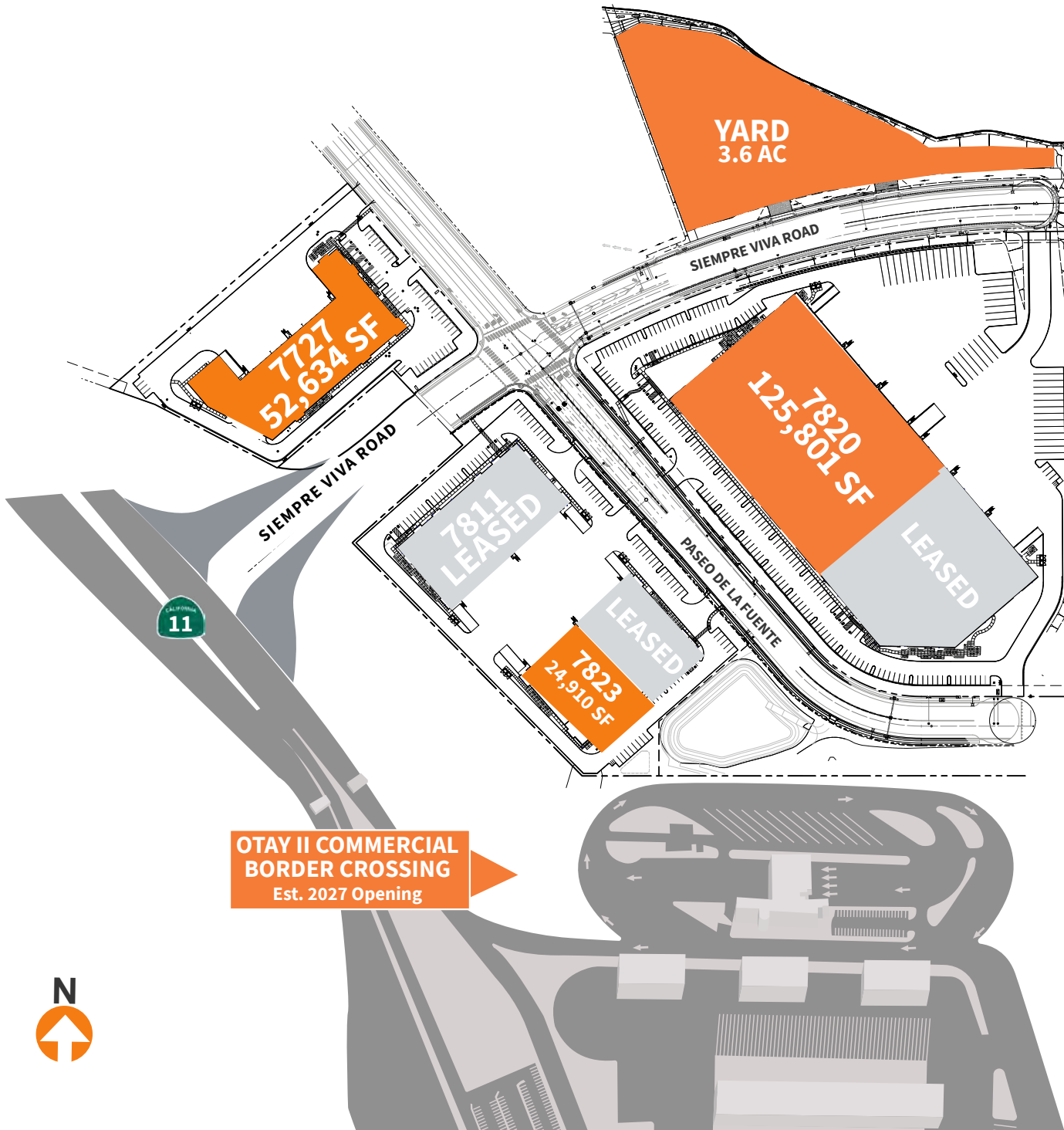


OTAY II
BORDER
CROSSING

UNDER
CONSTRUCTION

New Class A Industrial Development
AVAILABLE

SITE PLAN



4
BUILDINGS



23,000 SF
DIVISIBLE TO



1
TRAILER YARD



87
TRAILER STALLS

FOREIGN TRADE ZONE

LOCATED WITHIN FTZ 153

ACCESS & VISIBILITY

LOCATED ON SR-11 @ SIEMPRE VIVA ROAD INTERCHANGE

WALKING DISTANCE

TO THE OTAY II BORDER CROSSING



video

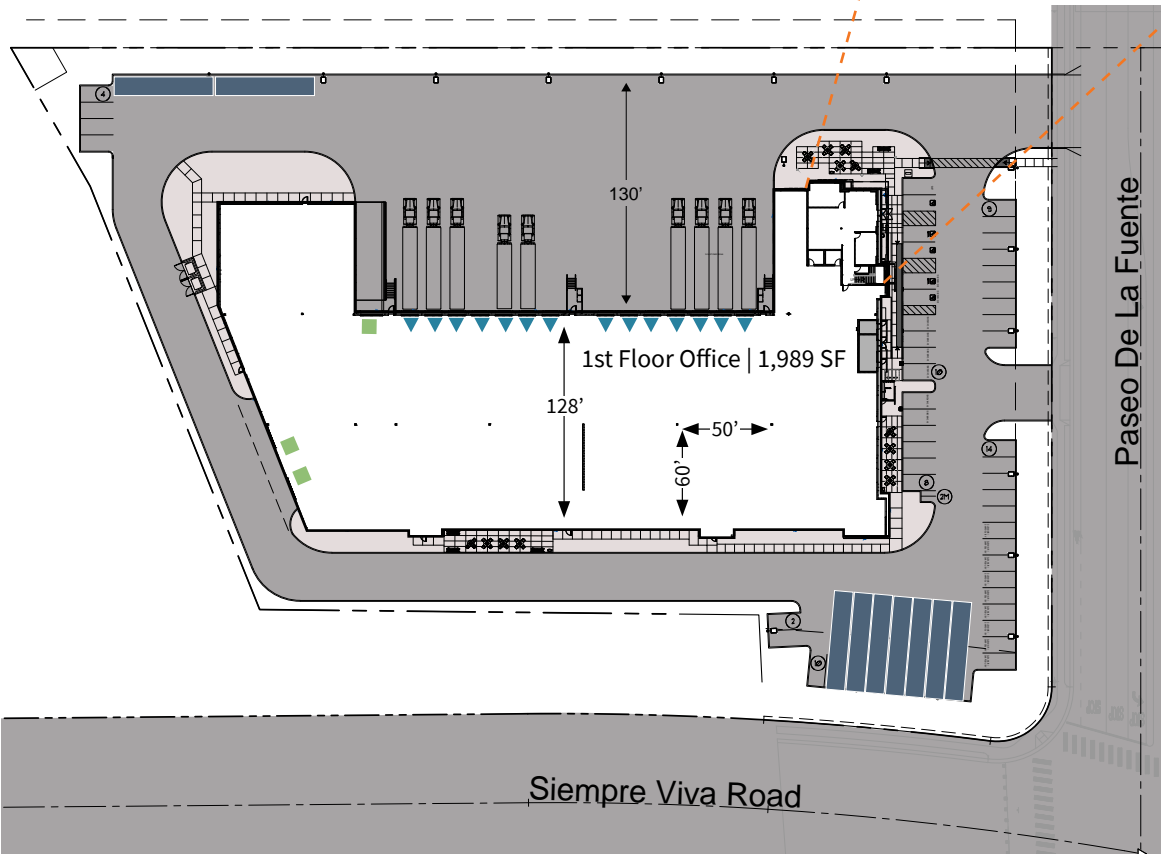
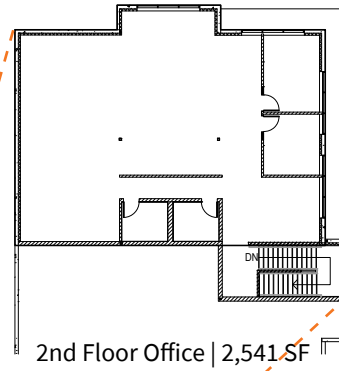





website

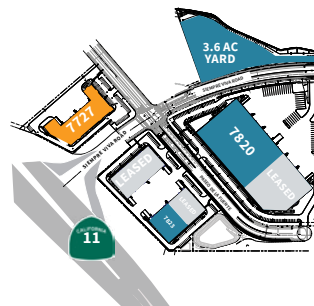


OTAY BORDER CROSSINGS


7727 PASEO DE LA FUENTE



-  DOCK DOORS
-  GRADE DOORS
-  ON-SITE TRAILER PARKING




 **52,634 SF**
TOTAL SPACE AVAILABLE (SF)

 **4,560 SF**
NEW SPEC OFFICE (SF)


 **3.8 AC**
LOT SIZE

 **14 DOCK**
DOORS

 **3 GRADE**
DOORS

 **32'**
MINIMUM CLEAR HEIGHT

 **ESFR**
SPRINKLERS

 **53 (1:1,000)**
VEHICLE PARKING STALLS

 **60'x50'**
COLUMN SPACING

 **2,000A**
480v POWER

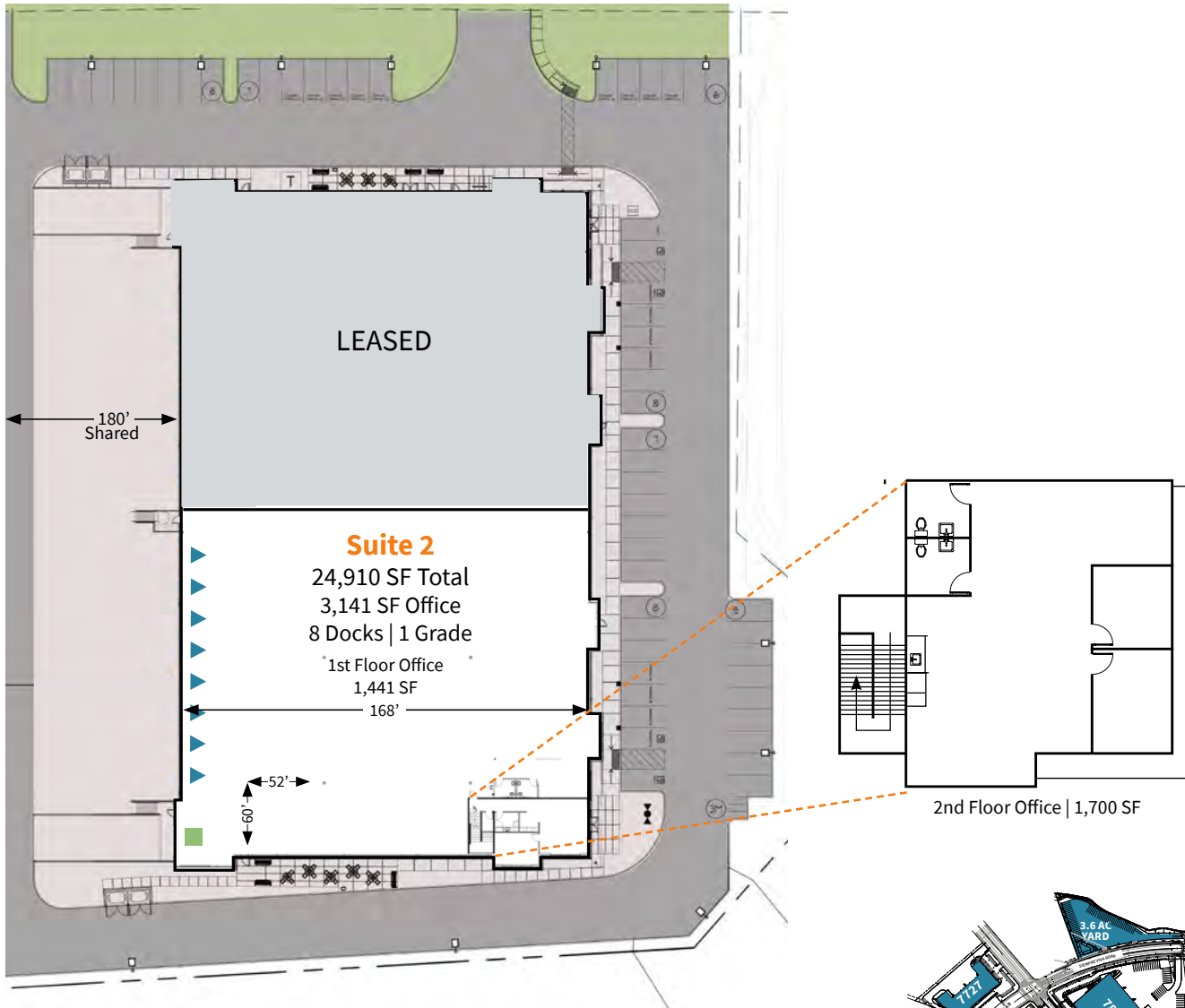
 **130'**
TRUCK COURT DEPTH

 **128'**
BUILDING DEPTH

 **9**
ON-SITE TRAILER PARKING ALTERNATE

 **TRAILER YARD**
54 NEARBY STALLS FOR LEASE

7823 PASEO DE LA FUENTE



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



28 (1.34:1,000)
VEHICLE PARKING STALLS



60'x52'
COLUMN SPACING



700A
480v POWER



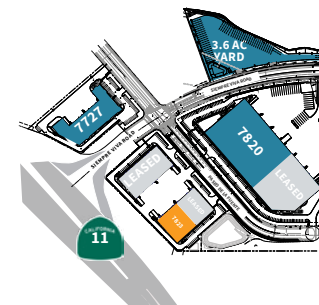
180'
SHARED TRUCK COURT DEPTH





168'
BUILDING DEPTH

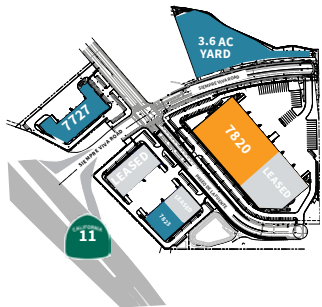
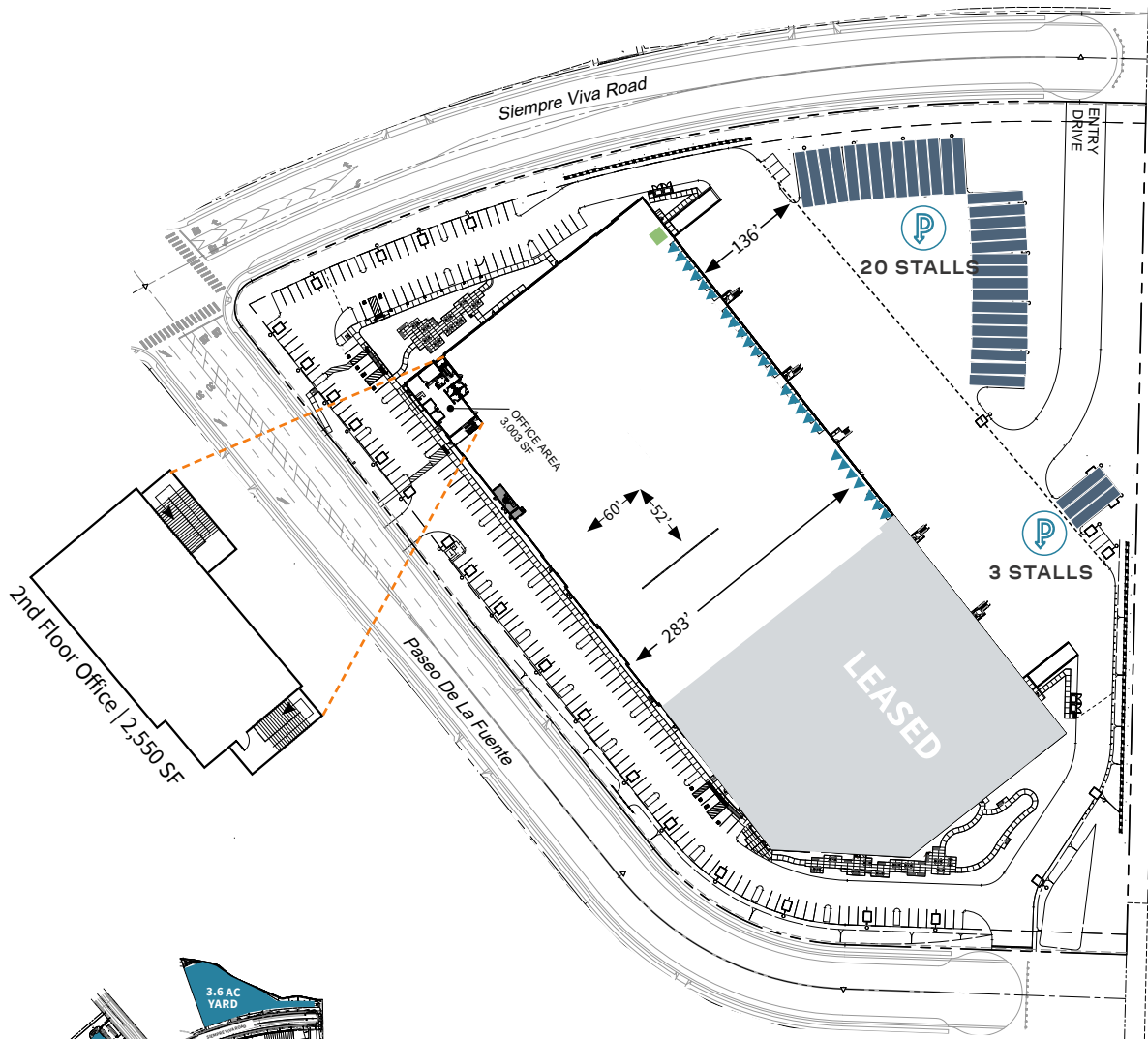






TRAILER YARD
3.6 ACRE YARD





-  DOCK DOORS
-  GRADE DOORS

7820 PASEO DE LA FUENTE



-  TRAILER PARKING STALLS
-  DOCK DOORS
-  GRADE DOORS
-  ON-SITE TRAILER PARKING


 **125,801 SF**
TOTAL SPACE AVAILABLE (SF)

 **5,553 SF**
NEW SPEC OFFICE (SF)


 **47,000 SF**
DIVISIBLE TO (SF)

 **25 DOCK**
DOORS

 **1 GRADE**
DOOR (EXPANDABLE)


 **36'**
MINIMUM CLEAR HEIGHT


 **ESFR**
SPRINKLERS

 **125 (1:1,000)**
VEHICLE PARKING STALLS


 **60'x52'**
COLUMN SPACING

 **2,000A**
480v POWER

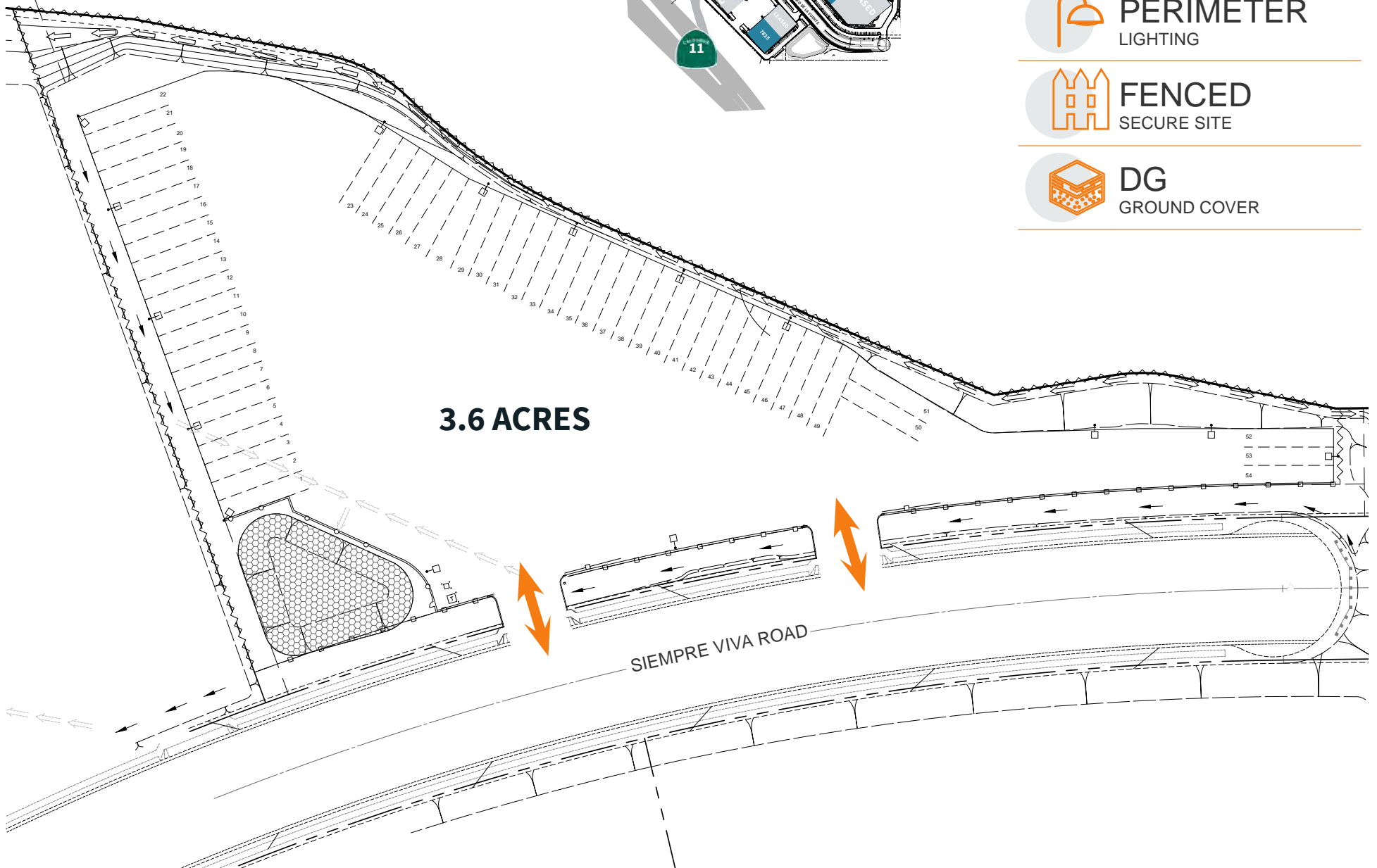
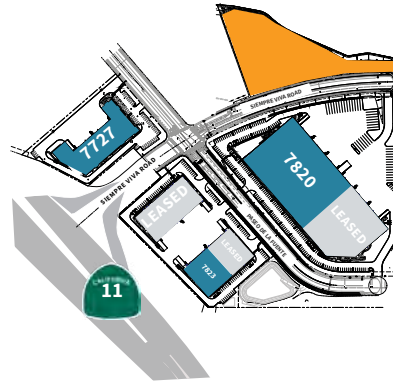
 **136**
MINIMUM TRUCK COURT DEPTH

 **283'**
BUILDING DEPTH

 **20**
AVAILABLE ONSITE TRAILER STALLS

 **TRAILER YARD**
3.6 ACRE YARD

TRAILER YARD



 **3.6 ACRES**
SIZE

 **UTILITIES**
STUBBED TO THE SITE

 **PERIMETER**
LIGHTING

 **FENCED**
SECURE SITE

 **DG**
GROUND COVER



7727 PASEO DE LA FUENTE



7820 PASEO DE LA FUENTE



7820 PASEO DE LA FUENTE



7823 PASEO DE LA FUENTE

ACCESS AT YOUR DOORSTEP

Large scale industrial opportunity with diversity of options located directly off the freeway in the highly desirable Otay Mesa submarket adjacent to future port of entry



RARE OPPORTUNITY

Dwindling supply of large Industrial floor plate options throughout San Diego, increase efficiency and productivity by consolidating operations.



ACCESS TO LABOR

Adjacent to the future Otay II Port of Entry. A short walk for employees crossing from Mexico.



FUTURE INFRASTRUCTURE

Siempre Viva Road & SR-11 extension.

Otay II international commercial crossing.



TIJUANA AIRPORT

OTAY I COMMERICAL BORDER CROSSING SOUTHBOUND

CHP INSPECTION



2.0 mi to Otay I

NEARBY RETAIL AMENITIES

CROSS BORDER XPRESS

OTAY MESA ROAD

BROWN FIELD AIRPORT



CALIFORNIA 905

11 Open with Direct Access to OBX

CALIFORNIA 11

7820 PASEO DE LA FUENTE

10850 SIEMPRE VIVA ROAD

125,801 SF DIVISIBLE

TRAILER PARKING

3.6 AC

PASEO DE LA FUENTE SIEMPRE VIVA ROAD

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