

OTAY MESA GATEWAY YARD

★ HEAVY AUTO USES ALLOWED ★

US / MEXICO BORDER

Fully Improved Yard
±7.7 Acres Remaining

AVAILABLE
FOR IMMEDIATE
OCCUPANCY

DATSUN STREET

HERITAGE ROAD

INNOVATIVE DRIVE

LEASED

±7.7 ACRES OF YARD
FOR LEASE
Divisible to ±3.0 Acres

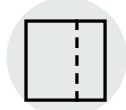


OTAY MESA GATEWAY YARD

FULLY IMPROVED YARD | LOCATED AT 1400 HERITAGE ROAD



±7.72 ACRES
AVAILABLE



±3 ACRE
DIVISIBILITY



±340
CAN ACCOMMODATE
±340 TRAILER STALLS



NOW
AVAILABLE
FOR IMMEDIATE
OCCUPANCY

YARD FEATURES



8"
AGGREGATE
GROUND COVER



LED
PERIMETER
LIGHTING



8'
CHAIN LINK FENCING
WITH SHADE



LANDSCAPED
ALONG
SITE FRONTAGE

RARE ZONING ADVANTAGES

[Click here for San Diego Industrial Base Codes](#)

CONDITIONAL USE PERMIT

Property has an existing Conditional Use Permit in place allowing for the following uses:

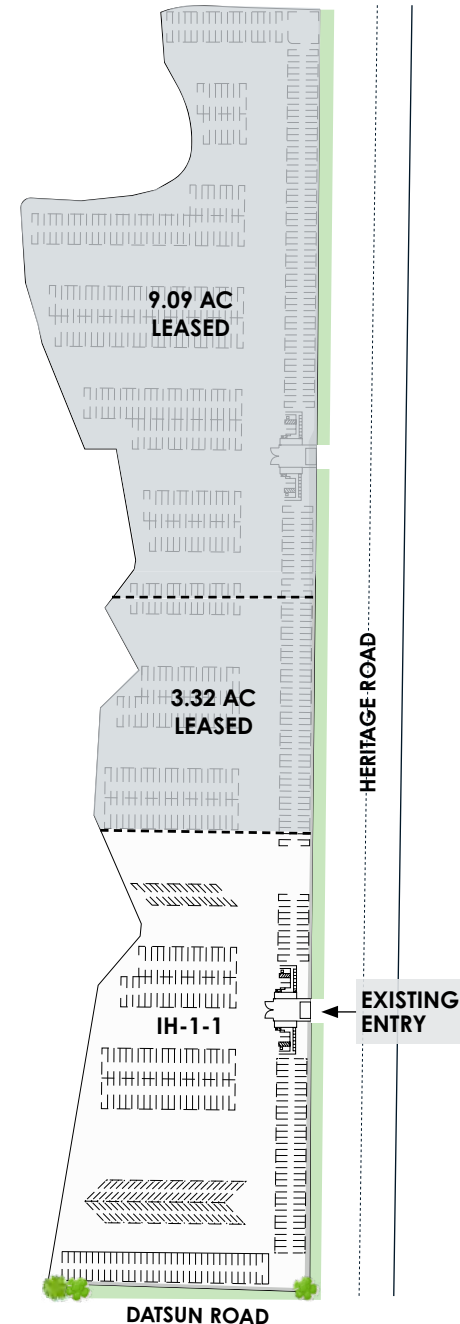
- Auto Storage
- Auto Dismantling
- Auto Recycling

*Tenant is responsible for independently verifying that intended use is conforming with all zoning ordinances

IL-2-1 AND IH-1-1 ZONING

Underlying Zones IL-2-1 and IH-1-1 provide flexibility for outdoor storage uses including the following:

- Equipment & Materials Storage
- Trailer Parking
- Contractor Yard
- Wholesale
- Heavy Manufacturing



OTAY MESA GATEWAY YARD



PRIME LOCATION

Less than 2 miles to the Otay Border Crossing



ABUNDANT PARKING

Space for ±340 trailer parking stalls



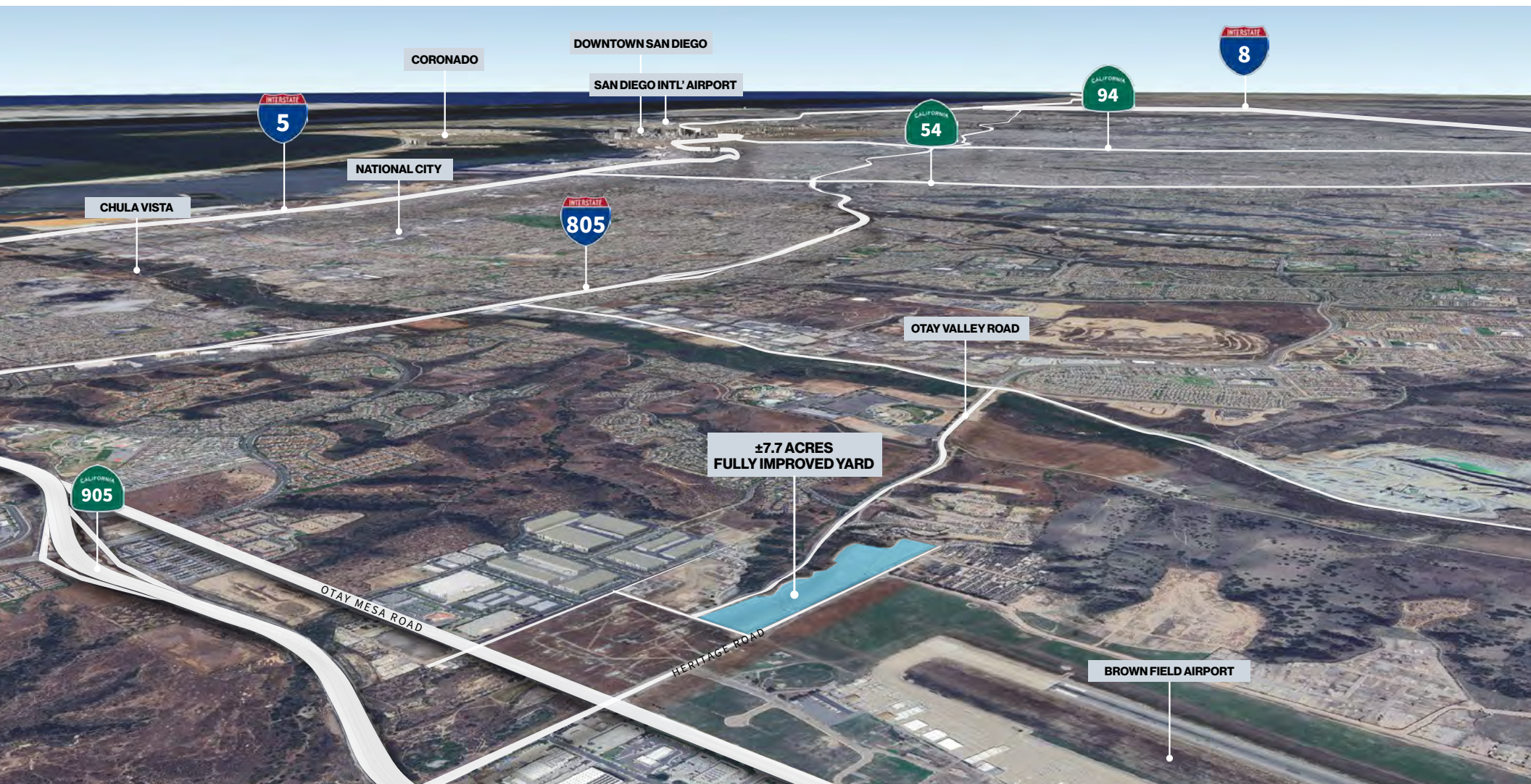
FREEWAY ACCESS

Easy access to SR-905, SR-125, I-805, I-5



FOREIGN TRADE ZONE

Located within FTZ 153



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