

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



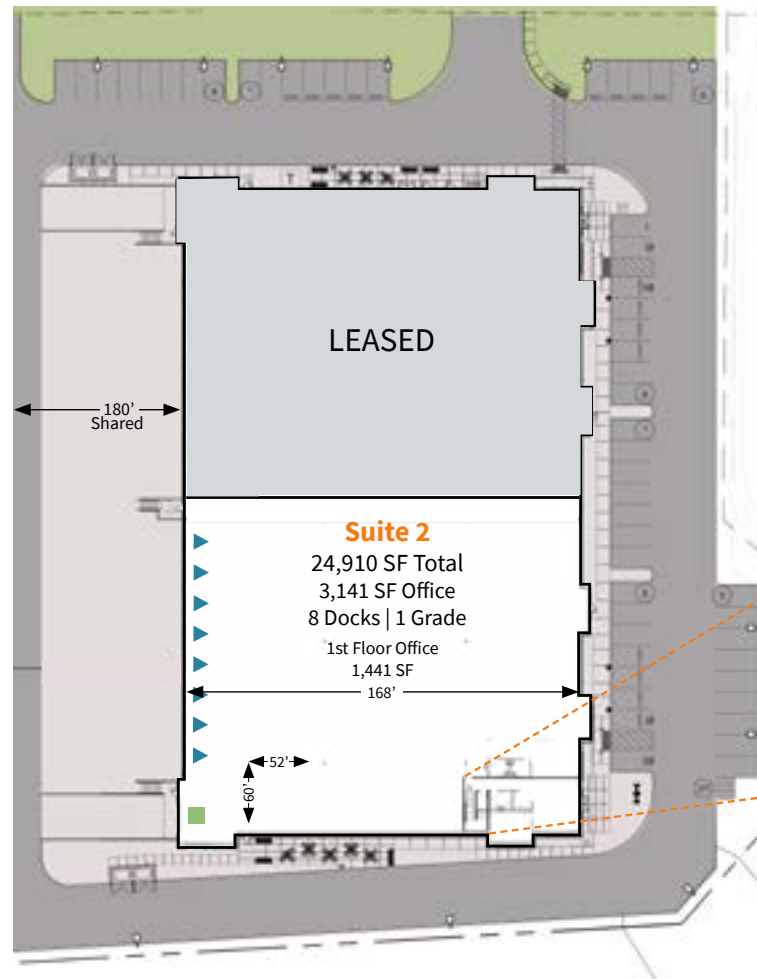
168'

BUILDING DEPTH



TRAILER YARD

3.6 ACRE YARD



Suite 2

24,910 SF Total

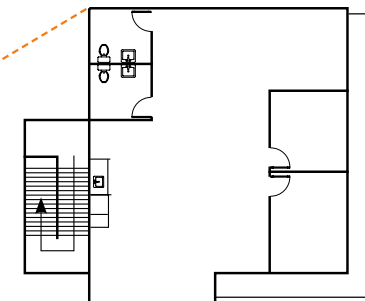
3,141 SF Office

8 Docks | 1 Grade

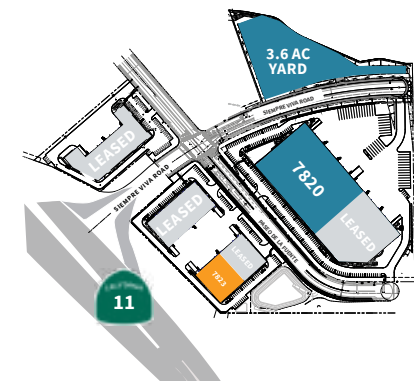
1st Floor Office

1,441 SF

168'



2nd Floor Office | 1,700 SF



■ 1 GRADE LEVEL DOORS

▲ 8 DOCK DOORS



video



website

NEW CLASS A INDUSTRIAL AVAILABLE NOW



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