

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 $\pm$ 44,500 SF



2.0 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



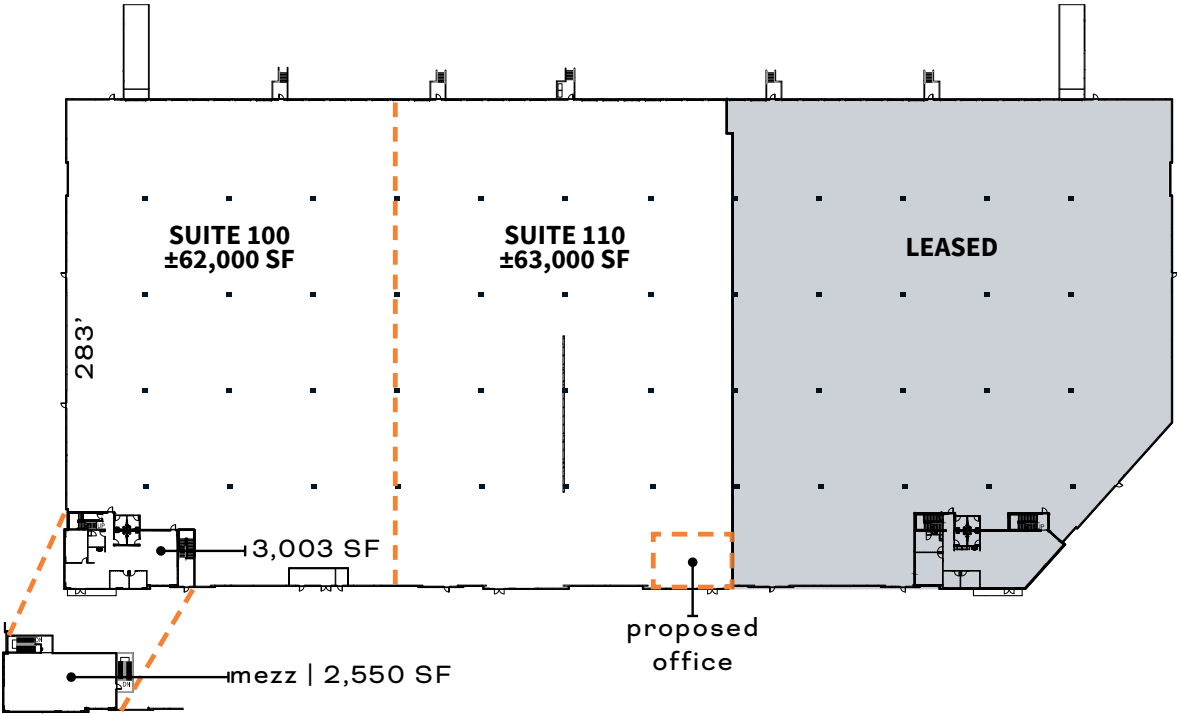
website



FLEXIBLE FLOOR PLANS

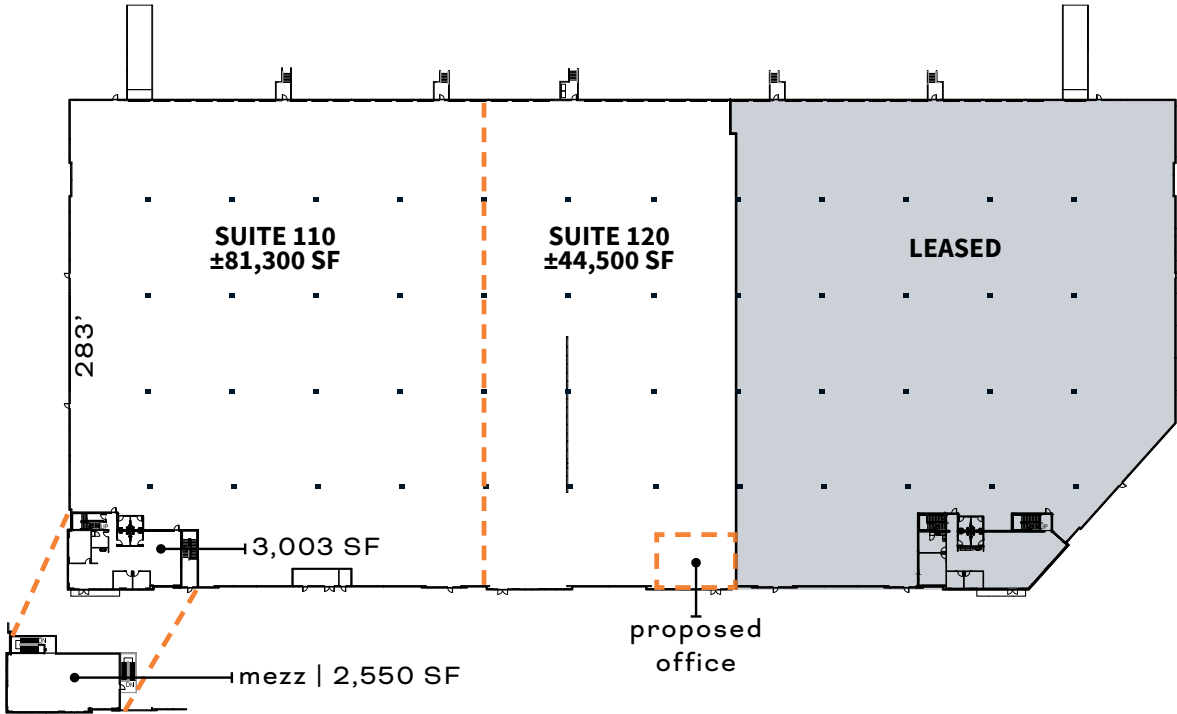
DEMISING SCENARIO 1

	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



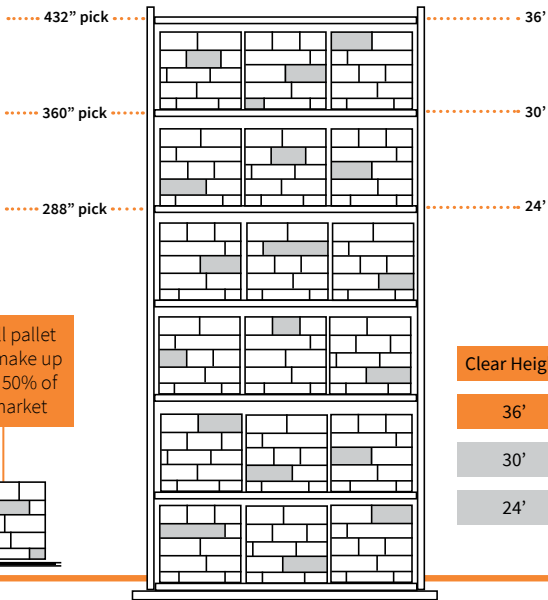
CUBIC CAPACITY ADVANTAGE

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



OTAY BORDER CROSSINGS



OTAY BORDER CROSSINGS



7820 PASEO DE LA FUENTE

OTAY MESA | SAN DIEGO

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

KEARNY + **JLL**
Real Estate Company

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.