



4 Building Project & Trailer Yard

Availability from 24,910 SF - 125,801 SF

Warehouse/Logistics/Manufacturing

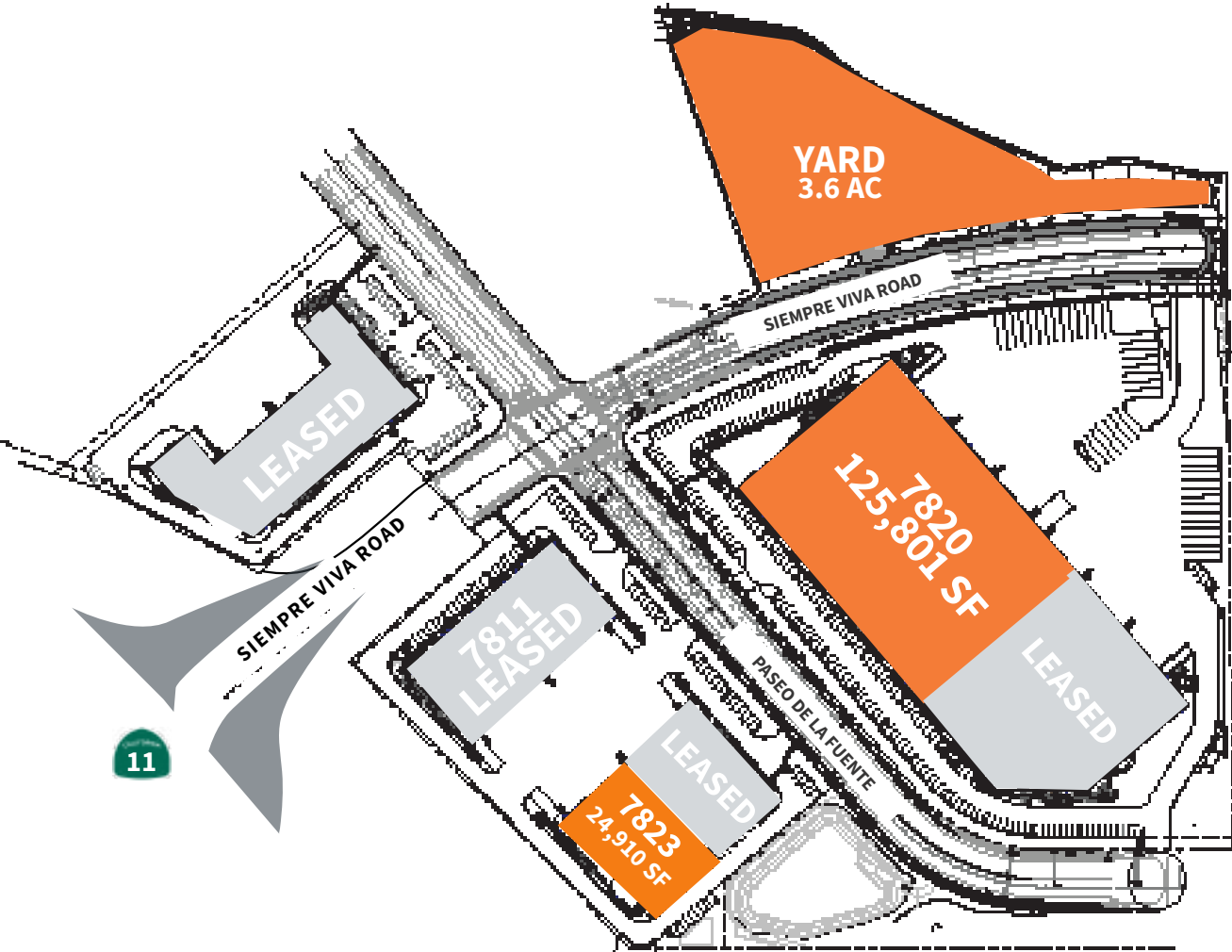


OTAY II
BORDER
CROSSING

UNDER
CONSTRUCTION

New Class A Industrial Development
FOR LEASE OR SALE

SITE PLAN



**OTAY II COMMERCIAL
BORDER CROSSING**
Est. 2027 Opening



4
BUILDINGS



24,910 - 125,801 SF
AVAILABILITY



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



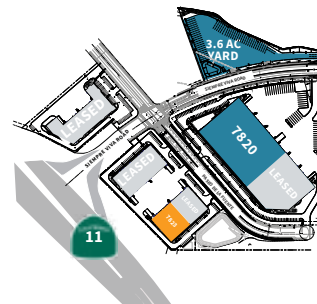
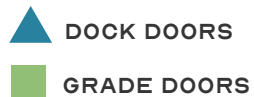
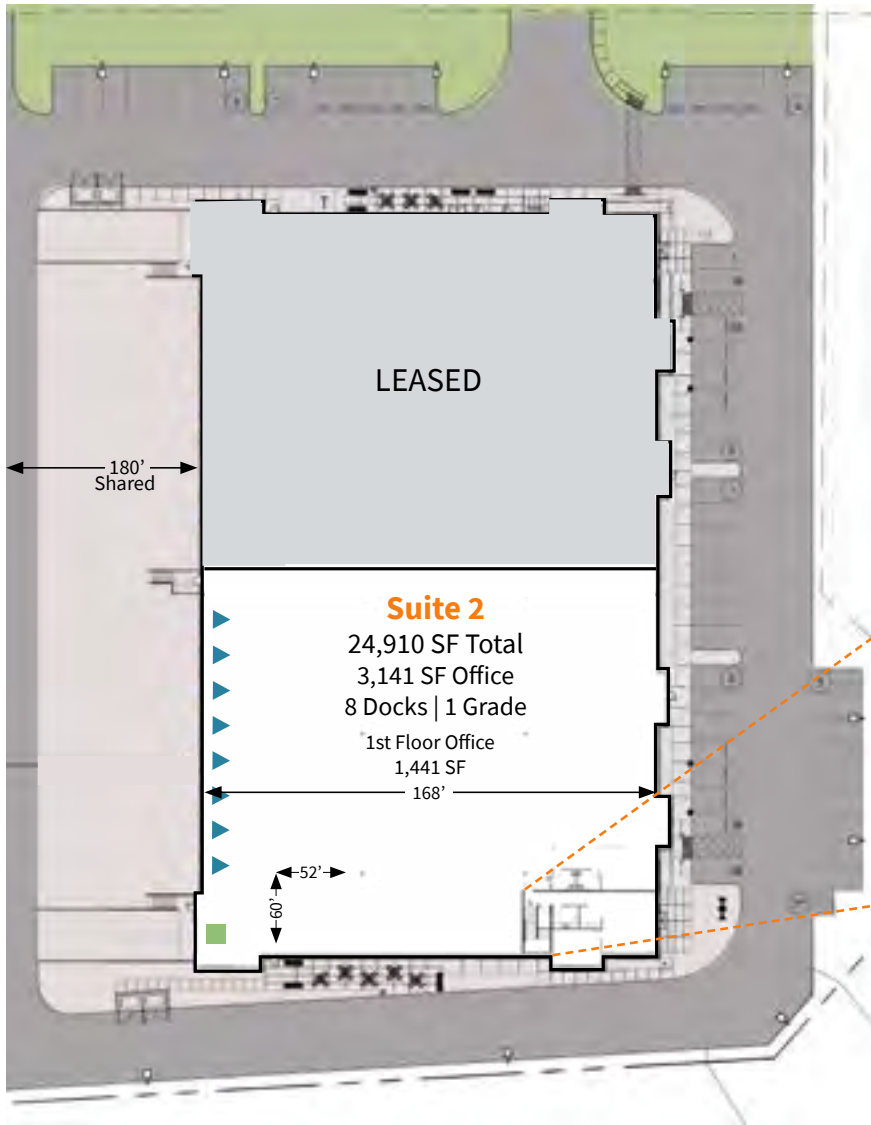
video



website



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

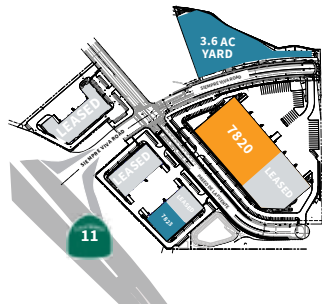
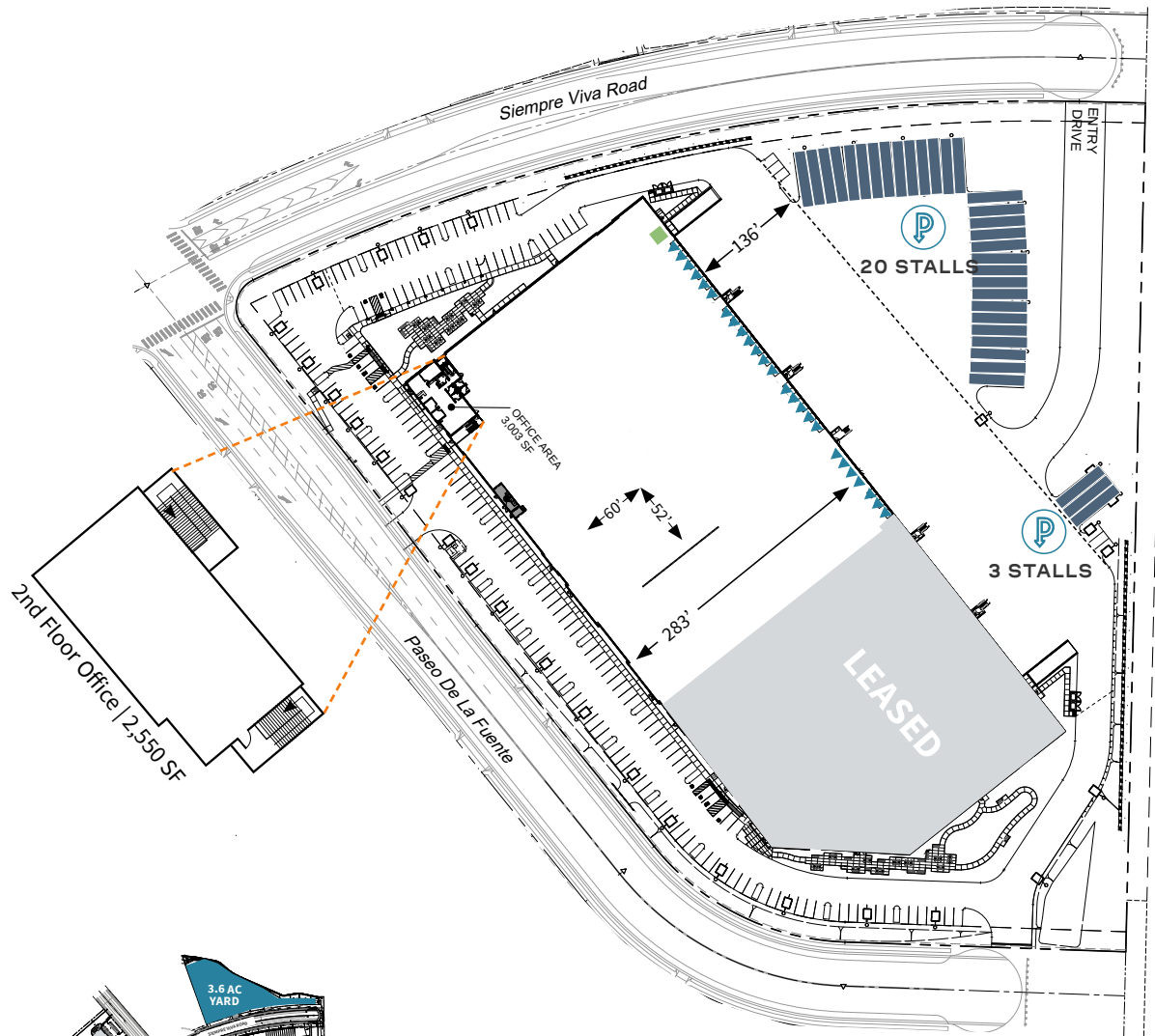


168'
 BUILDING DEPTH



TRAILER YARD
 3.6 ACRE YARD

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

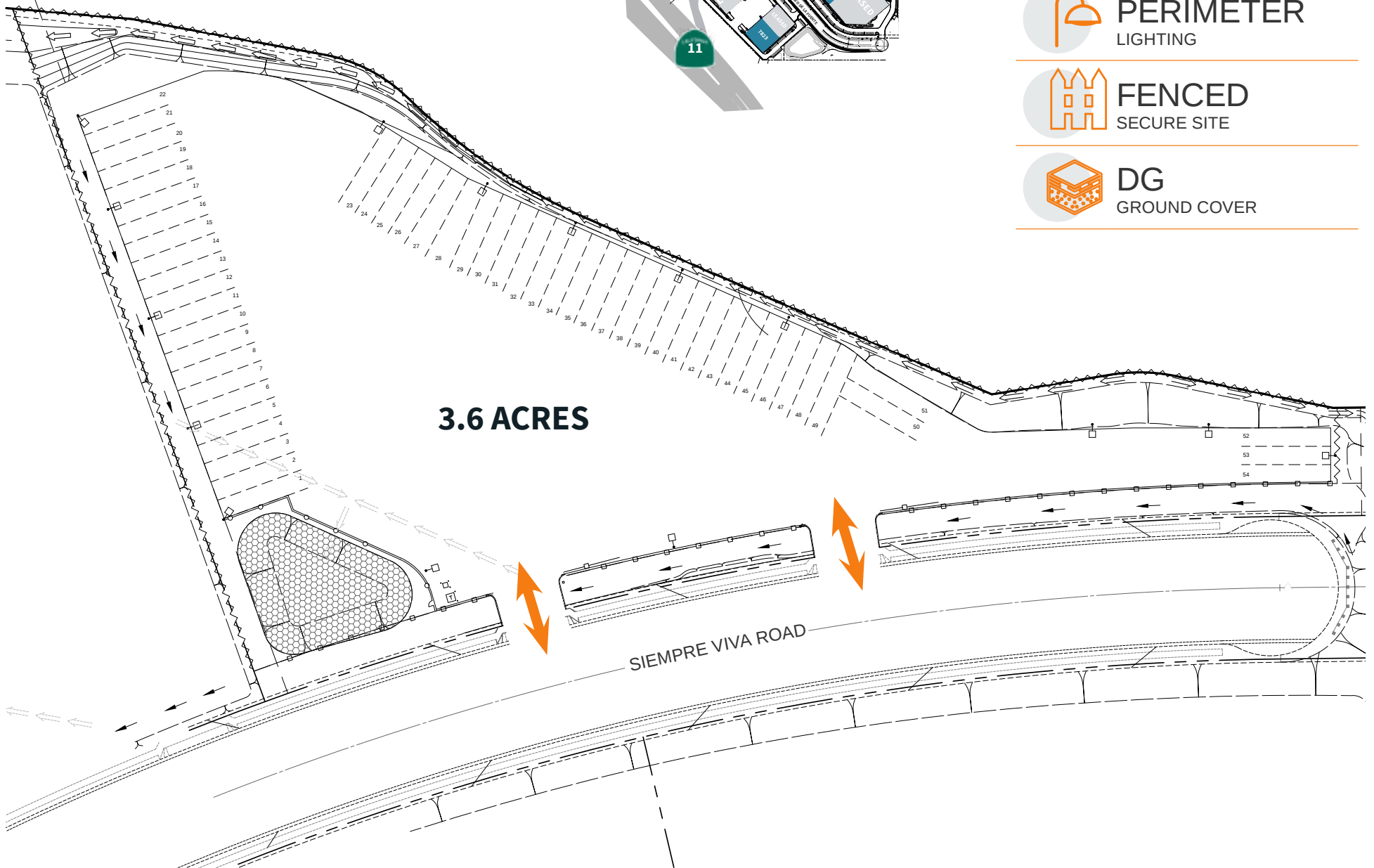


20
AVAILABLE ONSITE TRAILER STALLS

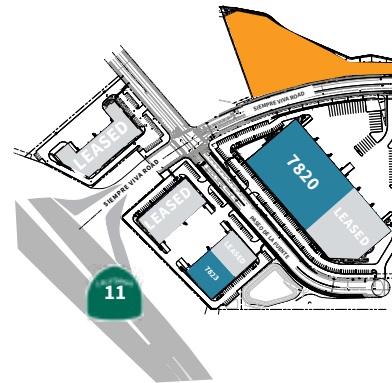


TRAILER YARD
3.6 ACRE YARD

TRAILER YARD



3.6 ACRES



3.6 ACRES
SIZE



UTILITIES
STUBBED TO THE SITE



PERIMETER
LIGHTING



FENCED
SECURE SITE



DG
GROUND COVER

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

7823

PASEO DE LA FUENTE

NEARBY RETAIL AMENITIES



CROSS
BORDER XPRESS



Open with Direct Access
to OBX

OTAY MESA ROAD

BROWN FIELD
AIRPORT



7820

PASEO DE LA FUENTE

PASEO DE LA FUENTE

10850

SIEMPRE VIVA ROAD

SIEMPRE VIVA ROAD

125,801 SF
DIVISIBLE

TRAILER
PARKING

3.6 AC

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