



# 4 Building Project & Trailer Yard

Buildings from 45,700 SF - 205,500 SF  
Divisible to 25,000 SF  
Warehouse/Logistics/Manufacturing

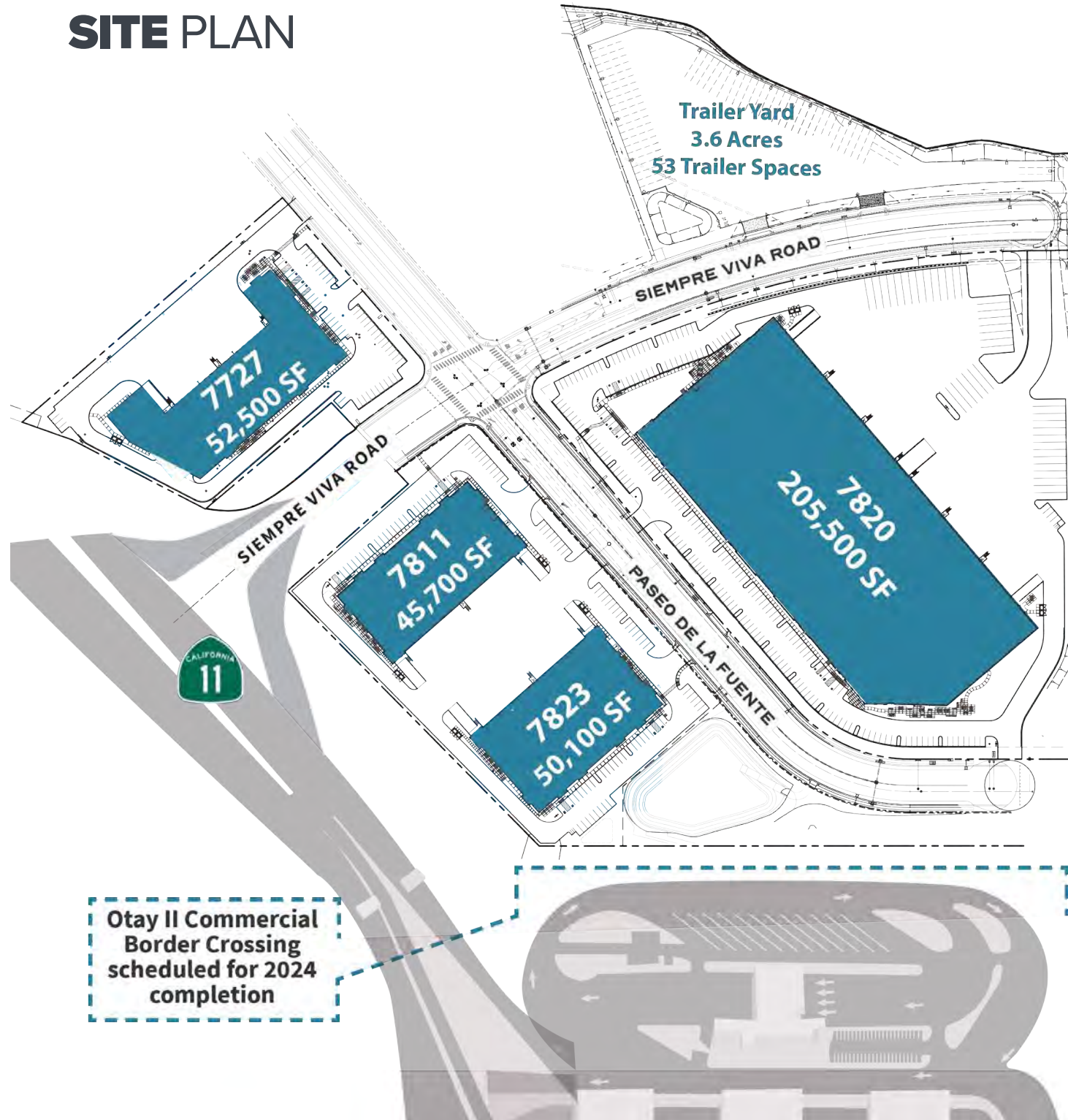


New Class A Industrial Development  
**For Lease | Sale**

**DELIVERY Q1 2024**



# SITE PLAN



Otay II Commercial  
Border Crossing  
scheduled for 2024  
completion



4  
BUILDINGS



25,000 SF  
DIVISIBLE TO



1  
TRAILER YARD



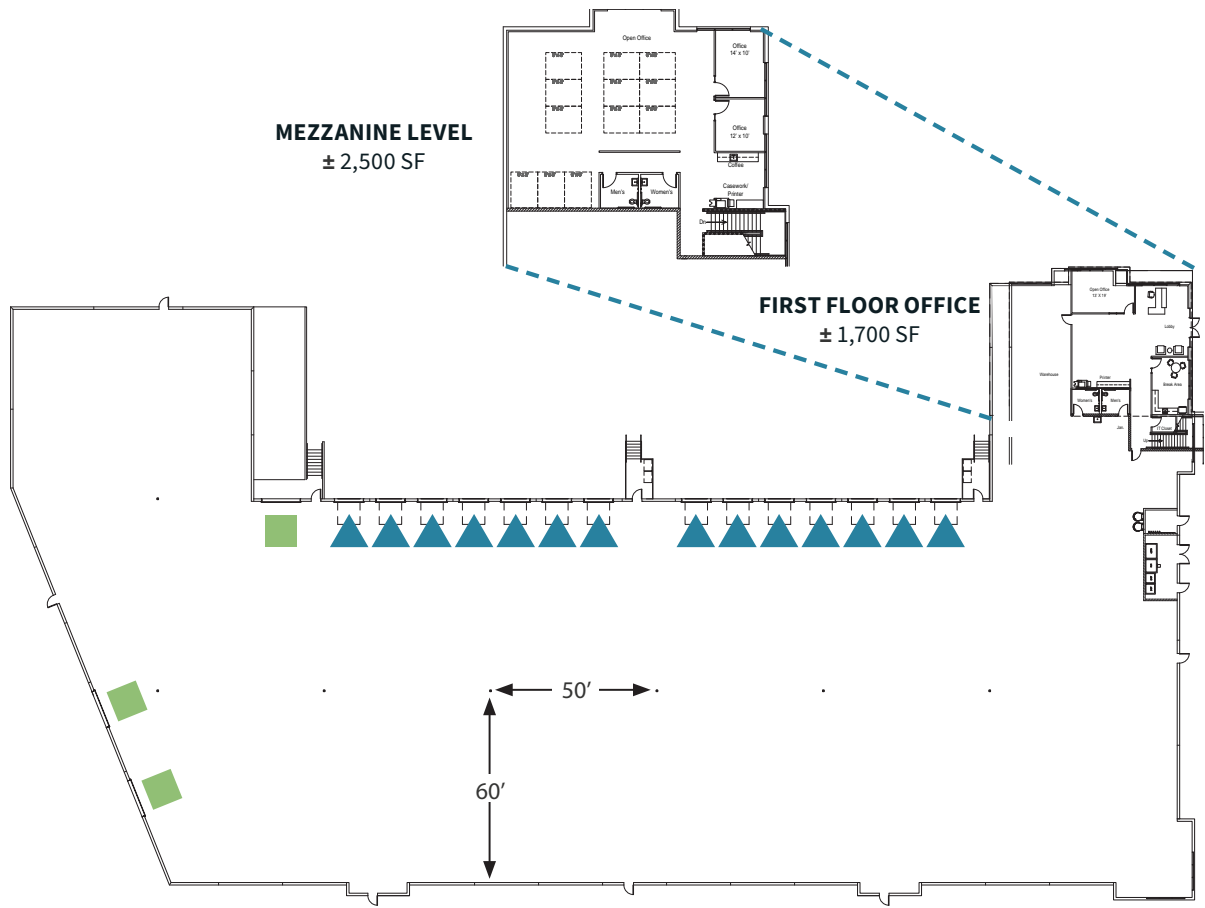
Q1 2024  
PROJECT COMPLETION





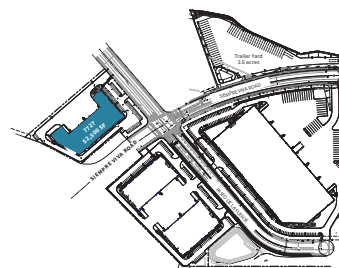
86  
TRAILER STALLS



# 7727 PASEO DE LA FUENTE




-  DOCK DOORS
-  GRADE DOORS



 **52,500 SF**  
SIZE


 **27,000 SF**  
DIVISIBLE TO

 **14**  
DOCK DOORS

 **3**  
GRADE DOORS

 **32' MIN**  
CLEAR HEIGHT


 **ESFR**  
SPRINKLERS

 **55 (1:1,000)**  
VEHICLE PARKING STALLS

 **60'x50'**  
COLUMN SPACING

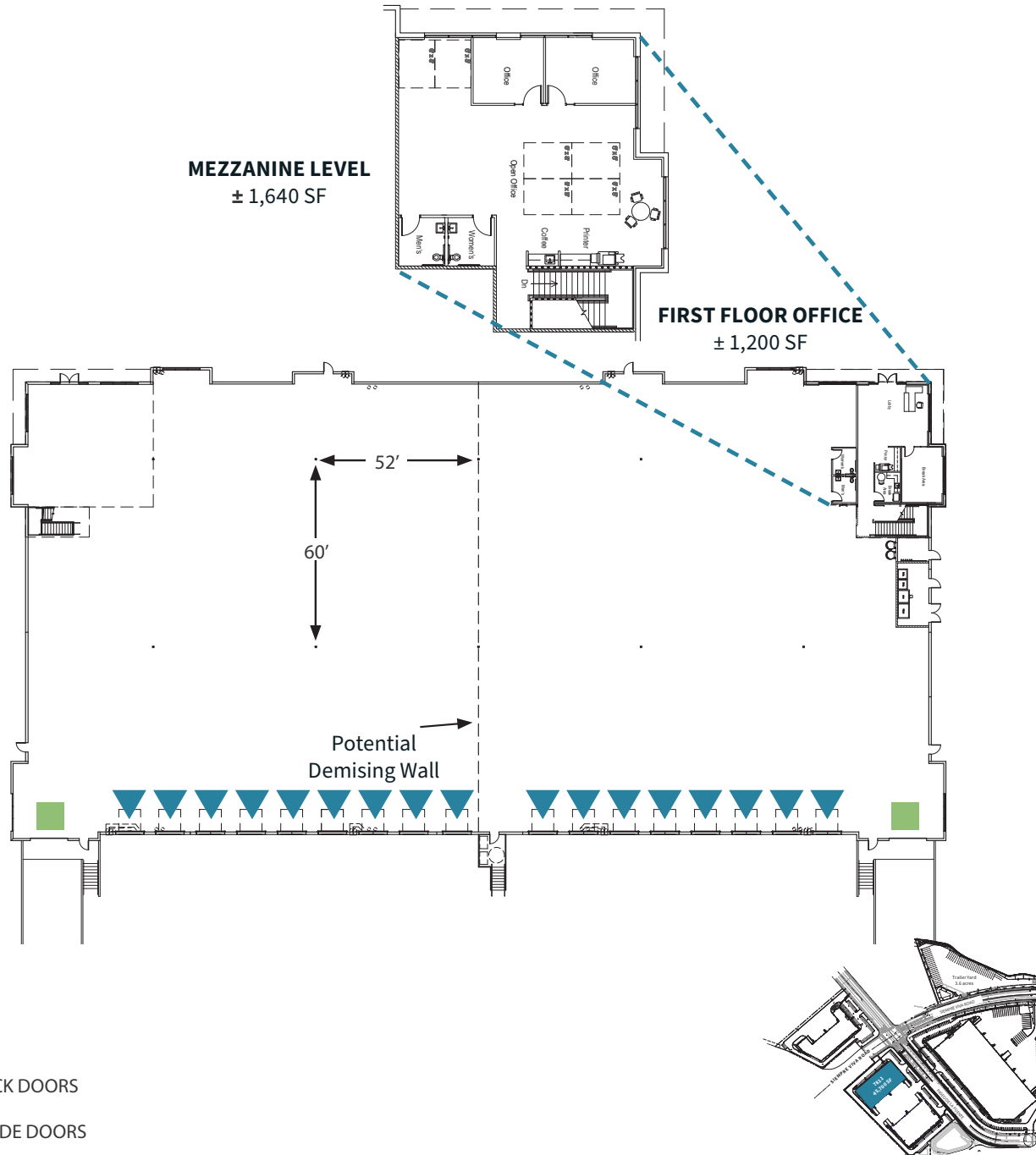
 **2,000A**  
480v POWER

 **120'**  
TRUCK COURT DEPTH

 **188'**  
BUILDING DEPTH

 **3.8 AC**  
LOT SIZE


# 7811 PASEO DE LA FUENTE




 **45,700 SF**  
SIZE


 **22,550 SF**  
DIVISIBLE TO

 **17**  
DOCK DOORS


 **2**  
GRADE DOORS

 **32' MIN**  
CLEAR HEIGHT


 **ESFR**  
SPRINKLERS

 **46 (1.23:1,000)**  
VEHICLE PARKING STALLS



 **60'x52'**  
COLUMN SPACING

 **2,000A**  
480v POWER

 **180'**  
TRUCK COURT DEPTH

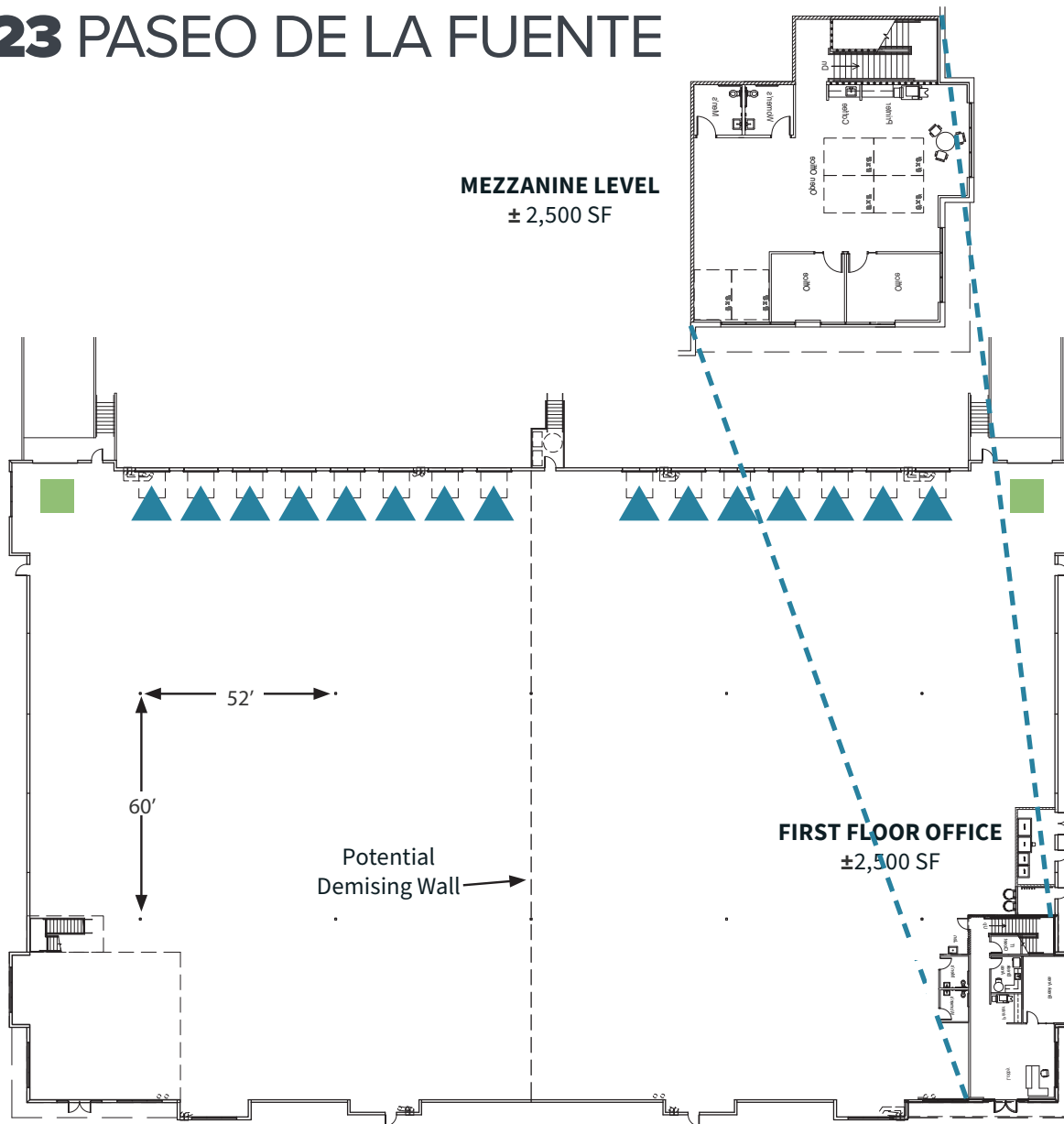
 **150'**  
BUILDING DEPTH



 **5.89 AC**  
LOT SIZE (SHARED LOT)

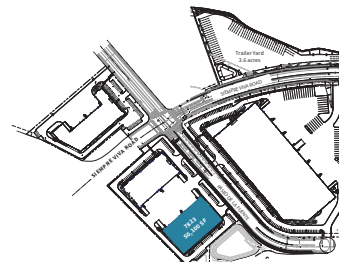
 DOCK DOORS  
 GRADE DOORS



# 7823 PASEO DE LA FUENTE




-  DOCK DOORS
-  GRADE DOORS




 **50,100 SF**  
SIZE


 **27,750 SF**  
DIVISIBLE TO

 **15**  
DOCK DOORS

 **2**  
GRADE DOORS

 **32' MIN**  
CLEAR HEIGHT


 **ESFR**  
SPRINKLERS


 **53 (1.38:1,000)**  
VEHICLE PARKING STALLS

 **60'x52'**  
COLUMN SPACING

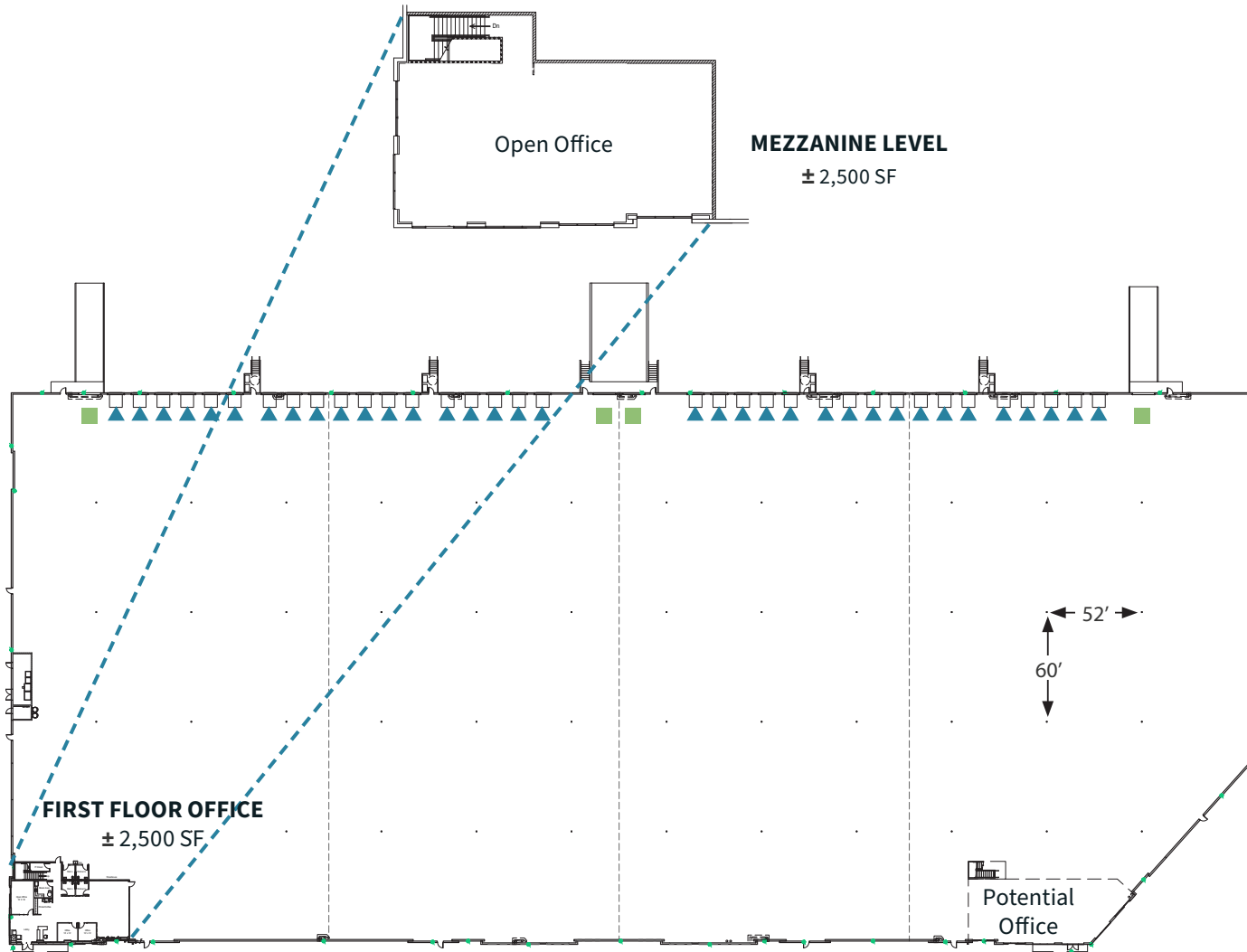
 **2,000A**  
480v POWER



 **180'**  
TRUCK COURT DEPTH

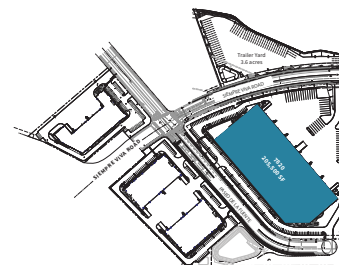
 **168'**  
BUILDING DEPTH














 **5.89 AC**  
LOT SIZE (SHARED LOT)

# 7820 PASEO DE LA FUENTE



-  DOCK DOORS
-  GRADE DOORS



-  **205,500 SF**  
SIZE
-  **50,000 SF**  
DIVISIBLE TO
-  **35**  
DOCK DOORS
-  **4**  
GRADE DOORS
-  **36' MIN**  
CLEAR HEIGHT
-  **ESFR**  
SPRINKLERS
-  **207 (1:1,000)**  
VEHICLE PARKING STALLS
-  **60'x52'**  
COLUMN SPACING
-  **4,000A**  
480v POWER
-  **130'**  
TRUCK COURT DEPTH
-  **283'**  
BUILDING DEPTH
-  **12.68 AC**  
LOT SIZE
-  **33**  
TRAILER STALLS



# TRAILER YARD



**3.6 ACRES**  
SIZE



**UTILITIES**  
STUBBED TO THE SITE



**53**  
TRAILER SPACES



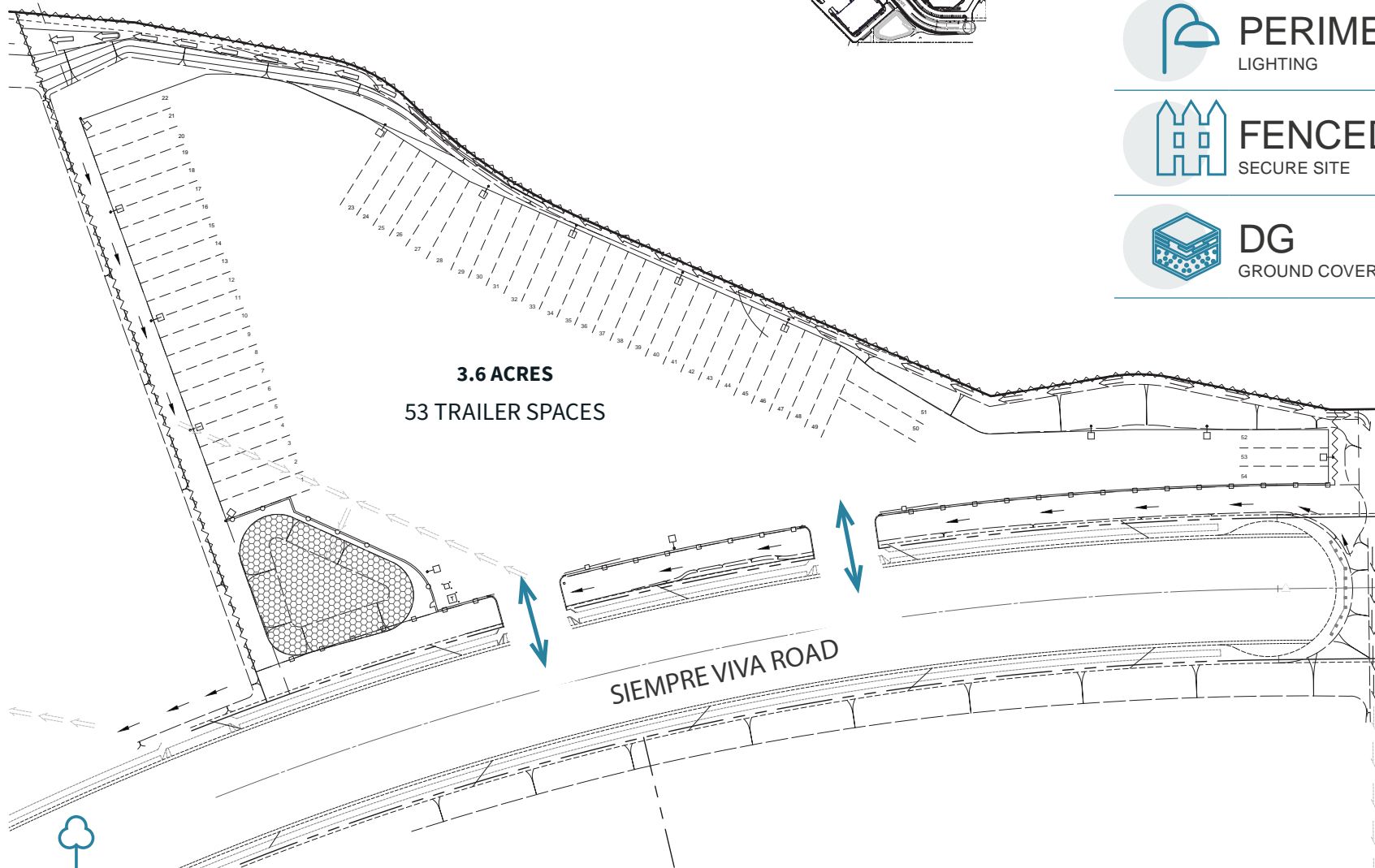
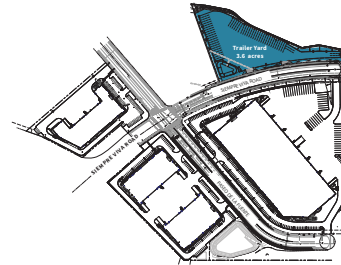
**PERIMETER**  
LIGHTING



**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

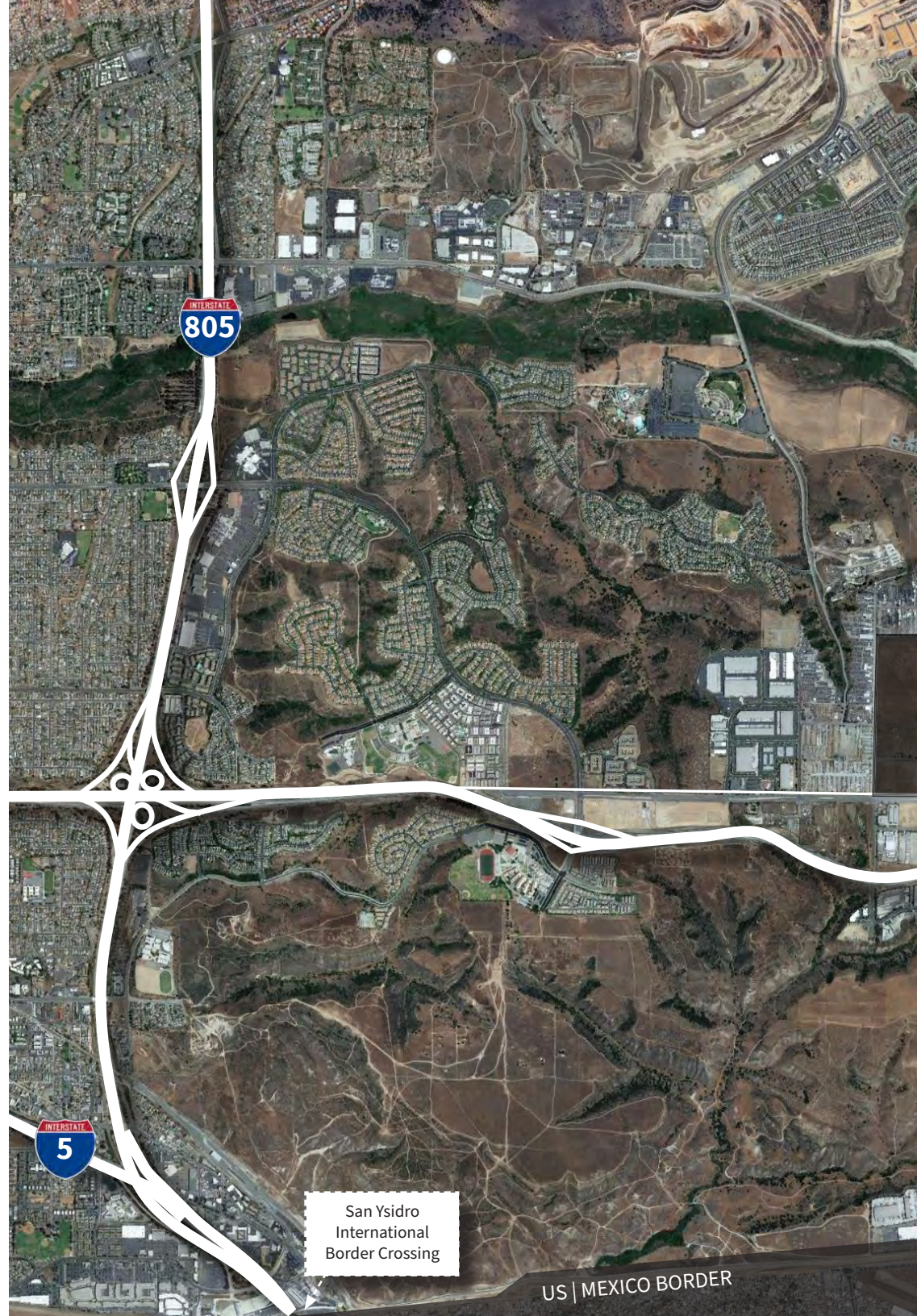
Adjacent to the future Otay II Port of Entry. A short walk for employees crossing from Mexico.



## FUTURE INFRASTRUCTURE

Siempre Viva Road & SR-11 extension.

Otay II international commercial crossing.







INTERSTATE  
**125**

CALIFORNIA  
**905**

CALIFORNIA  
**11**

Brown Field Airport

OTAY-MESA ROAD

AIRWAY ROAD

SIEMPRE VIVA ROAD

ENRICO FERMI DRIVE

CACTUS ROAD

BRITANNIA BOULEVARD

LA MEDIA ROAD

US | MEXICO BORDER

**CBX**

**obx**  
OTAY BORDER CROSSINGS

Extension of  
Siempre Viva  
Road

Extension of  

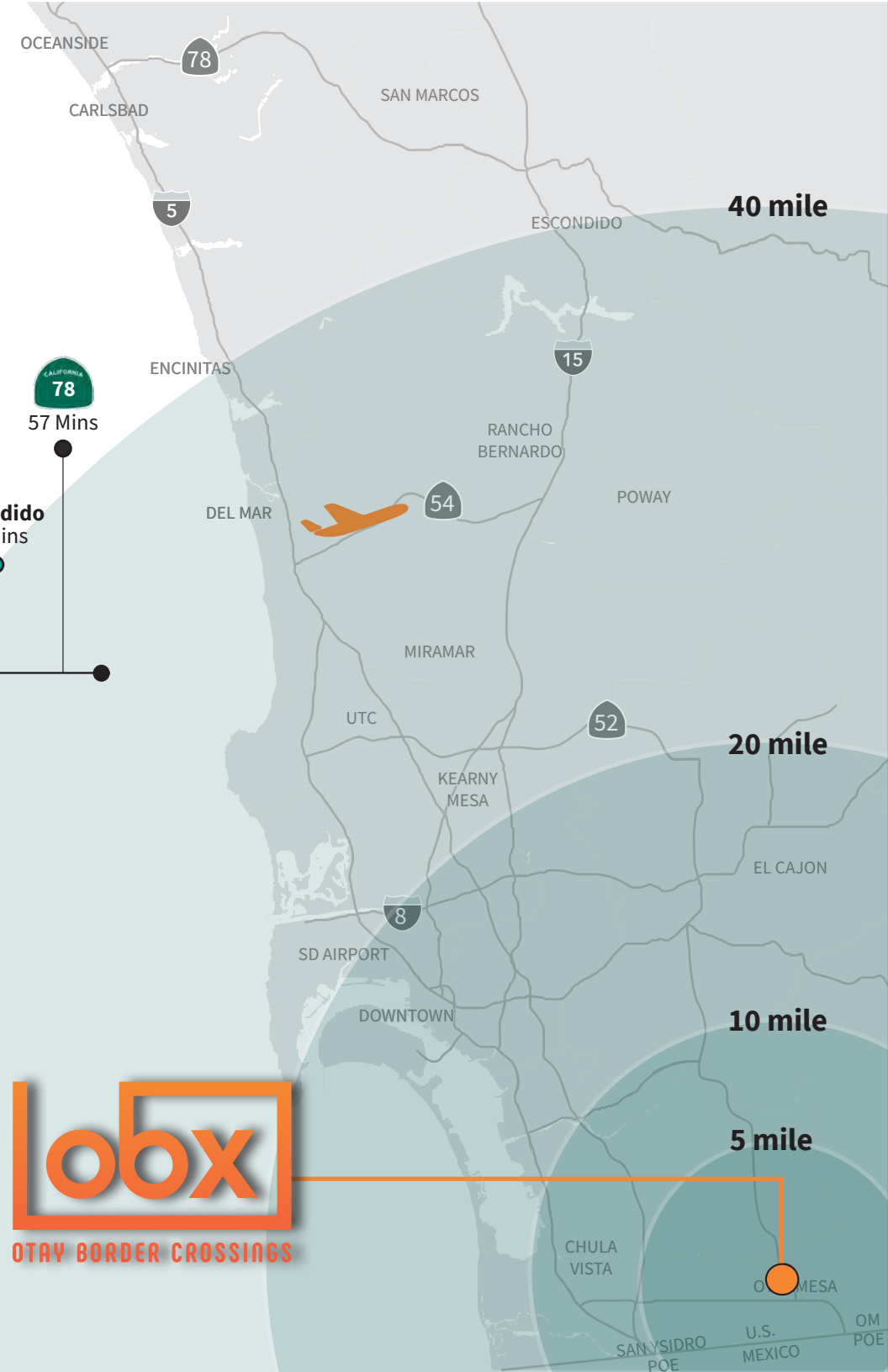
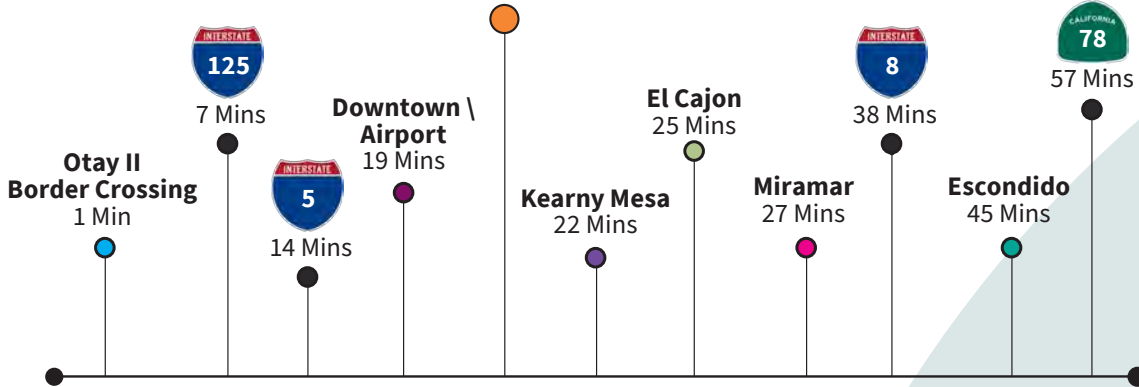

Future Otay II  
International  
Commercial Crossing

Future Otay II  
International  
Commercial Crossing

Otay West  
International  
Commercial  
Border Crossing



# LOCATION



## HOUSING IN 2022

**157,562**  
within 10 miles

**41,964**  
within 5 miles

**5,103**  
within 3 miles

## POPULATION

**519,230**  
within 10 miles

**156,955**  
within 5 miles

**22,251**  
within 3 miles

## WORKFORCE

**345,031**  
within 10 miles

**28,499**  
within 5 miles

**554**  
within 3 miles

Immediate access to:  
SR 905, SR 125,  
and SR 11  
Freeways

Immediate access to:  
Otay Mesa II  
Commercial  
Border Crossing





# CORPORATE NEIGHBORS

US | MEXICO BORDER

Otay Mesa Port of Entry

Future Border Crossing

**lobx**  
OTAY BORDER CROSSINGS

The map displays various corporate logos and infrastructure in the Otay Mesa area. Logos include: CUBIC, Steelcase, ZEBRA, artissimo, Expeditors, Chosen Foods, FedEx, INMAR, The Product Exchange, Kraft Heinz, POWER SONIC, Parker, UPS, amazon, BD, NAPA, BOSE, MAD ENGINE, ROYAL FLAVOR, GENERAL DYNAMICS, PENSKE, ATLAS, EXPO FRESH, Ryder, LA BOY, Logitrans 360, Hillebrand, GSA, Panasonic, U.S. Customs and Border Protection, QHD, XPO Logistics, amazon, amazon, amazon, GENERAL DYNAMICS, STERIS, NAPA, Chipman, WHALEN, and Pilot. Infrastructure markers include California Highways 905, 125, and 11. A dashed line indicates a 'Future Border Crossing' near the bottom left.

## CROSS BORDER STATS



40% of population resides in communities along the U.S.-Mexico border



3 public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



4 Mexican ports of entry: Otay Mesa, El Chaparral, San Ysidro, and Tecate



+106M individual crossings per year



+48M cars and trucks cross the border per year



49B in trade crosses annually through Otay Mesa ports of entry



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**OTAY BORDER CROSSINGS**

**KEARNY + JLL®**  
Real Estate Company

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