

US | MEXICO BORDER

**FOR
SUBLEASE**

2735
Cactus Road
Otay Mesa, CA

CACTUS ROAD

31,282 SF with 1.2 ACRE YARD
AVAILABLE NOW



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

FLOOR PLAN

Suite 101 ±31,282 SF

Grade Doors 4

Clear Height 28'

Sprinklers 0.50 / 2,000

Power 2,000A 277/480v

Slab Reinforced Concrete, crane ready

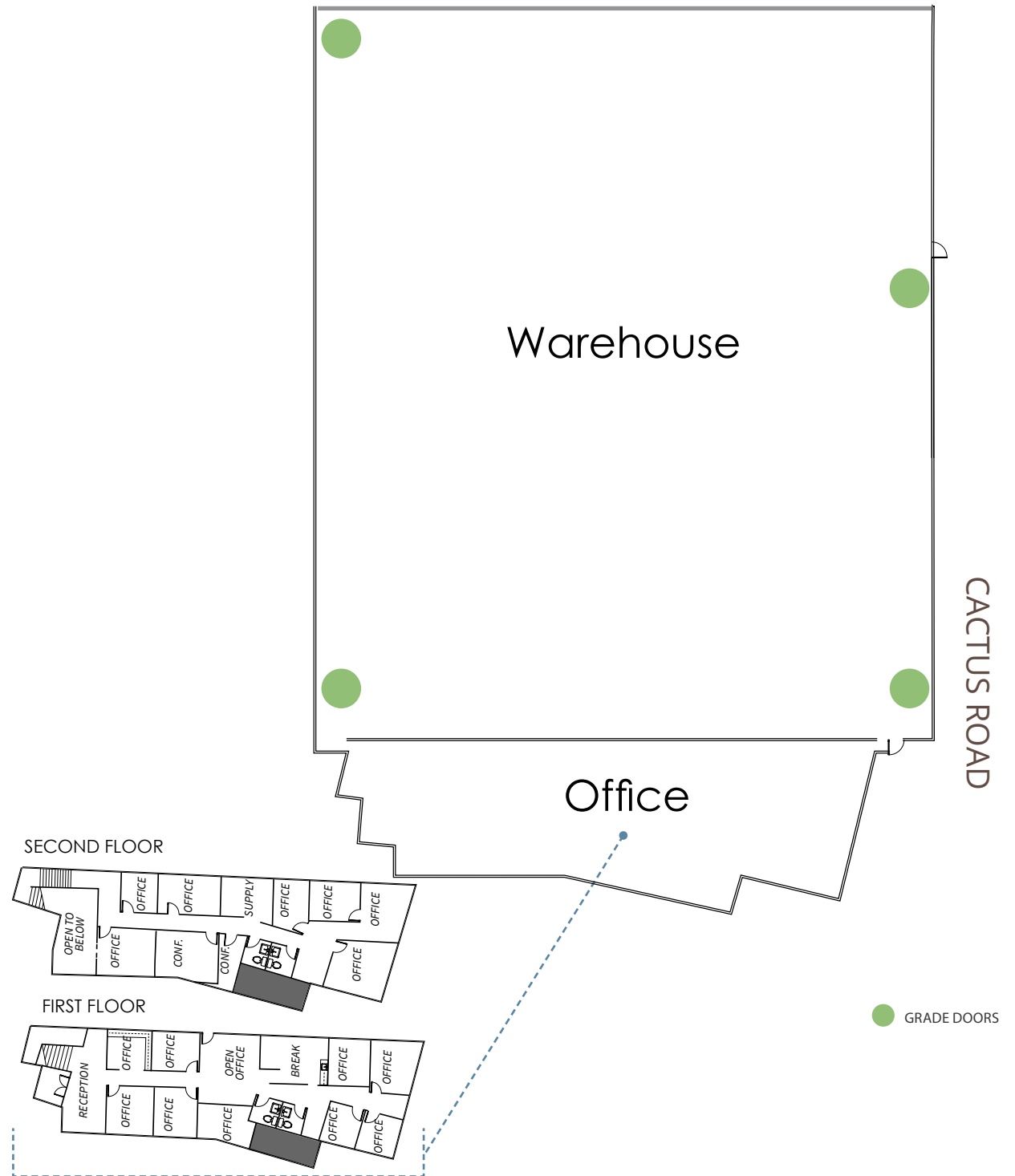
Parking Ratio 1.62:1,000 SF

Office ± 7,556 SF

Solar 40,000 SF roof mounted system

Available Now for Sublease

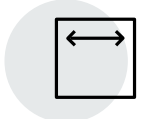
Asking Rate \$1.15/SF NNN



SITE PLAN

| SUITE | BUILDING AREA | APPROX. YARD AREA | APPROX. YARD ACRES | AVAILABLE |
|-------|---------------|-------------------|--------------------|-----------|
| 101 | 31,282 SF | 52,272 SF | 1.2 AC | Now |

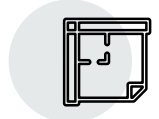
2735 Cactus Road
Suite 101 - 31,282 SF
For Sublease



EXCESS YARD
1.2 ACRES



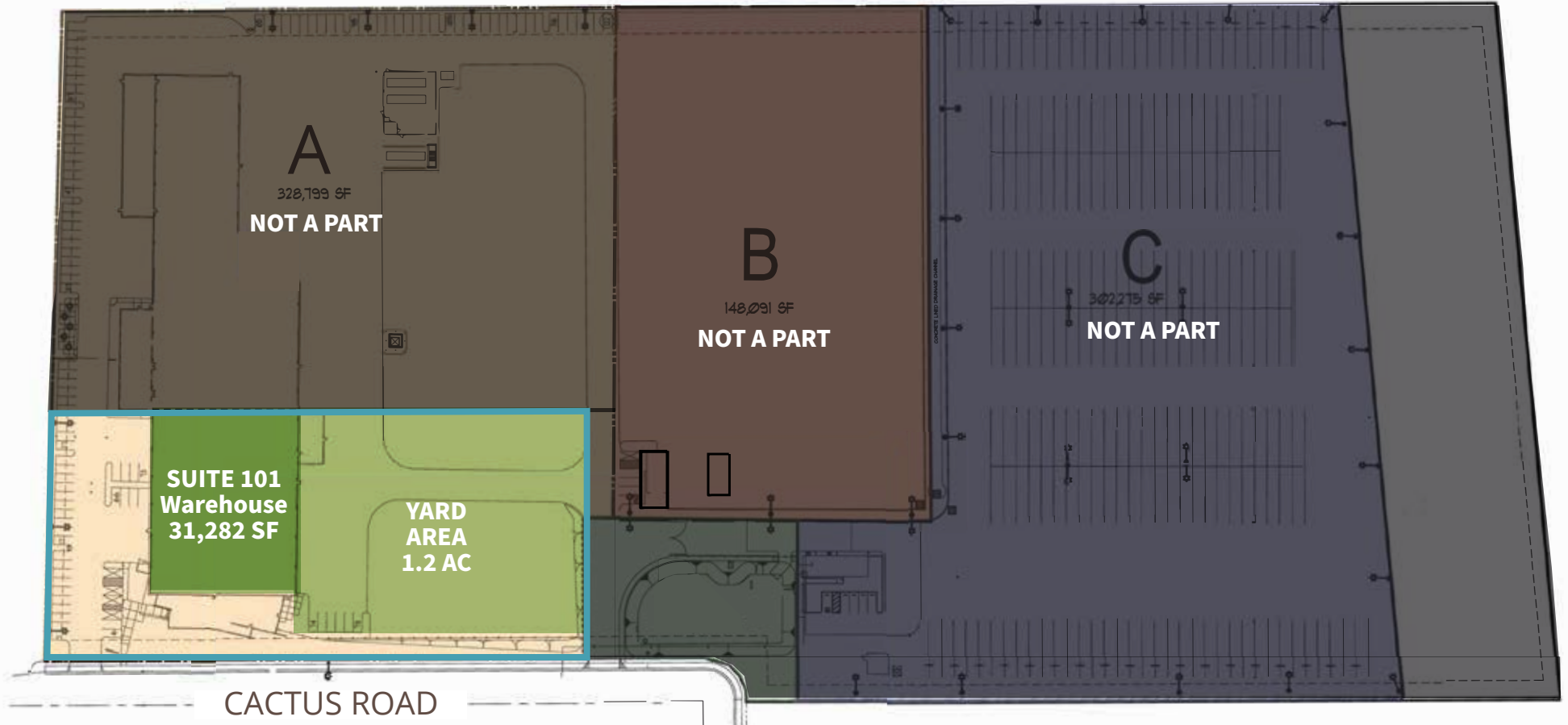
HEAVY POWER
2,000A 277/480V



LIBERAL ZONING
ZONED IH-1-1



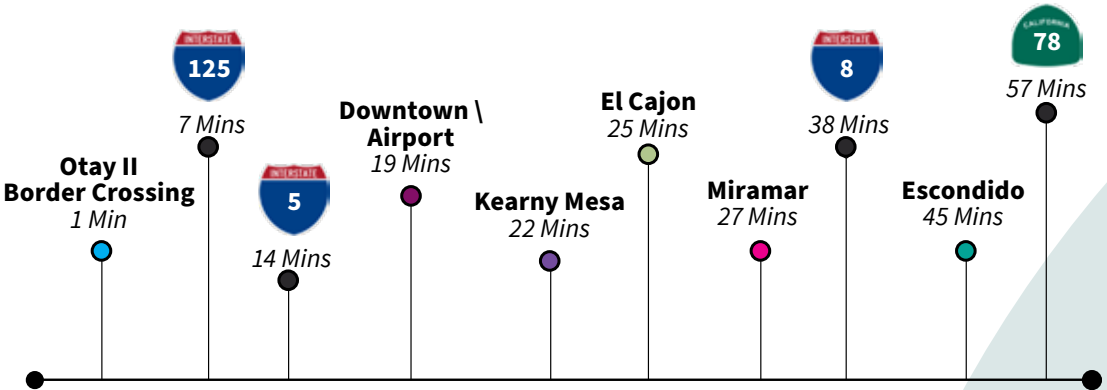
GRADE LEVEL DOORS
FOUR (4)



CORPORATE NEIGHBORS



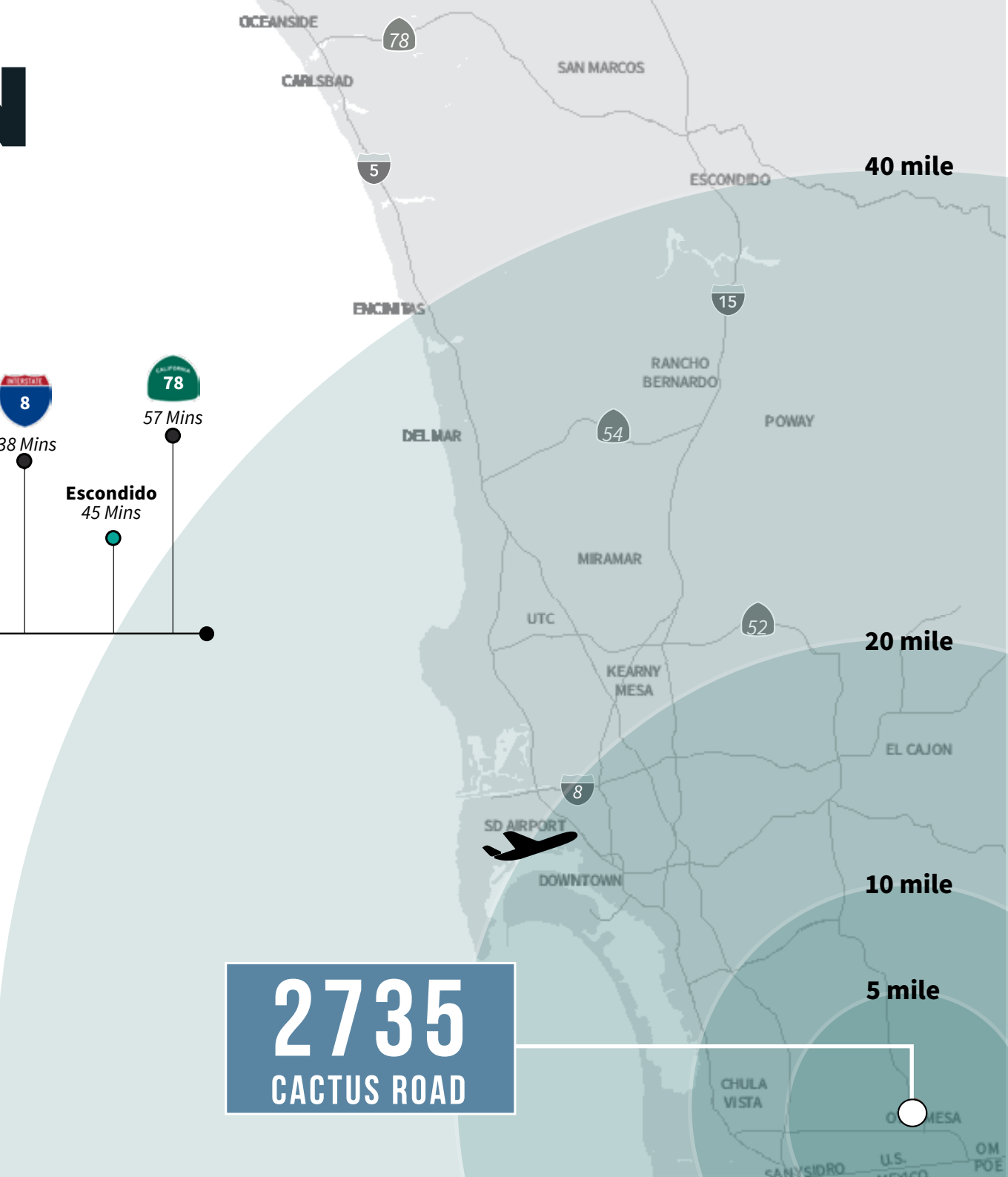
LOCATION MAP



Access to:
I-5, I-805, SR 905,
SR 125, and
SR 11
Freeways

Near the
San Ysidro, Otay
Mesa, and future
Otay Mesa II
Commercial
Border Crossings

2735
CACTUS ROAD





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