



CROSSINGS | INDUSTRIAL



**CLASS A INDUSTRIAL BUILDING
FOR SALE OR LEASE**

110,825 SF | OTAY MESA | DELIVERY Q3 2023

POSITIONED IN THE CENTER OF OTAY MESA'S WHITE-HOT INDUSTRIAL MARKET

SINGULAR OPPORTUNITY

The Otay Mesa market is reaching historic levels of demand for industrial real estate. Crossings Industrial is a pristine property with immediate access to customers, highly skilled labor, and commercial border crossing.

PRIVATE & PROTECTED

Highly secure with no shared architecture; capacity to fence and safeguard.

UNPARALLELED UTILITY

Class A project featuring 32' clear heights, ESFR fire suppression system, 11 dock-high doors, 2 grade-level doors, and heavy power.

ATTRACT & RETAIN TALENT

Infrastructure to support highly skilled and blue-collar workers with a robust transportation system, abundant housing for middle-income families, and a reverse commute for the county's largest labor supply.





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PROJECT HIGHLIGHTS

± 110,825 SF
Building Total Size



ESFR Sprinklers



52' x 50'
Column Spacing



± 6,000 SF
Building Office Area



Heavy Power
3,000a



LED Lighting



32' Clear Height



Truck Loading
11 Dock-High Doors



Parking
100 Spaces



130'
Truck Court Depth



Truck Loading
2 Grade-Level Doors



Freeway
Frontage Visibility



Ideal
East Otay Location



Immediate Access to Inbound
CHP Inspection Facility



Gated, Secured
Facility



Quick, Easy, Access
to I-905 Freeway



Located on
Quiet Cul-De-Sac



Sales Price / Lease Rate
Contact Broker





THE SITE

PACIFIC OCEAN

BOSE
CUBIC Global. Innovative. Trusted.
TOYOTA
GENERAL DYNAMICS **Chosen** FOODS
Kraft Heinz **MANFREIGHT**
SHARP
ups **MAD** ENGINE GLOBAL **IRON MOUNTAIN**
Honeywell

Solar Turbines
A Caterpillar Company
Raytheon
UTC Aerospace Systems

plantronics
Chipman Relocation & Logistics **ZEBRA**
W WHALEN **STERIS**
Expeditors **Mor** PACKAGING THE WAY
Pilot

amazon
FedEx **CHP**
BD **COSTCO** WHOLESALE
Panasonic

CROSSINGS INDUSTRIAL

FUTURE SITE OF
OTAY MESA EAST
PORT OF ENTRY

**BROWN
FIELD
AIRPORT**

CALIFORNIA
125

CALIFORNIA
905

CALIFORNIA
11

ALTA ROAD

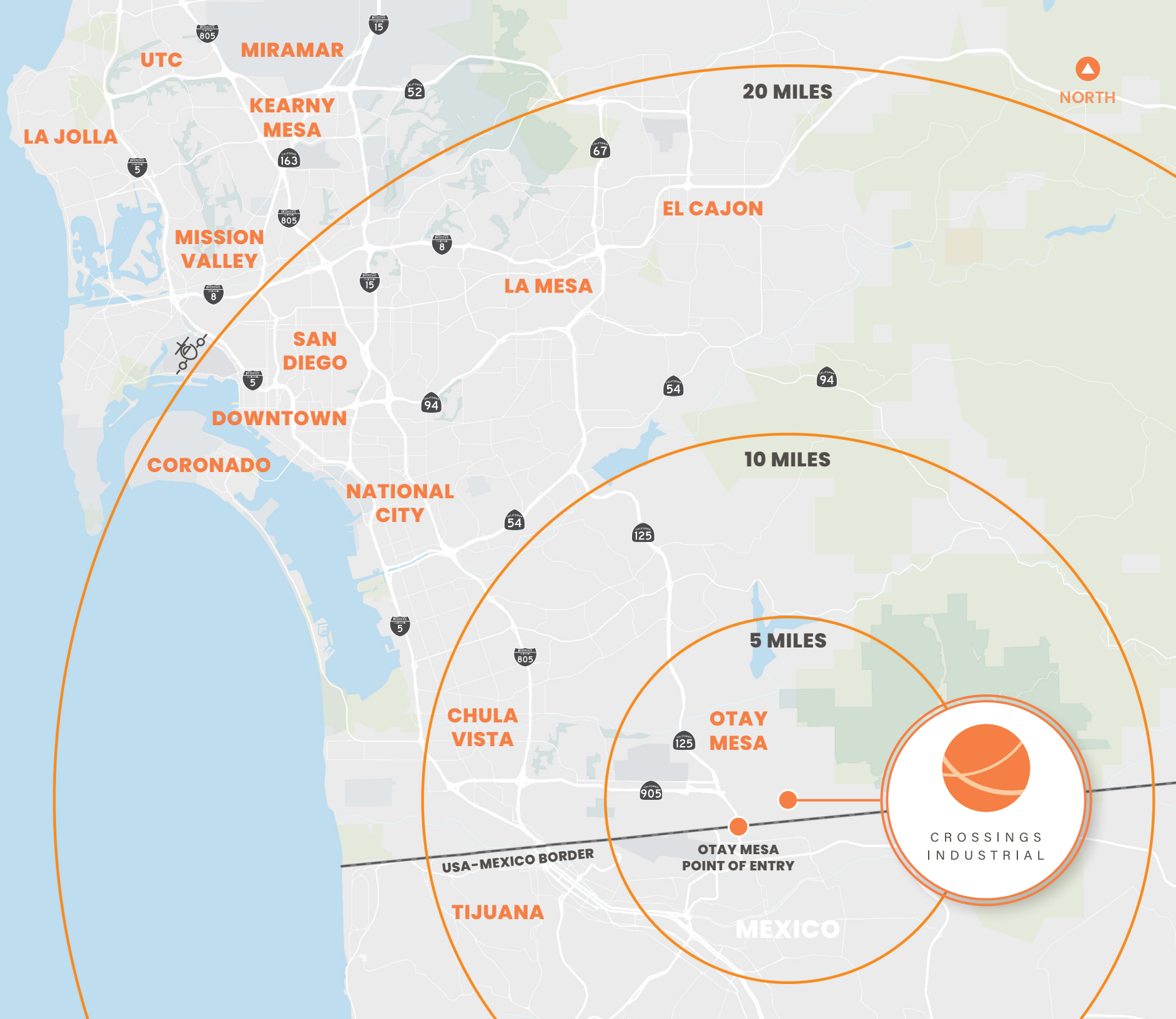
INDUSTRIAL
805

INDUSTRIAL
5

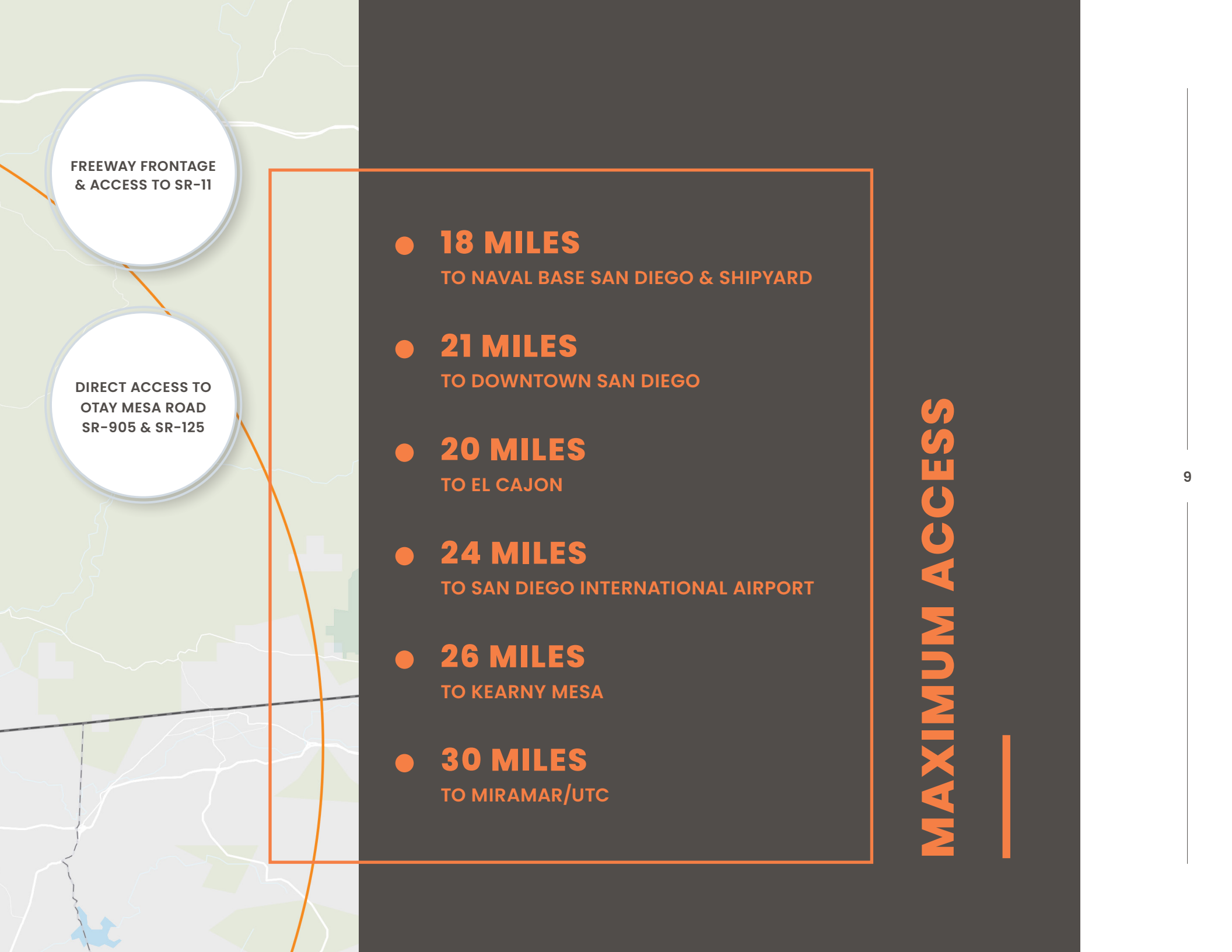
INTERNATIONAL BORDER

NORTH

CORPORATE NEIGHBORS & ACCESSIBILITY



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A map of the San Diego area is shown on the left side of the page. Two circular callouts are overlaid on the map. The top callout is labeled 'FREeway FRONTAGE & ACCESS TO SR-11'. The bottom callout is labeled 'DIRECT ACCESS TO OTAY MESA ROAD SR-905 & SR-125'. An orange line connects these callouts to a large orange-bordered box on the right side of the page. Inside this box is a list of six bullet points, each representing a distance to a specific location. The text 'MAXIMUM ACCESS' is written vertically in large orange letters on the right side of the page, with a short orange horizontal line below it.

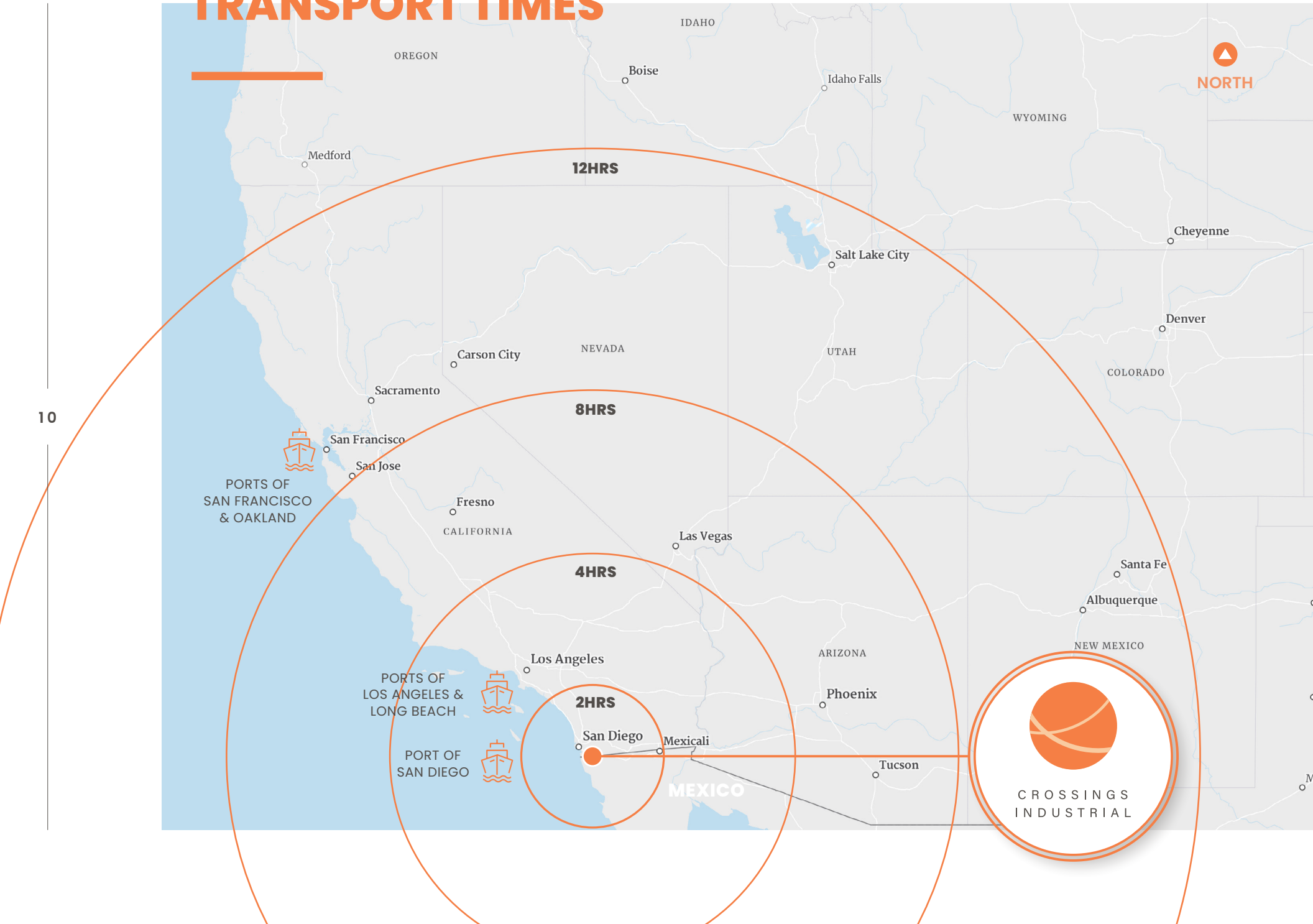
**FREeway FRONTAGE
& ACCESS TO SR-11**

**DIRECT ACCESS TO
OTAY MESA ROAD
SR-905 & SR-125**

- **18 MILES**
TO NAVAL BASE SAN DIEGO & SHIPYARD
- **21 MILES**
TO DOWNTOWN SAN DIEGO
- **20 MILES**
TO EL CAJON
- **24 MILES**
TO SAN DIEGO INTERNATIONAL AIRPORT
- **26 MILES**
TO KEARNY MESA
- **30 MILES**
TO MIRAMAR/UTC

MAXIMUM ACCESS

TRANSPORT TIMES



PORTS OF
SAN FRANCISCO
& OAKLAND

PORTS OF
LOS ANGELES &
LONG BEACH

PORT OF
SAN DIEGO





THE LOCATION

A STONE'S THROW FROM ULTRAMODERN OTAY MESA EAST POINT OF ENTRY

The Otay Mesa East Port of Entry Project (OME POE) is a joint venture to create a 21st-century border crossing for the San Diego-Baja California region that will enhance regional mobility and fuel economic growth and binational trade. Construction is currently underway.



2021 TRUCK TRAFFIC
1 Million Vehicles



2021 TRADE VOLUME
\$50.9B



CLICK TO LEARN MORE

POPULATION 2022

307,715
Within 10 Miles
1,459,537
Within 20 Miles
2,140,074
Within 30 Miles



**COUNTY'S
LARGEST LABOR
SUPPLY**

ABUNDANT NEW HOUSING

89,719
Within 10 Miles
528,576
Within 20 Miles
806,067
Within 30 Miles



**HOUSING UNITS
2022**



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