



Colliers



CROSSINGS | INDUSTRIAL

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

110,825 SF | OTAY MESA | DELIVERY Q4 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

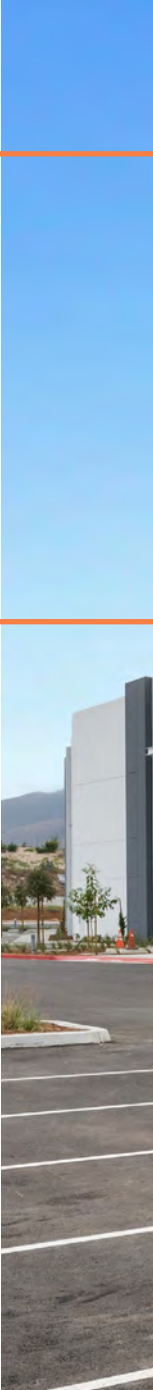
Highly secure with no shared architecture; capacity to fence and safeguard.

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.





CROSSINGS
INDUSTRIAL





Alta Road



PROJECT HIGHLIGHTS

± 110,825 SF
Building Total Size



ESFR Sprinklers



52' x 50'
Column Spacing



± 2,816 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

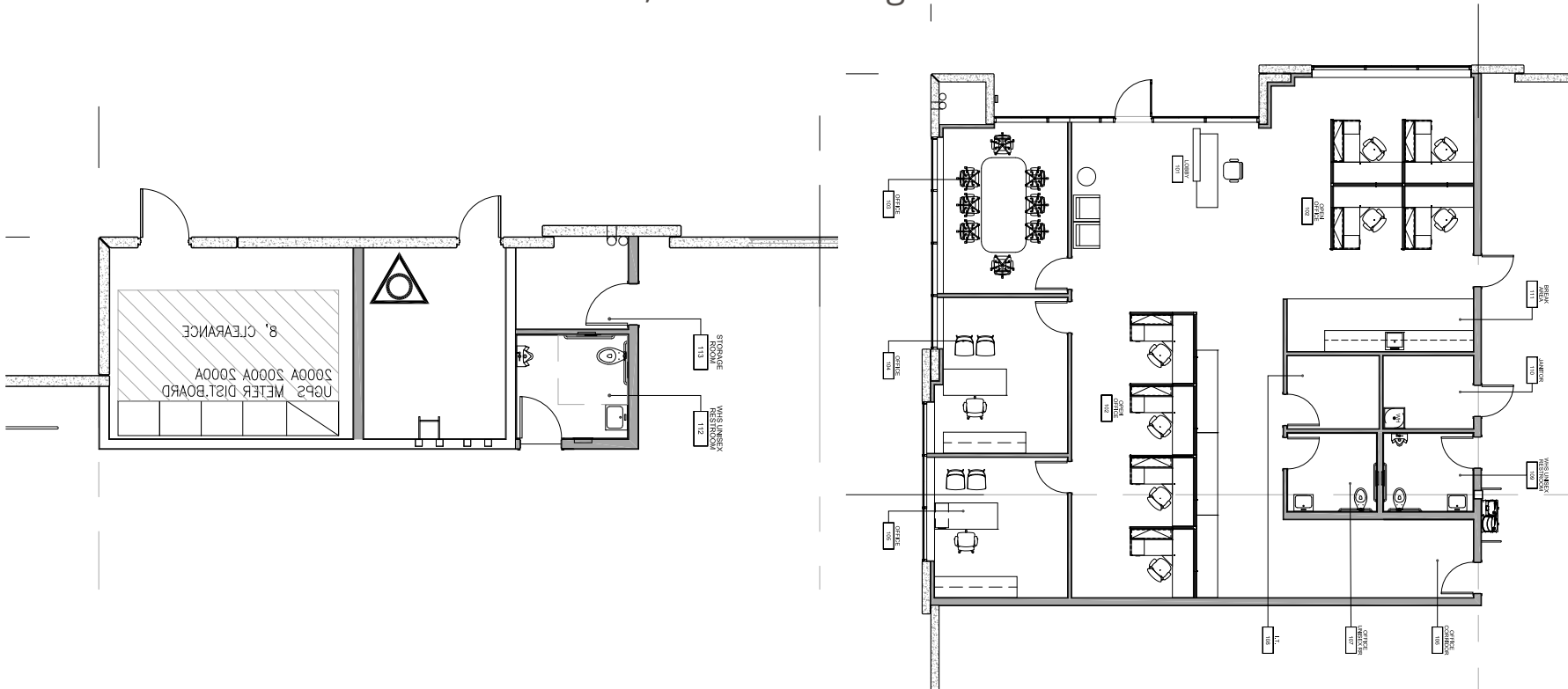


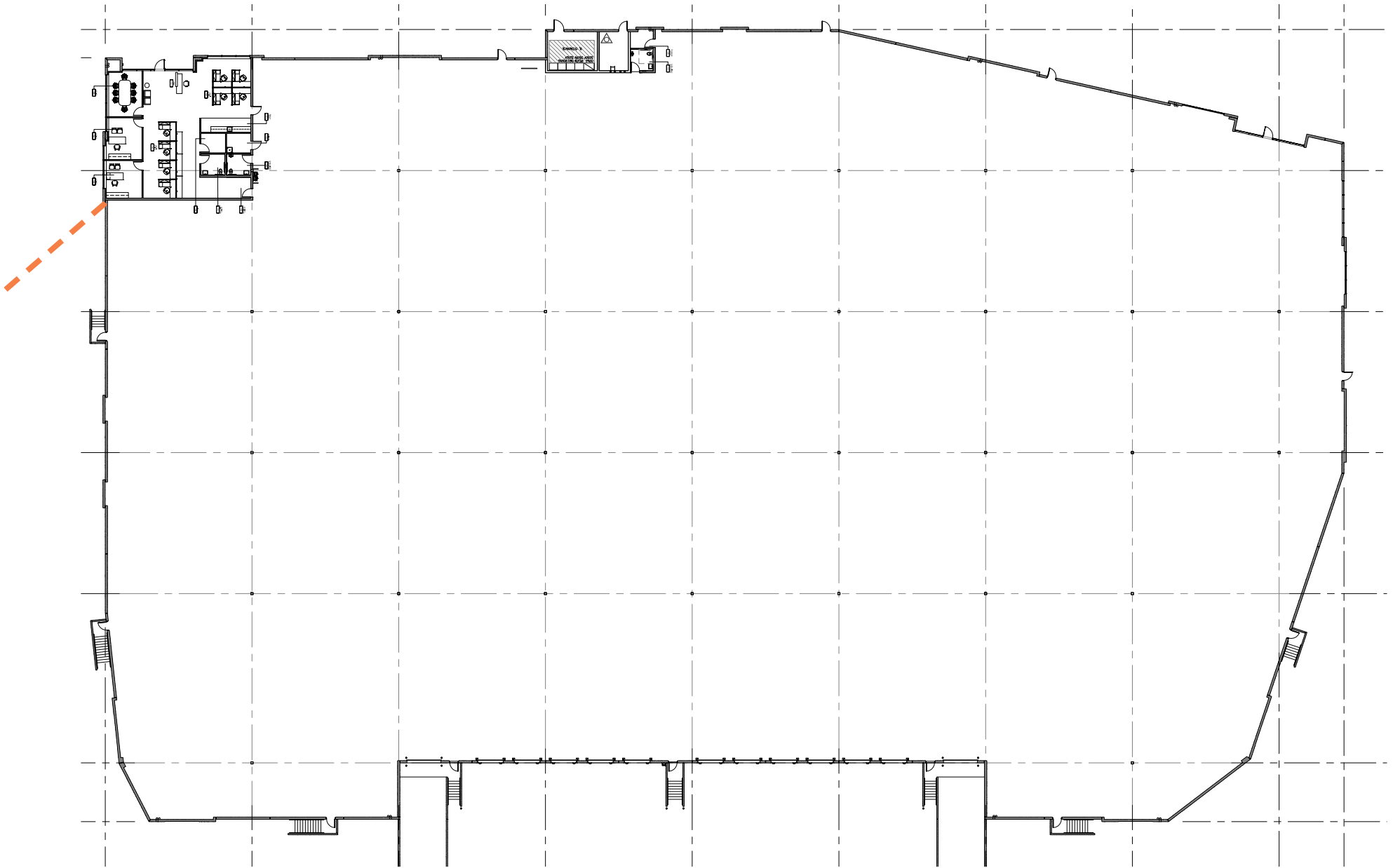
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THE FLOOR PLAN

± 2,816 SF Building Office Area





± 110,825 SF Building Total





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
WHALEN **STERIS**
Expeditors **Mor**
Pilot

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

FUTURE SITE OF
OTAY MESA EAST
PORT OF ENTRY

CROSSINGS INDUSTRIAL

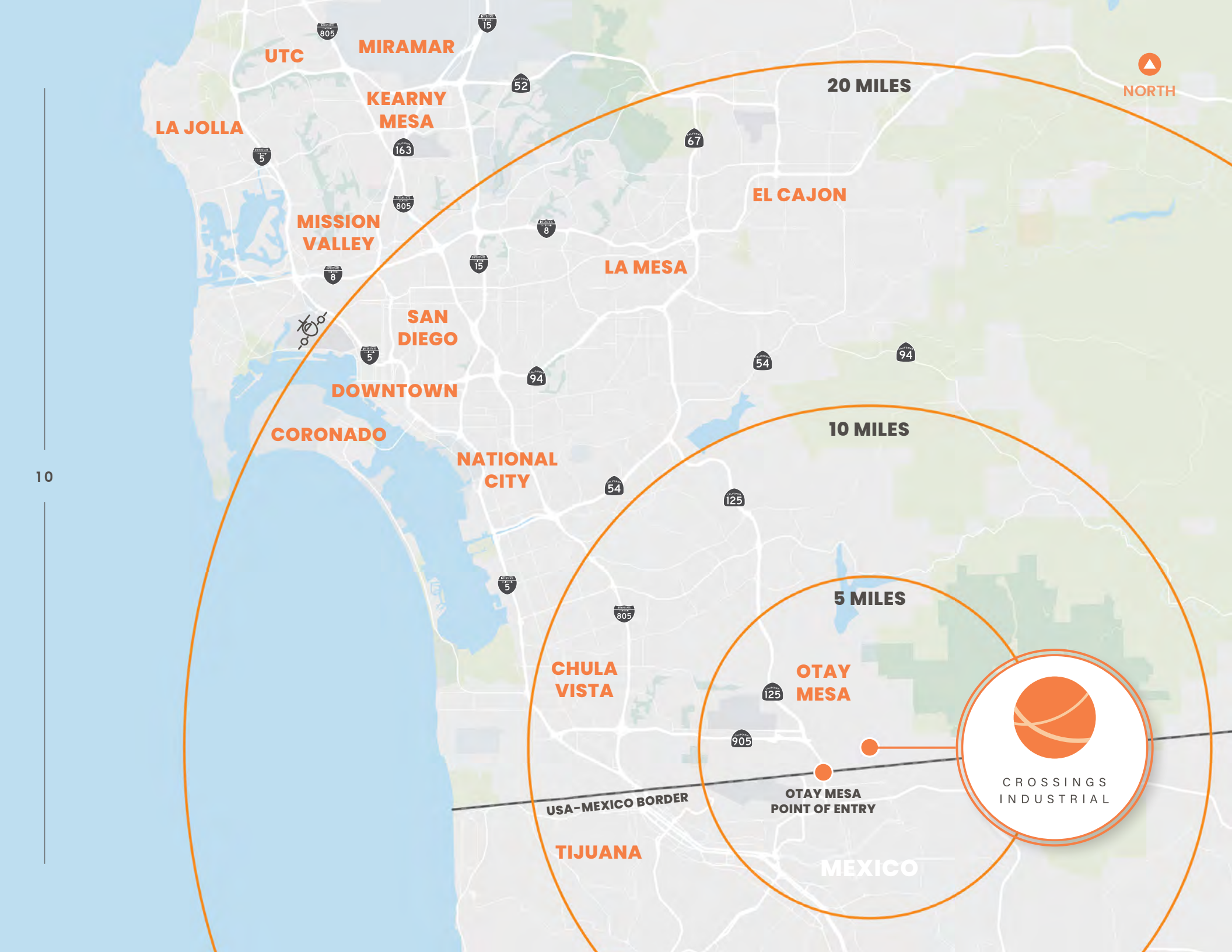
BROWN FIELD AIRPORT

ALTA ROAD

INTERNATIONAL BORDER



CORPORATE NEIGHBORS & ACCESSIBILITY



UTC

MIRAMAR

LA JOLLA

KEARNY MESA

MISSION VALLEY

SAN DIEGO

DOWNTOWN

CORONADO

NATIONAL CITY

CHULA VISTA

OTAY MESA

125

OTAY MESA POINT OF ENTRY

MEXICO

20 MILES

10 MILES

5 MILES

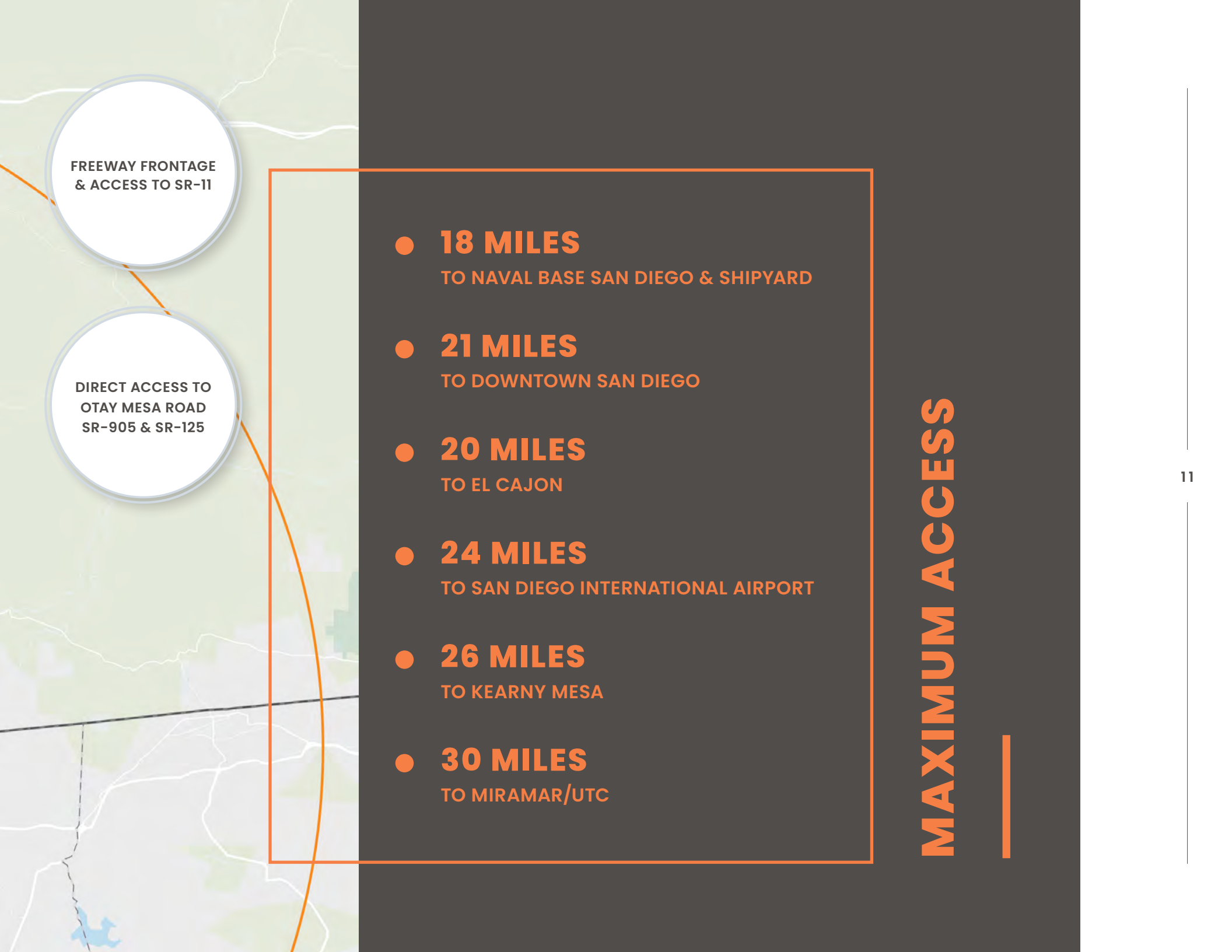
NORTH

CROSSINGS INDUSTRIAL

USA-MEXICO BORDER

TIJUANA

10

A map of the San Diego area is shown on the left side of the page. Two circular callouts are connected to the map by orange lines. The top callout is labeled 'FREeway FRONTAGE & ACCESS TO SR-11' and the bottom callout is labeled 'DIRECT ACCESS TO OTAY MESA ROAD SR-905 & SR-125'. To the right of the map is a dark grey rectangular area with an orange border containing a list of distances. The text 'MAXIMUM ACCESS' is written vertically in orange on the right side of the page, with a short orange horizontal line below it. The page number '11' is located at the bottom right of the page.

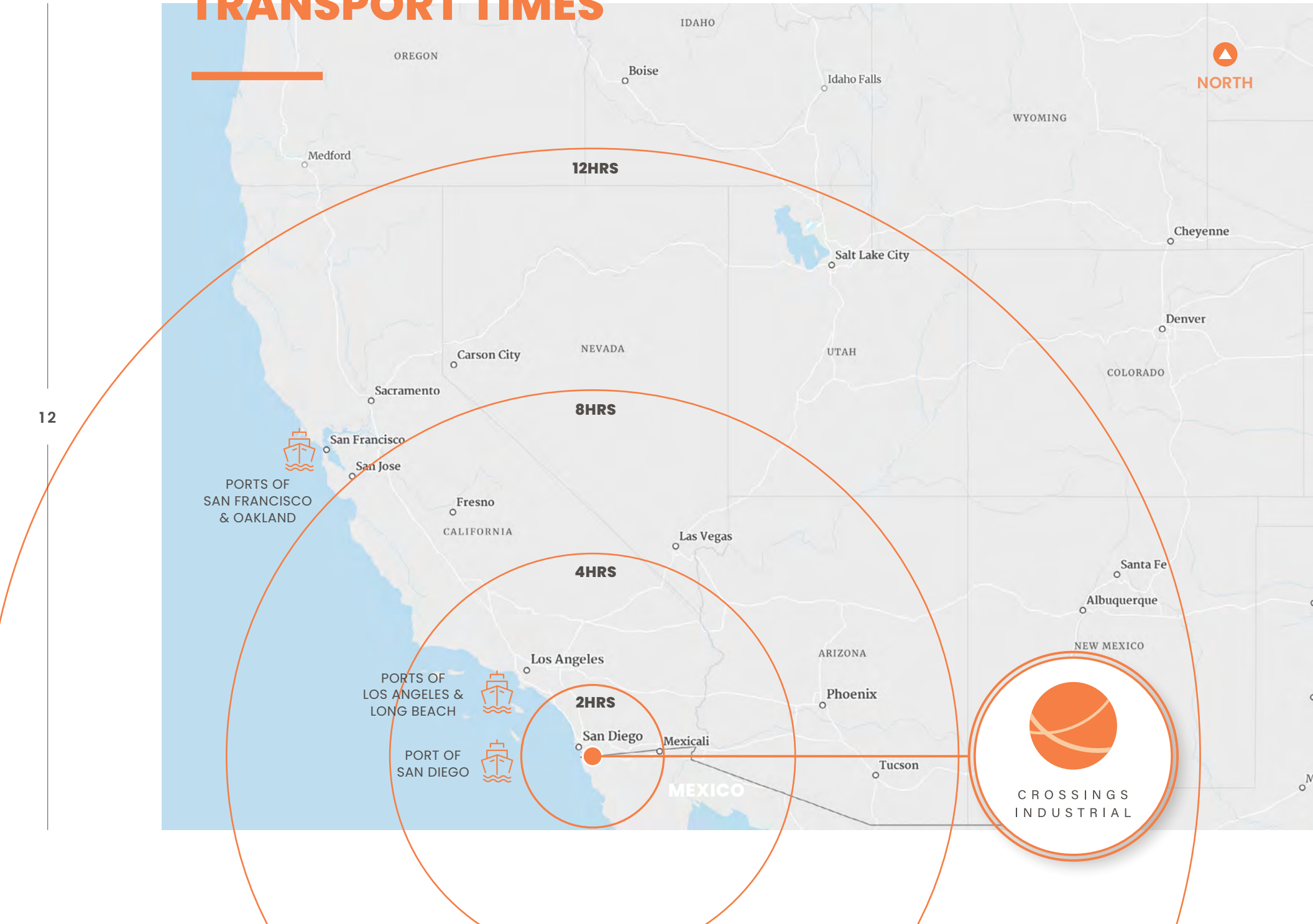
**FREeway FRONTAGE
& ACCESS TO SR-11**

**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



12





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



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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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Alta Road

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CONTACT

MARK LEWKOWITZ, SIOR

Executive Vice President

License No. 01785338

+1 858 922 8988

mark.lewkowitz@colliers.com

CHRIS HOLDER, SIOR

Executive Vice President

License No. 00894854

+1 619 871 9028

chris.holder@colliers.com

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