

**CBRE**

# **CALIFORNIA CROSSINGS**

755 HARVEST ROAD | SAN DIEGO | CA 92154 | OTAY MESA

**CROSS DOCK LOADING**



# AVAILABILITY



## 755 HARVEST RD.

- » ±247,900 SF Divisible to ±56,307 SF
- » Two driveways to two separate parking areas
- » **Cross dock loading**
- » Potential to create a secure/fenced yard
- » Column spacing 52'x50'
- » 74 Dock high doors (9'x10')
- » 4 Grade level doors (14'x14')
- » 272 Parking spaces
- » ESFR Sprinklers
- » 4,000 amps @ 277/480 volt 3 phase power (expandable)

## PROPERTY DESCRIPTION



**Premier Freeway Access**  
Desirable freeway frontage location. 391' of frontage on 125-toll road. Minutes to 905 freeway



**Location**  
Minutes to the Otay Mesa border crossing, Chula Vista, San Diego ports and downtown San Diego



**±449,970 SF**  
Comprised of two buildings (Divisible): Building A & Building B Building B currently available



**San Diego County**  
Located in the county of San Diego

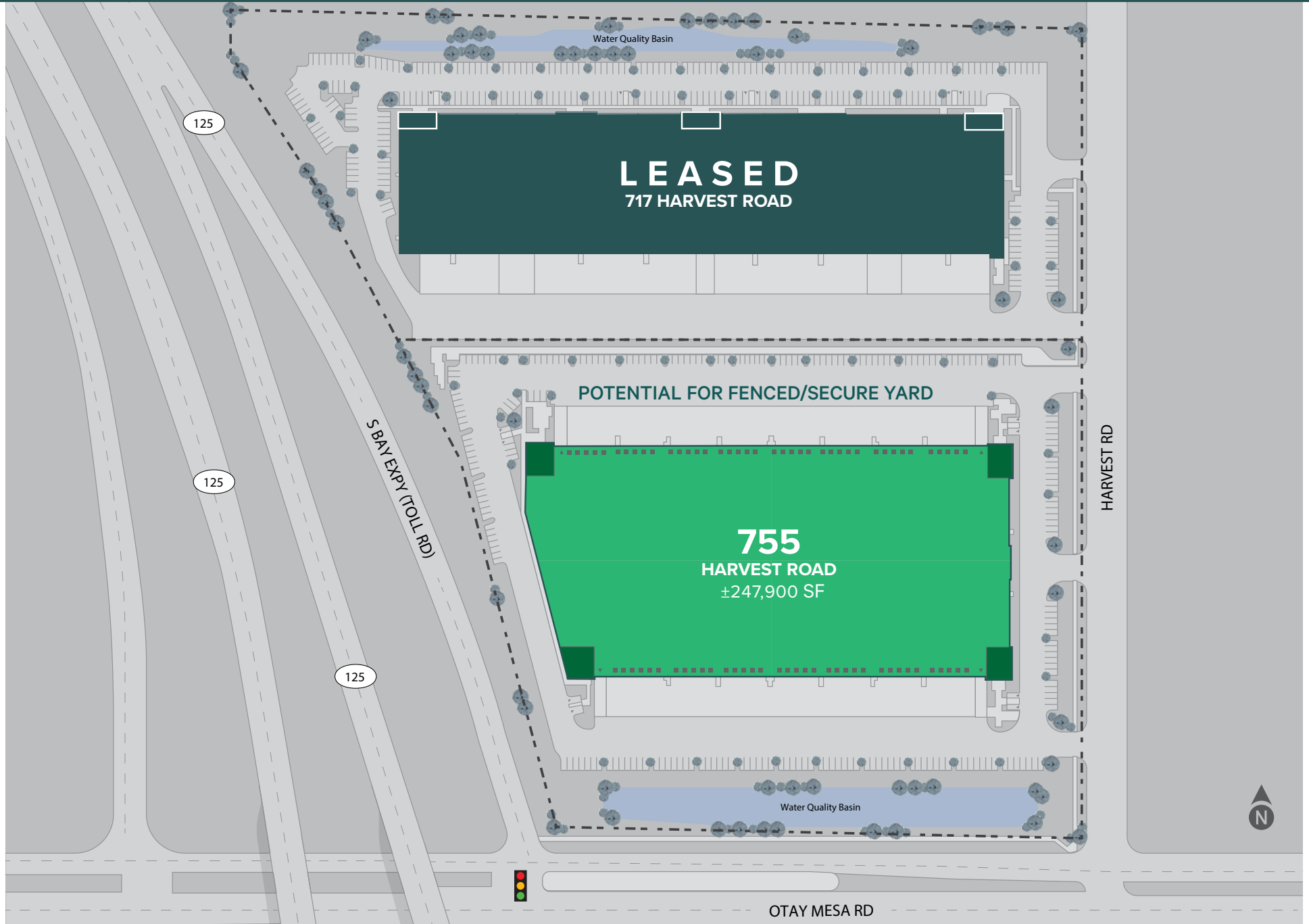


**Warehouse Clear Height**  
30' min - 32' max at center / roof ridge



**A guard fence can be built** surrounding the perimeter of the building creating a secure site

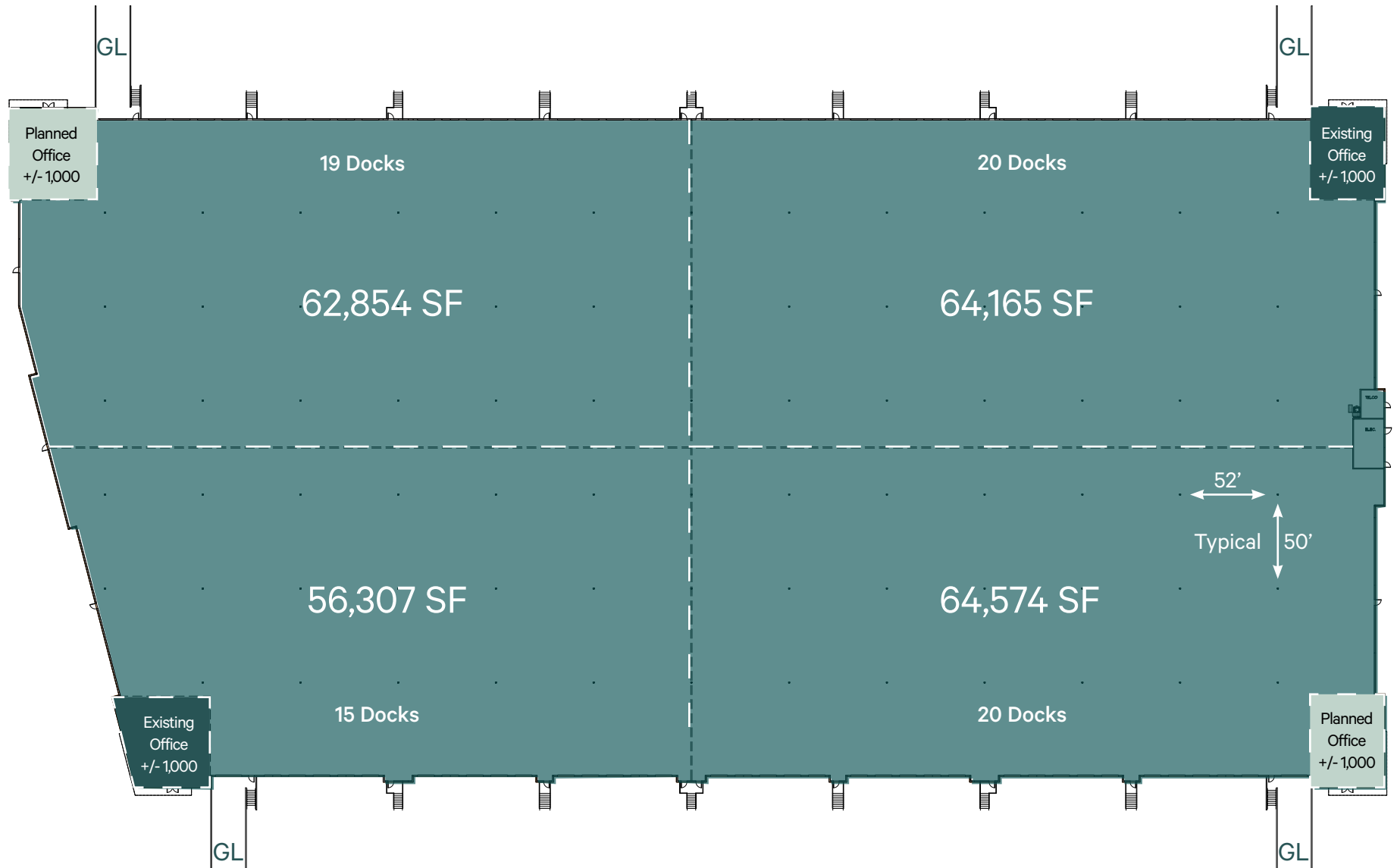
# SITE PLAN



# FLOOR PLAN

## HYPOTHETICAL DEMISING PLAN *(can be modified)*

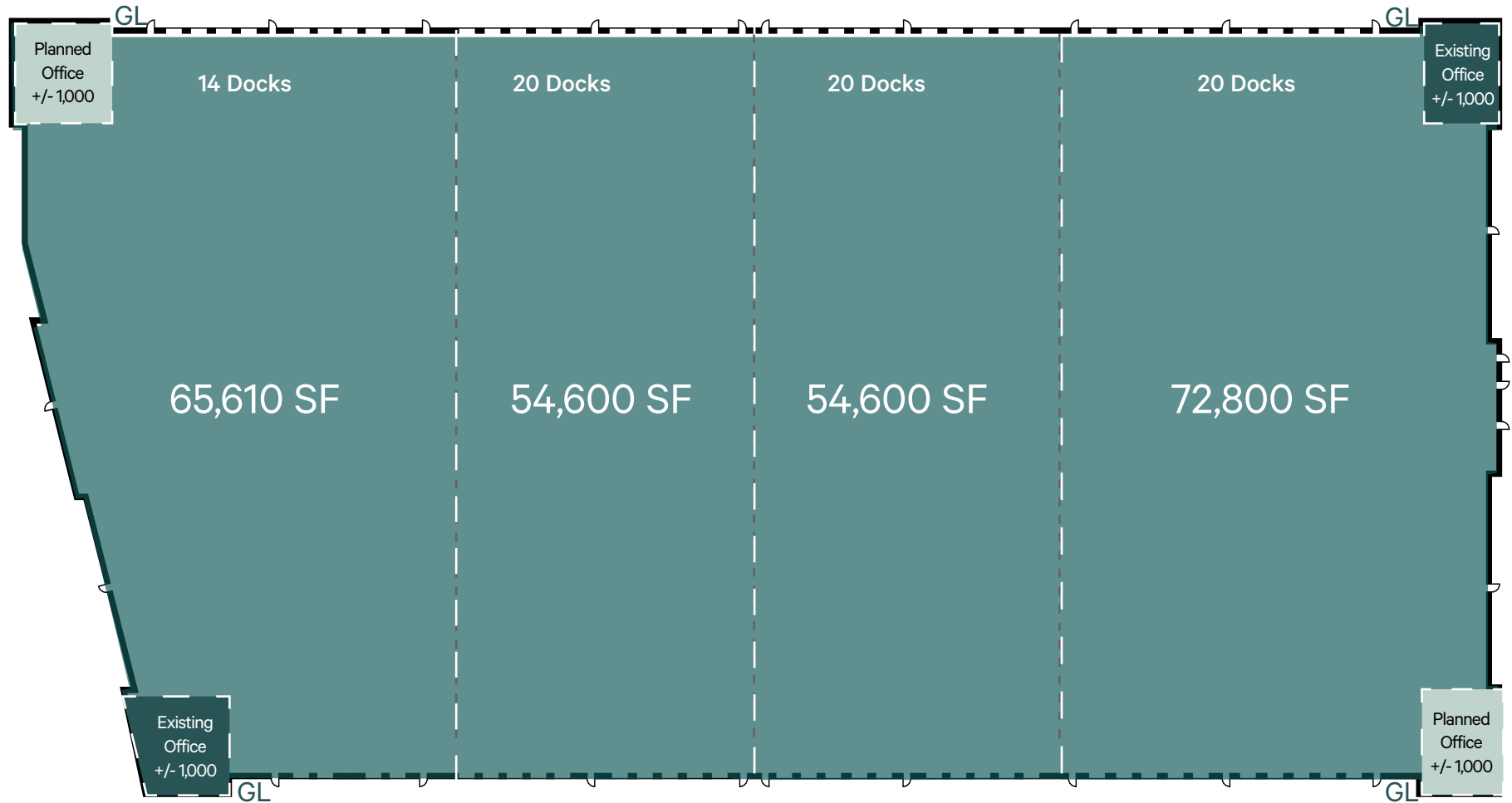
- 74 dock high doors (39 on the north side / 35 on the south side)
- Cross Dock Loading



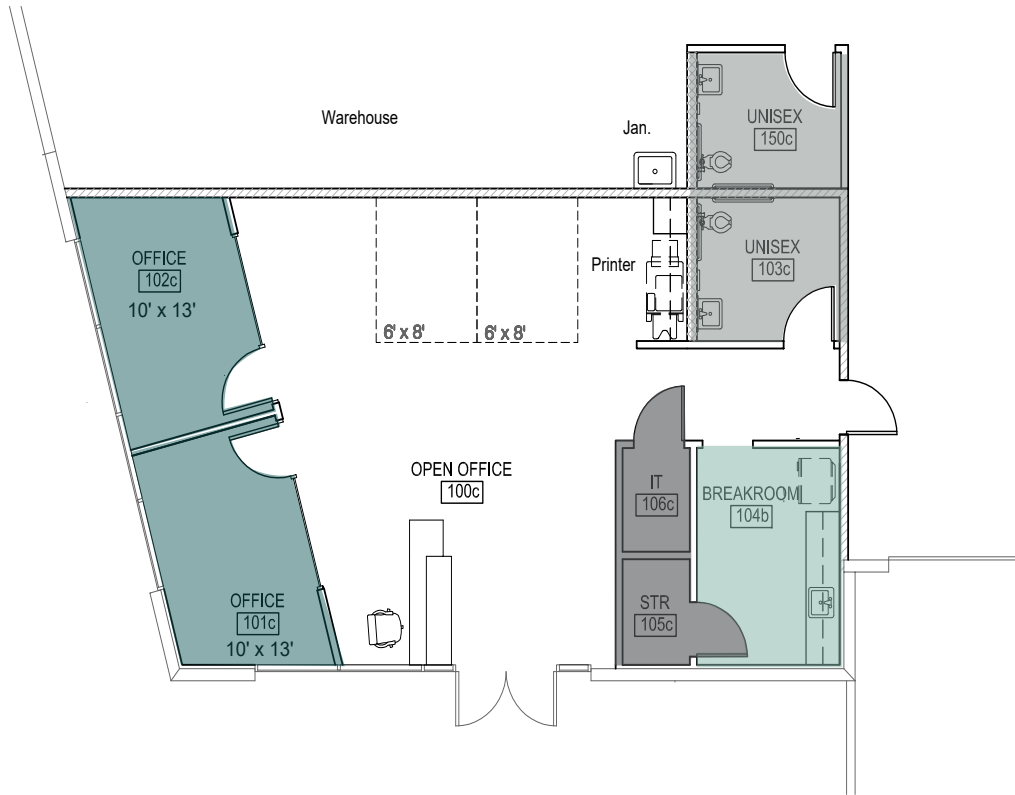
# FLOOR PLAN

## HYPOTHETICAL DEMISING PLAN *(can be modified)*

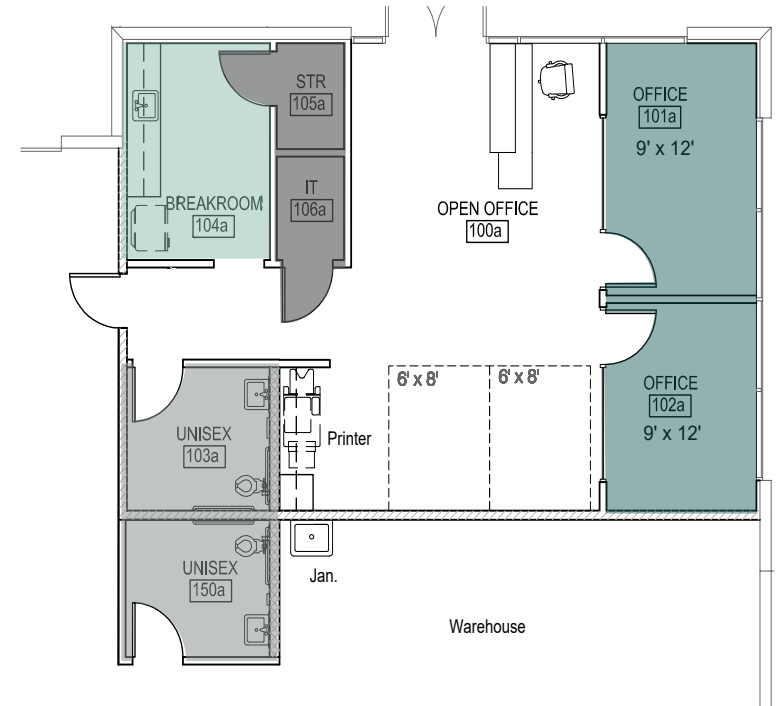
- 74 dock high doors (39 on the north side / 35 on the south side)
- Cross Dock Loading



# OFFICE PLAN



First Floor - Southwest Corner  
+/- 1,000 SF



First Floor - Northeast Corner  
+/- 1,000 SF



# AMENITIES MAP



## EXCELLENT ACCESS

905 | 125 | SR | South county  
FWY | TOLL | 11 | Ring Road



## CBX TERMINAL

Cross Border Xpress Terminal  
Over 2 million passengers annually



## 18 MILES

From San Diego's CBD



## PORT OF ENTRY

IN OTAY MESA  
1 million trucks and \$52 billion in  
goods annually



## SAN DIEGO AIR PARK

331 Acres

- Aviation
- Retail
- Hospitality
- Commercial
- Industrial



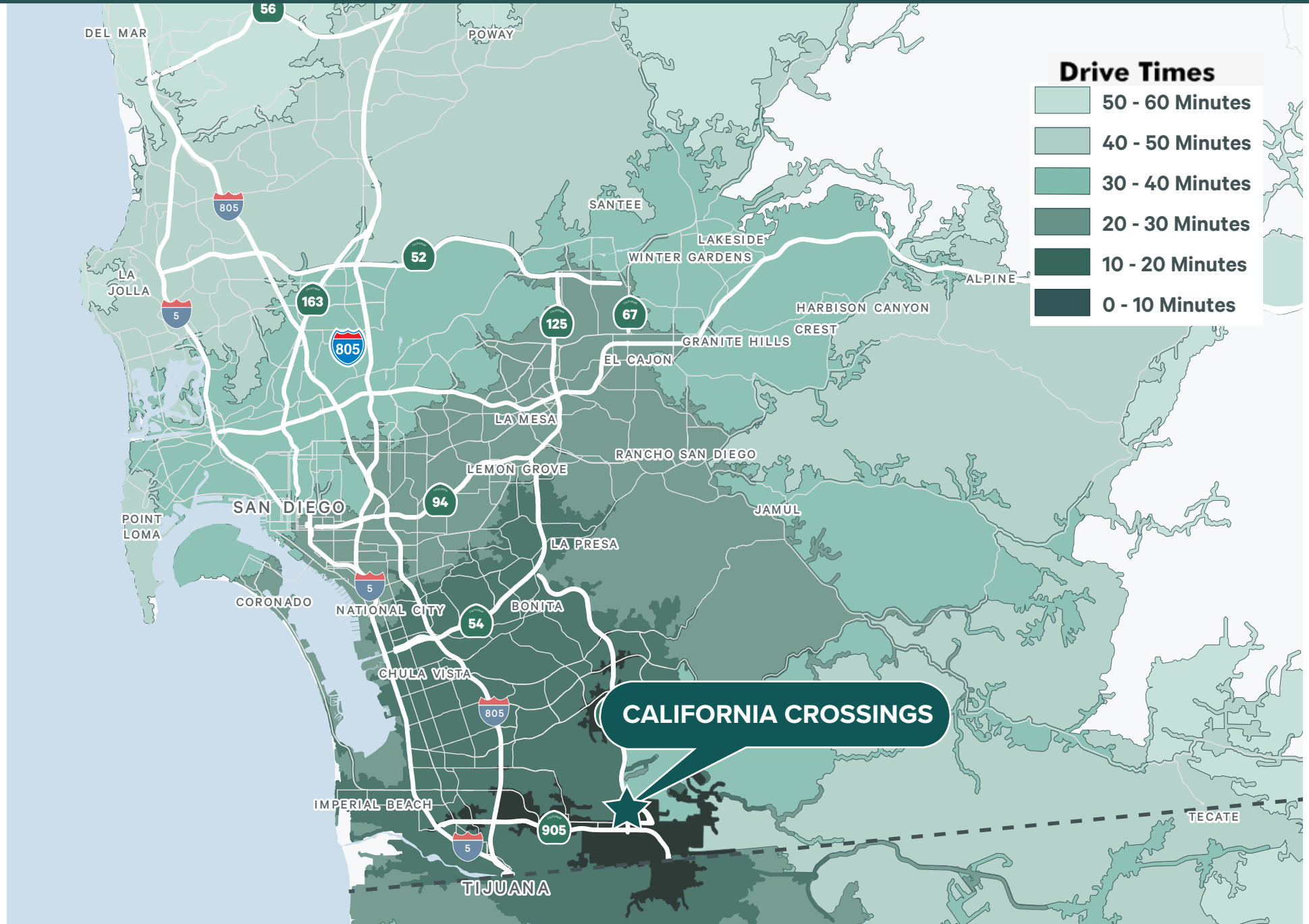
# OTAY MESA MAJOR TENANTS



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# DRIVE TIMES



\*Estimated drive time distance based on moderate traffic conditions.

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**ROB HIXSON, SIOR**

Senior Vice President

+1 619 696 8350

[rob.hixson@cbre.com](mailto:rob.hixson@cbre.com)

Lic. 00944946

**BILL DOLAN**

Senior Vice President

+1 858 546 4678

[bill.dolan@cbre.com](mailto:bill.dolan@cbre.com)

Lic. 01188240

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