



7811 PASEO DE LA FUENTE | 45,700 SF FOR SALE OR LEASE



NEW CLASS A INDUSTRIAL DELIVERING Q4 2023

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CONTACT

Andy Irwin
+1 858 232 1709
andy.irwin@jll.com
RE lic. #01302674

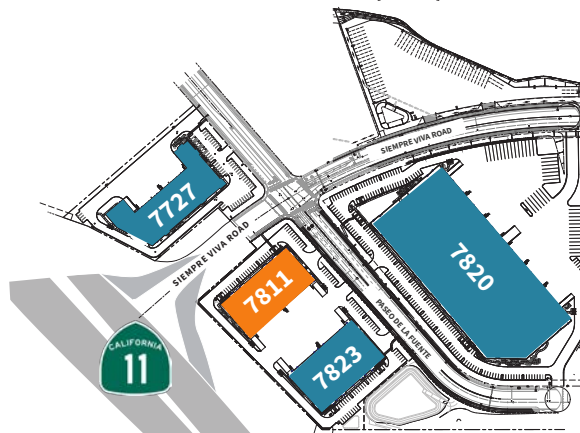
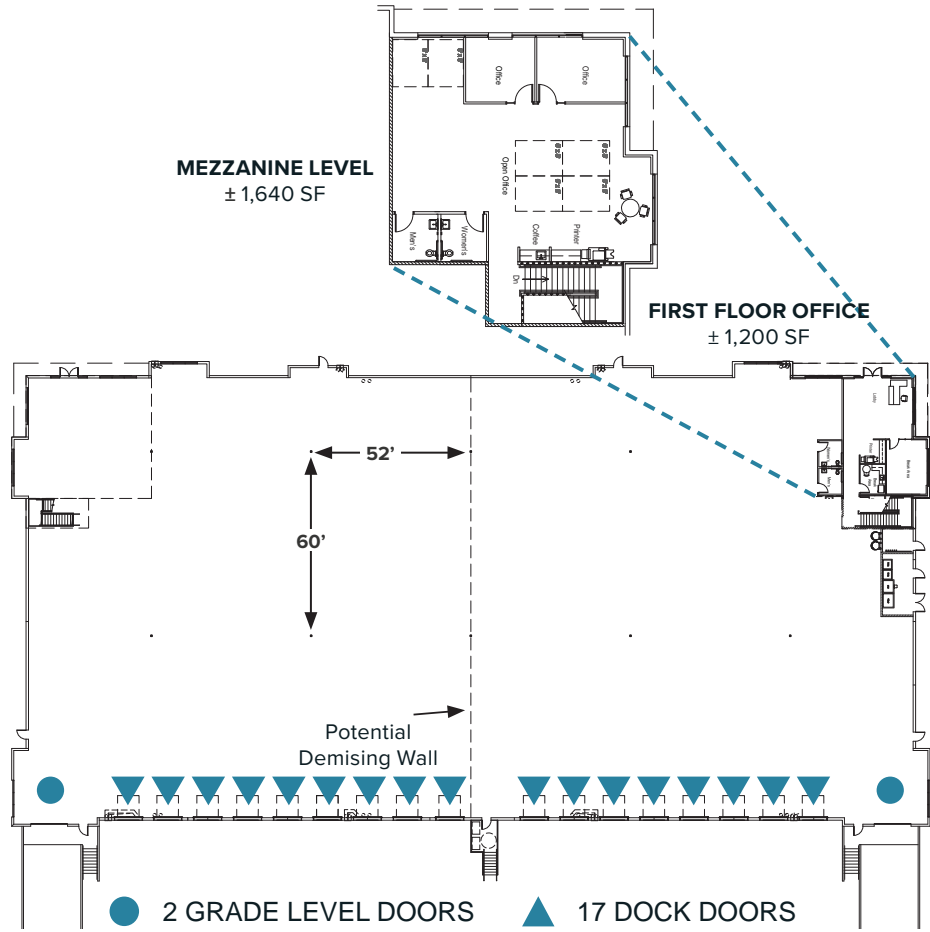
Greg Lewis
+1 858 699 1629
greg.lewis@jll.com
RE lic. #01365602



KEARNY
Real Estate Company

7811 PASEO DE LA FUENTE

OTAY BORDER CROSSINGS



**FUTURE OTAY II
BORDER CROSSING**

BUILDING HIGHLIGHTS



TOTAL SPACE AVAILABLE (SF)
45,700



DIVISIBILITY (SF)
22,550



LOT SIZE
5.89
ACRES



VEHICLE PARKING
46 (1.23:1,000)
STALLS



CLEAR HEIGHT
32'
MINIMUM



17 DOCK
DOORS



2 GRADE
DOORS



COLUMN SPACING
60'X52'



ESFR
SPRINKLERS



2,000A
480V POWER



180'
TRUCK COURT DEPTH



TRAILER YARD
53 NEARBY STALLS FOR LEASE

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