

8830 SIEMPRE VIVA ROAD

OTAY MESA | SAN DIEGO



153,035 SF INDUSTRIAL BUILDING

AVAILABLE FOR LEASE

DIVISIBILITY | ± 30,000 - 153,000 SF



EXISTING FLOOR PLAN



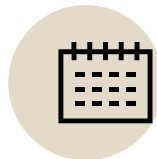
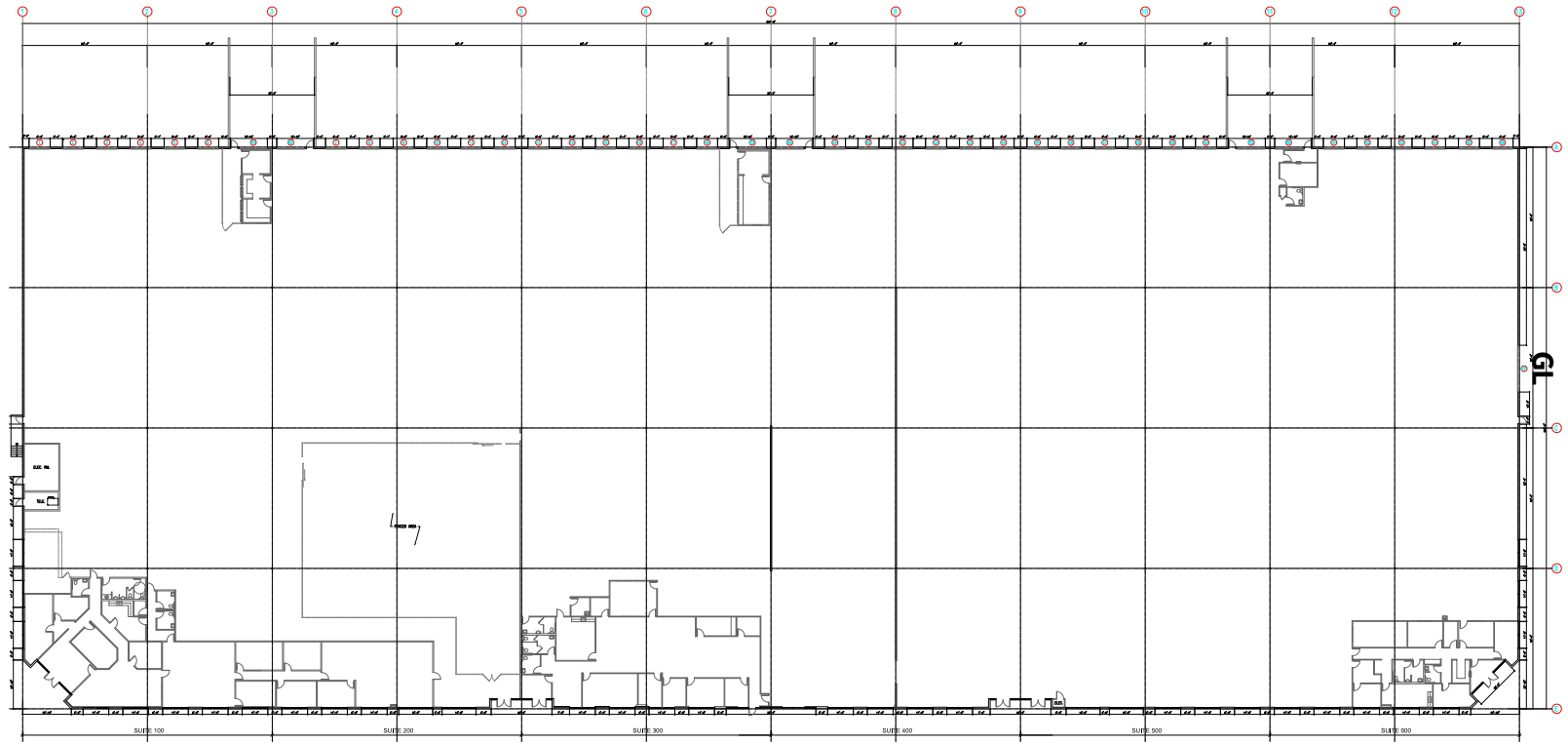
153,035 SF Industrial Warehouse



Institutionally owned and operated



Local, responsive management team with presence in Otay Mesa



Available December 1, 2023



Asking Rate Contact broker



36 Dock High Loading Doors (1/4,250 SF)



7 Grade Level Doors (6 via ramp)



IBT-1-1 International Business and Trade Zone



7.67 Acre Lot



4,000 Amps, 3-Phase Power



24' - 26' clear height



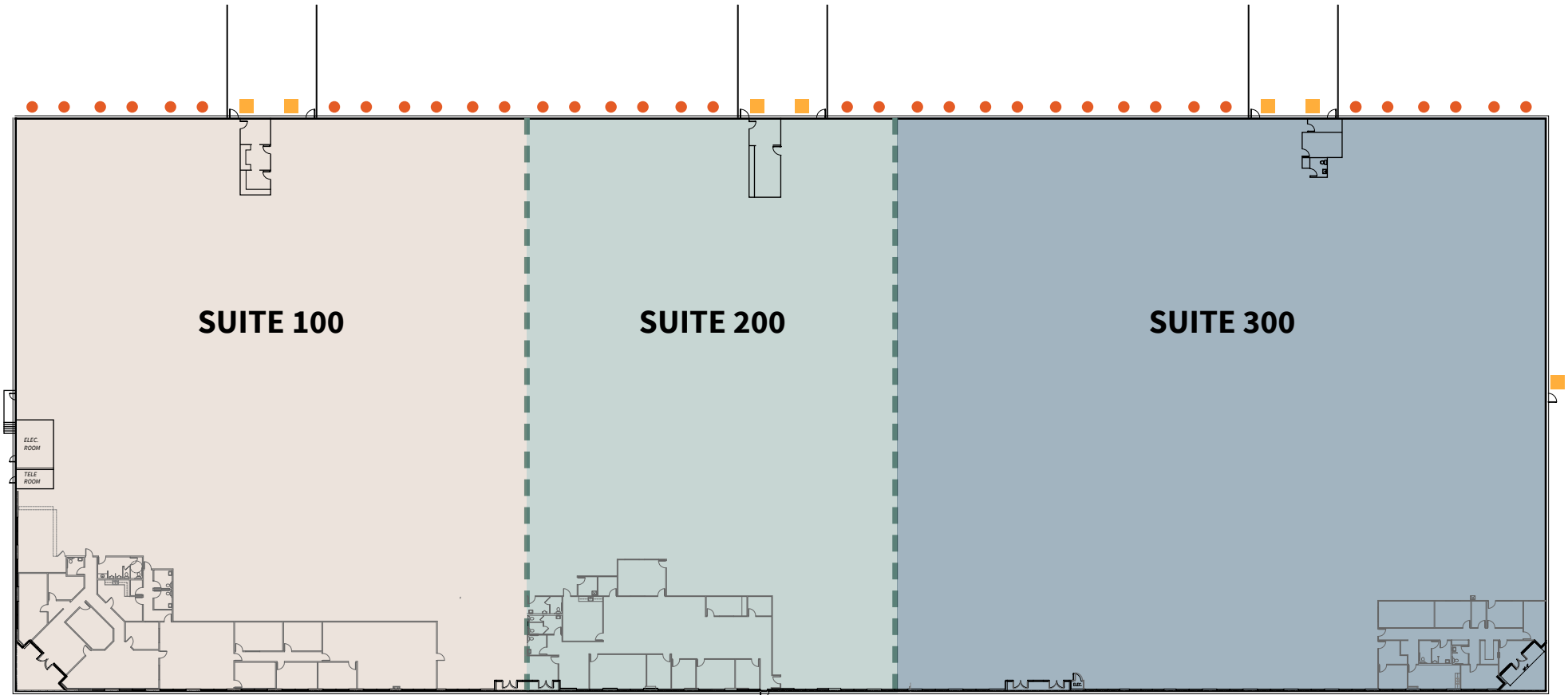
Fire Sprinklers



Skylights

HYPOTHETICAL DEMISING PLAN

- DOCK DOORS
- GRADE DOORS



SUITE 100 DEMISING SCENARIO

Size	± 50,765 SF
Office	± 6,384 SF (13%) can modify
Warehouse	± 44,381 SF (87%)
Dock Positions	12
Grade Doors	2
Asking Rate	Contact broker

SUITE 200 DEMISING SCENARIO

Size	± 38,090 SF
Office	± 4,502 SF (12%) can modify
Warehouse	± 33,588 SF (88%)
Dock Positions	8
Grade Doors	2
Asking Rate	Contact broker

SUITE 300 DEMISING SCENARIO

Size	± 63,415 SF
Office	± 2,785 SF (4%)
Warehouse	± 60,630 SF (96%)
Dock Positions	16
Grade Doors	3
Asking Rate	Contact broker

LOCATION HIGHLIGHTS



Strategic Otay Mesa location



Convenient access to SR 905, SR 11, SR 125, 805 and 5 freeways



Close proximity (1.5 miles) to the Otay Mesa Border Crossing and US Customs Inspection Facility



South County location offers SD County's best access to most plentiful & reliable labor supply



Transit friendly location with bus stop directly out front



Time saving reverse commute

Immediate access to:

SR **905**, SR **125**, and SR **11**
Freeways

Otay Mesa

Commercial border crossing

Pilot Travel Center

Full service trucking operation

Drive times to:

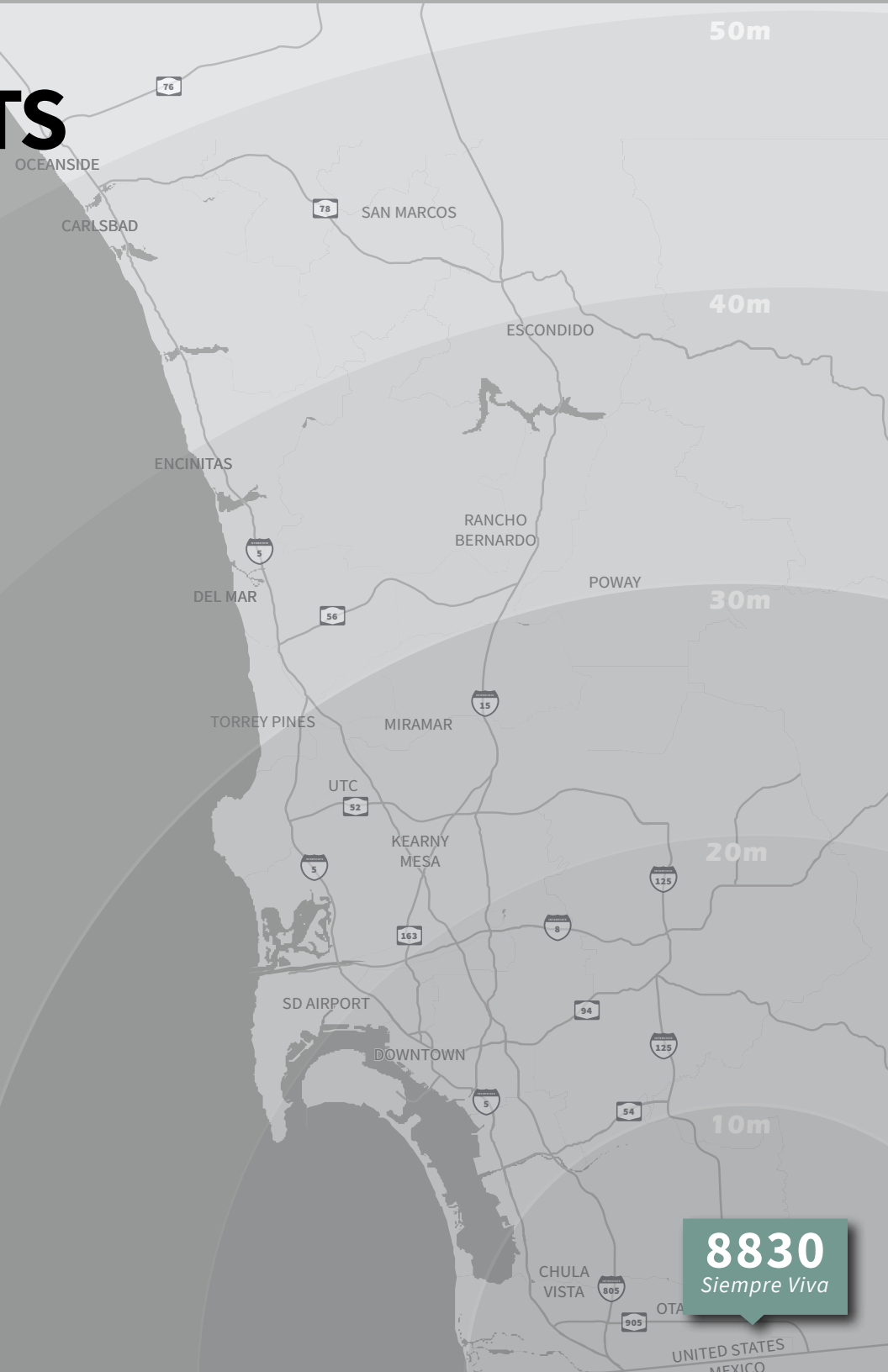
- 45 min**
Escondido
- 27 min**
Miramar/UTC
- 24 min**
El Cajon
- 22 min**
Kearny Mesa
- 19 min**
Downtown/Airport

8830

Siempre Viva

8830

Siempre Viva



TRUCK ROUTE INGRESS & EGRESS



CORPORATE NEIGHBORS

PACIFIC OCEAN

MEXICO

8830
Siempre Viva

CACTUS ROAD

BROWN FIELD AIRPORT

OTAY MESAS a PORT OF ENTRY

U.S. Customs and Border Protection

ANDREWS WILLIAMSON

Logos: UPS, BD, NAPA, BOSE, HOLOGIC, MAD ENGINE, ROYAL FLAVOR, GENERAL DYNAMICS, G-Global, LA BOY, Rydier, PENSKE, EXPO FRESH, NTLRS, Panasonic, FedEx, amazon, amazon.com, Costco WHOLESALE, ZUCARMEX, XPO Logistics, CUBIC, resideo, Steelcase, IMAA, KraftHeinz, POWERSONIC, Parker, Mor, NAPA, GENERAL DYNAMICS, STERIS, Chipman, WHALEN, Pilot, EMERALD TEXTILES, leSARIA, Rivulis, ZEBRA, artissimo, Chosen, electronics, Expeditors, INMAR.



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