

FOR SALE / LEASE

OTAY MESA INDUSTRIAL

9840 SIEMPRE VIVA RD | SAN DIEGO, CA 92154

61,740 SF

• 8 DOCK-HIGH LOADING

• 3 GRADE-LEVEL

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

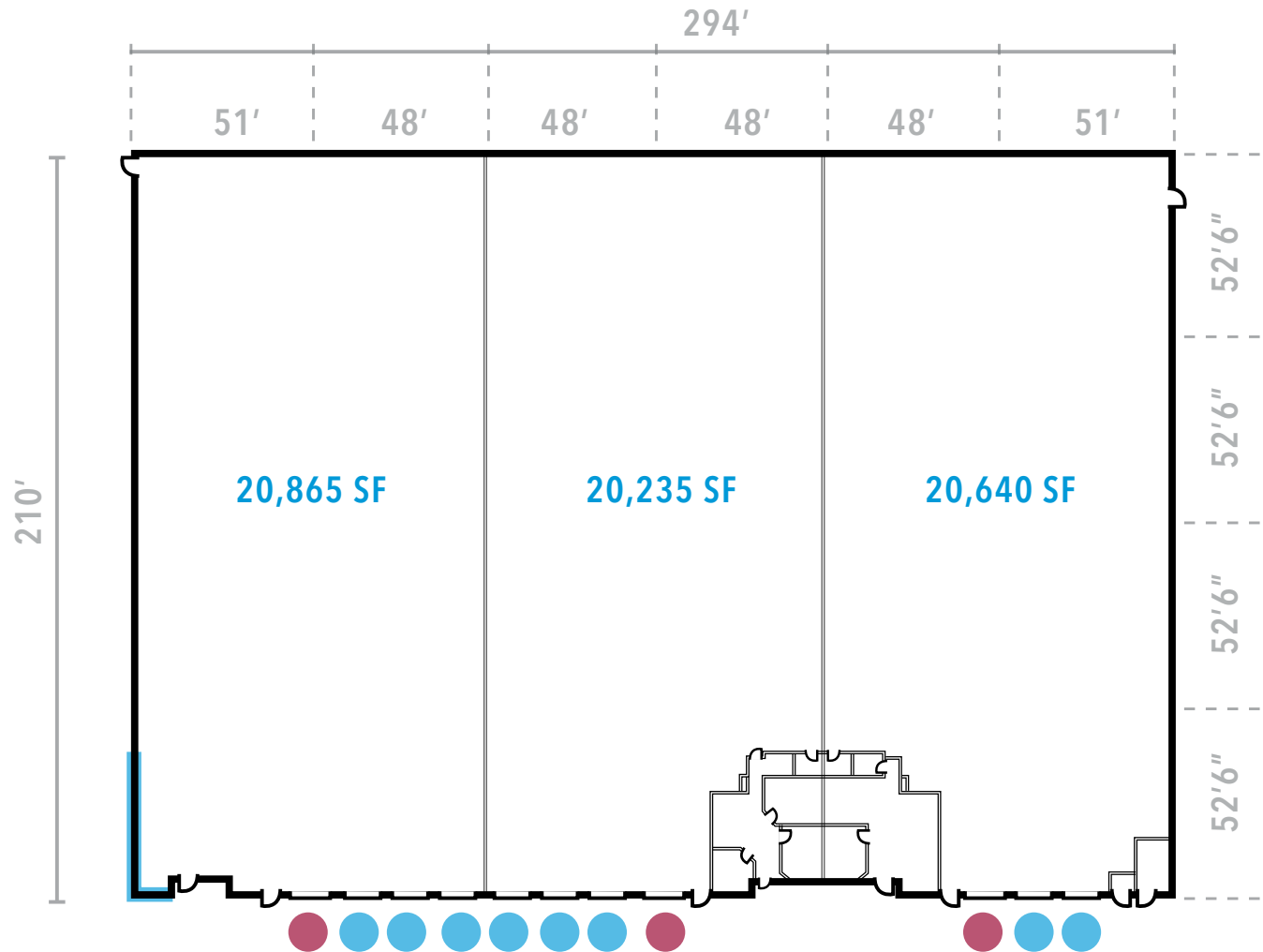
 **LDG**

PROPERTY FEATURES

MARKET	Otay Mesa
PROPERTY DESCRIPTION	Industrial Warehouse & Distribution
RENTABLE BUILDING AREA	61,740 SF
DIVISIBLE	Unit Size Options: 20,640 SF / 42,000 SF / 61,740 SF
PARKING	1.00/1000
POWER	2,000 AMP
CLEAR HEIGHT	24'
DOCK-HIGH LOADING	8 (9W x 10H)
GRADE-LEVEL LOADING	3 (10W x 15H)
SKYLIGHTS	YES
SPRINKLERS	Yes
ZONING	IL-2-1
UPGRADES	New LED Warehouse Lighting New Skylights Parking Lot Upgrades New Overhead Doors New Exterior Paint Landscape
LEASE RATE	\$1.30 NNN (NNN EST. \$0.22 PSF)
SALE PRICE	\$16,975,000 (\$275 PSF)



SITE PLAN



● 10'x15' Drive-Up OHD's

● 9'x10' Dock-High OHD's

* not to scale

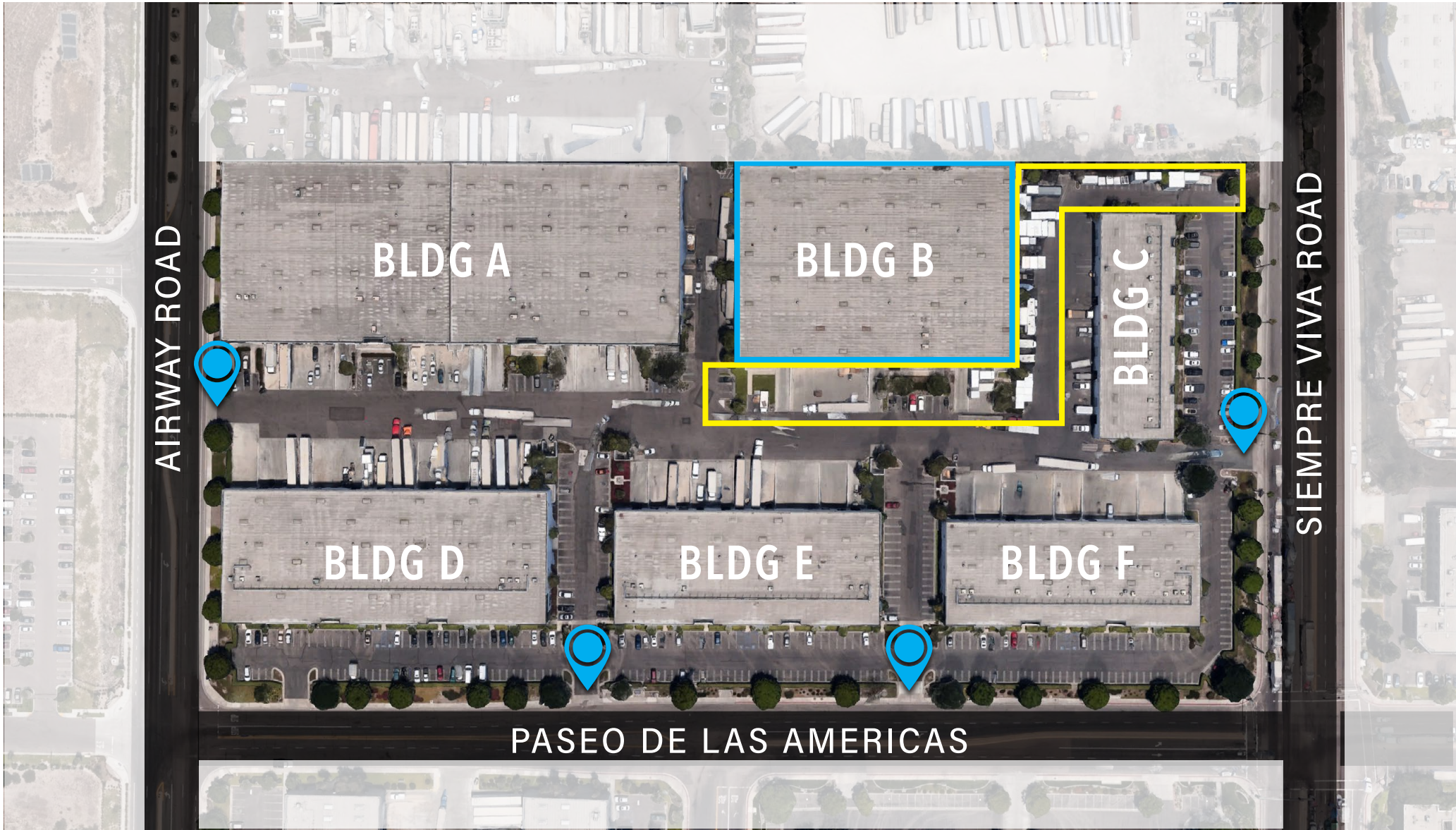
PARKING & ACCESS



4 Points of Access



60 Stalls Exclusive to (Bldg B)
Subject Property per CC&R's



PROPERTY

9840 SIEMPRE VIVA RD | SAN DIEGO, CA 92154



LOCATION MAP



NEIGHBORS

9840 SIEMPRE VIVA RD | SAN DIEGO, CA 92154



TOP OCCUPIERS

Amazon
Home Depot
Fedex
Panasonic Logistics
Space Border Logistics
MI Technologies Inc.
TILI Logistics Corporation
Globe Trade Services
Otay Logistics

MAJOR INDUSTRIES

Distribution & Logistics –
Manufacturing - Information
Transportation &
Warehousing



Panasonic

9840 SIEMPRE VIVA RD



CITY OF SAN DIEGO

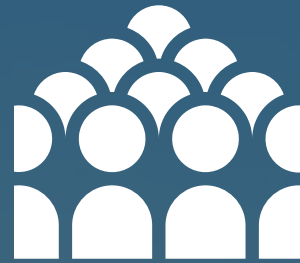
San Diego, located in southern California, is a thriving coastal city with a diverse and robust economy. The city boasts a highly educated and skilled workforce, making it an attractive location for businesses across a variety of industries.

One of the key strengths of San Diego's economy is its presence in the defense and military sector, with a large number of military facilities and defense contractors located in the area. This industry not only provides a significant number of jobs, but also drives innovation and technology development in fields such as robotics and unmanned systems.

San Diego is also a leading hub for the biotech and healthcare industry, with a number of major research institutions and companies located in the area. The city's strong emphasis on research and development in these fields attracts top talent and investment, making it an ideal location for businesses in these industries.

In addition to its strong defense and biotech sectors, San Diego's economy is also powered by a growing technology industry. The city is home to many startups, accelerators, and incubators, as well as large technology companies, that drive innovation and entrepreneurship. The region also has a major tourism industry and international trade sector, given its proximity to the Mexican border and large number of visitors that comes to the city.

San Diego's highly educated workforce, strong research and development capabilities, and diverse economic base make it an attractive location for businesses looking to expand or relocate. The city's focus on innovation and technology, as well as its friendly business environment, make it a valuable location for businesses of all sizes and sectors.



36,234
POPULATION



2,380
TOTAL BUSINESSES
WITHIN 5MI



\$121,881
MEDIAN
HOUSEHOLD
INCOME



59 COMMUNITY
CENTERS,
14 AQUATIC
FACILITIES, 7
SKATE PARKS
AND MORE



EDUCATIONAL
ATTAINMENT
35% BACHELORS
DEGREE OR HIGHER
11.6% MASTERS
DEGREE



INFORMATION &
COMMUNICATION
TECHNOLOGY,
MANUFACTURING,
HIGHER
EDUCATION

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