



4 Building Project & Trailer Yard

**353,800 SF**

**Divisible to 25,000 SF**

Warehouse/Logistics/Manufacturing

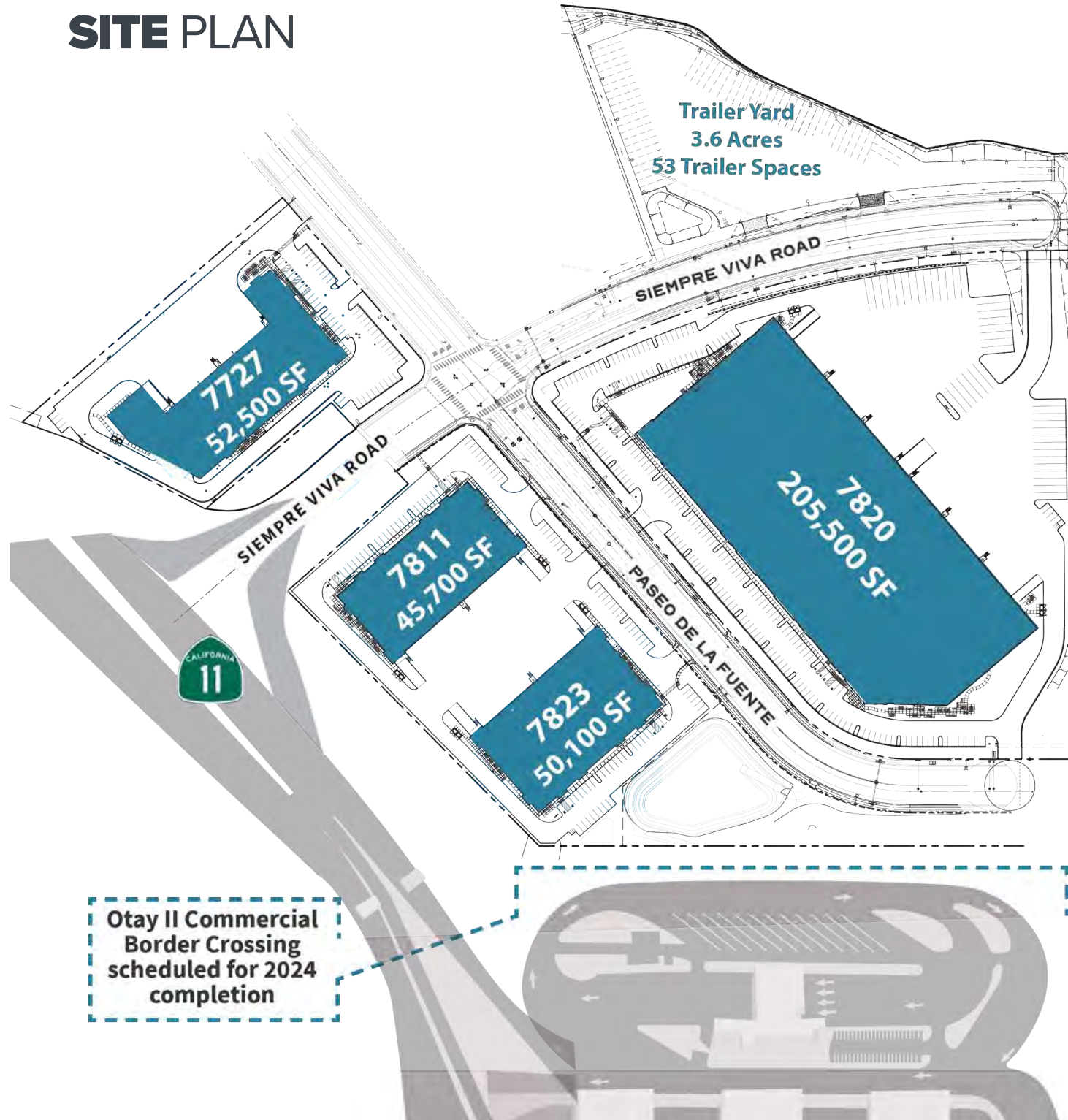


New Class A Industrial Development

**For Lease | Sale**

**DELIVERY Q4 2023**

# SITE PLAN



4  
BUILDINGS



353,800 SF  
TOTAL DEVELOPMENT SIZE



25,000 SF  
DIVISIBLE TO



1  
TRAILER YARD



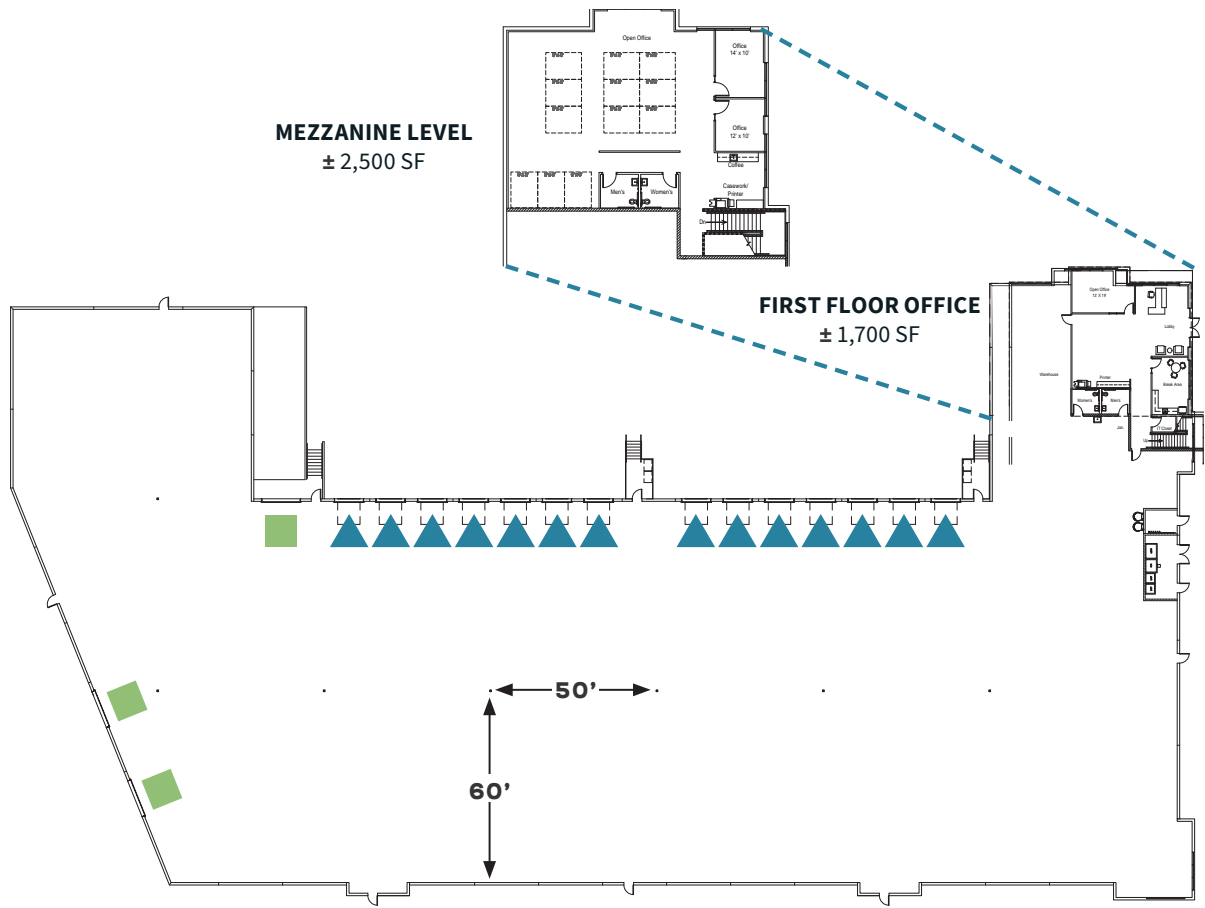
Q4 2023  
PROJECT COMPLETION





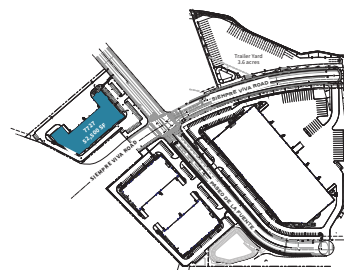
86  
TRAILER STALLS















# 7727 PASEO DE LA FUENTE

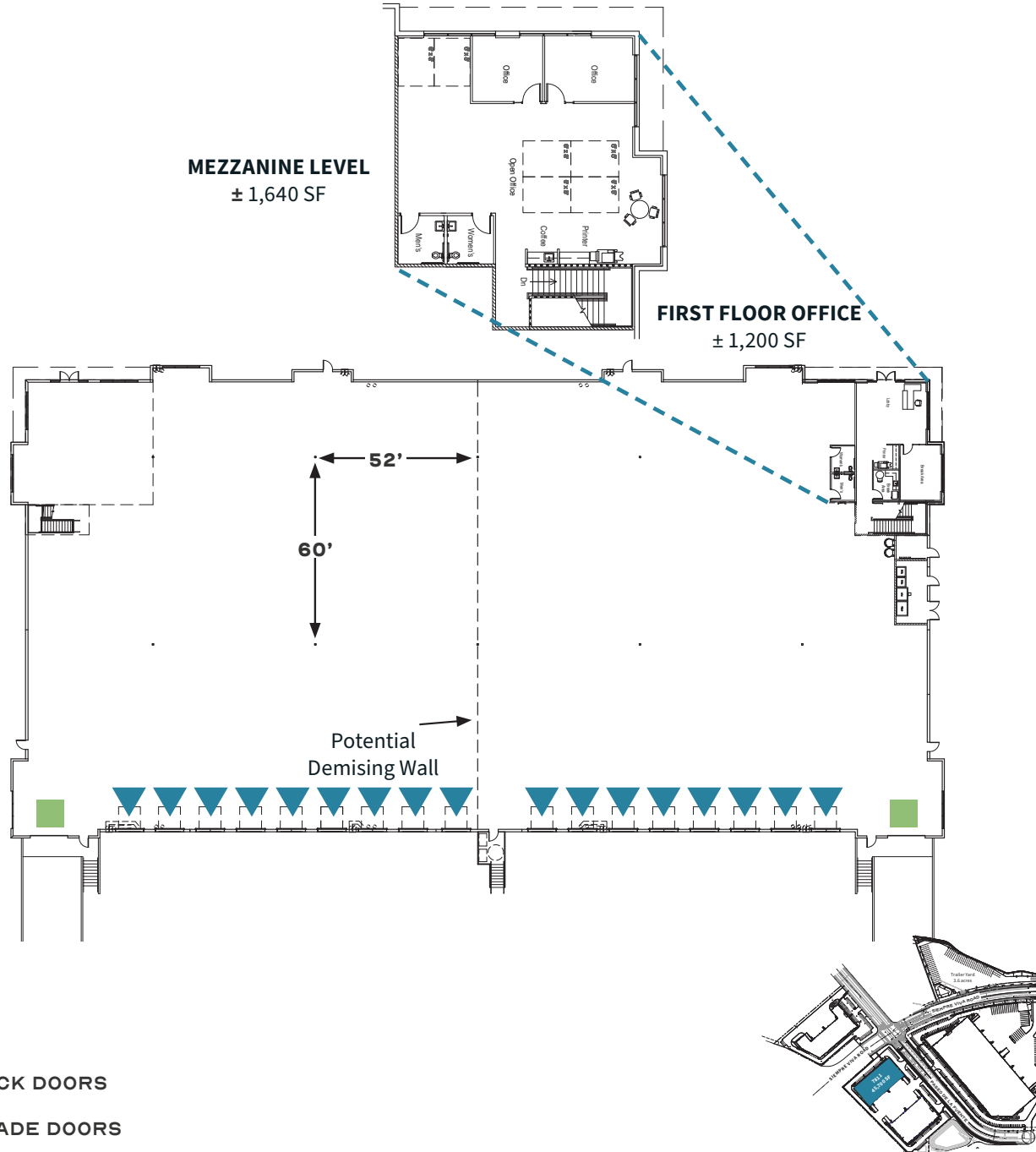


-  DOCK DOORS
-  GRADE DOORS



-  **52,500 SF**  
SIZE
-  **27,000 SF**  
DIVISIBLE TO
-  **14**  
DOCK DOORS
-  **3**  
GRADE DOORS
-  **32' MIN**  
CLEAR HEIGHT
-  **ESFR**  
SPRINKLERS
-  **55 (1:1,000)**  
VEHICLE PARKING STALLS
-  **60'x50'**  
COLUMN SPACING
-  **2,000A**  
480v POWER
-  **120'**  
TRUCK COURT DEPTH
-  **188'**  
BUILDING DEPTH
-  **3.8 AC**  
LOT SIZE


# 7811 PASEO DE LA FUENTE




 **45,700 SF**  
SIZE


 **22,550 SF**  
DIVISIBLE TO


 **17**  
DOCK DOORS

 **2**  
GRADE DOORS

 **32' MIN**  
CLEAR HEIGHT


 **ESFR**  
SPRINKLERS


 **46 (1.23:1,000)**  
VEHICLE PARKING STALLS

 **60'x52'**  
COLUMN SPACING

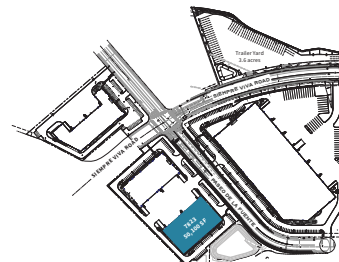
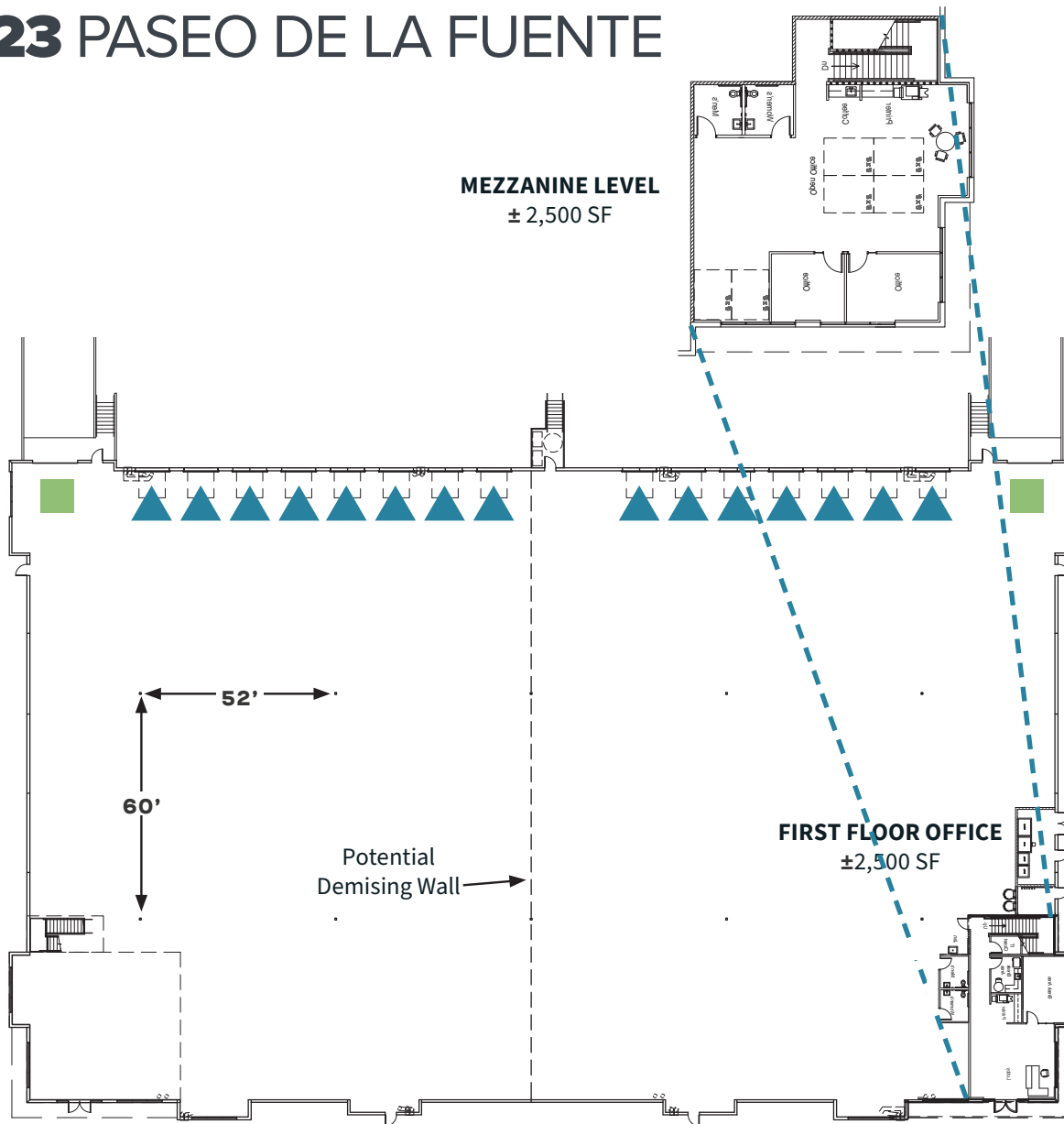
 **2,000A**  
480v POWER

 **180'**  
TRUCK COURT DEPTH

 **150'**  
BUILDING DEPTH

 **5.89 AC**  
LOT SIZE (SHARED LOT)


# 7823 PASEO DE LA FUENTE




 **50,100 SF**  
SIZE


 **27,750 SF**  
DIVISIBLE TO

 **15**  
DOCK DOORS

 **2**  
GRADE DOORS

 **32' MIN**  
CLEAR HEIGHT

 **ESFR**  
SPRINKLERS


 **53 (1.38:1,000)**  
VEHICLE PARKING STALLS

 **60'x52'**  
COLUMN SPACING

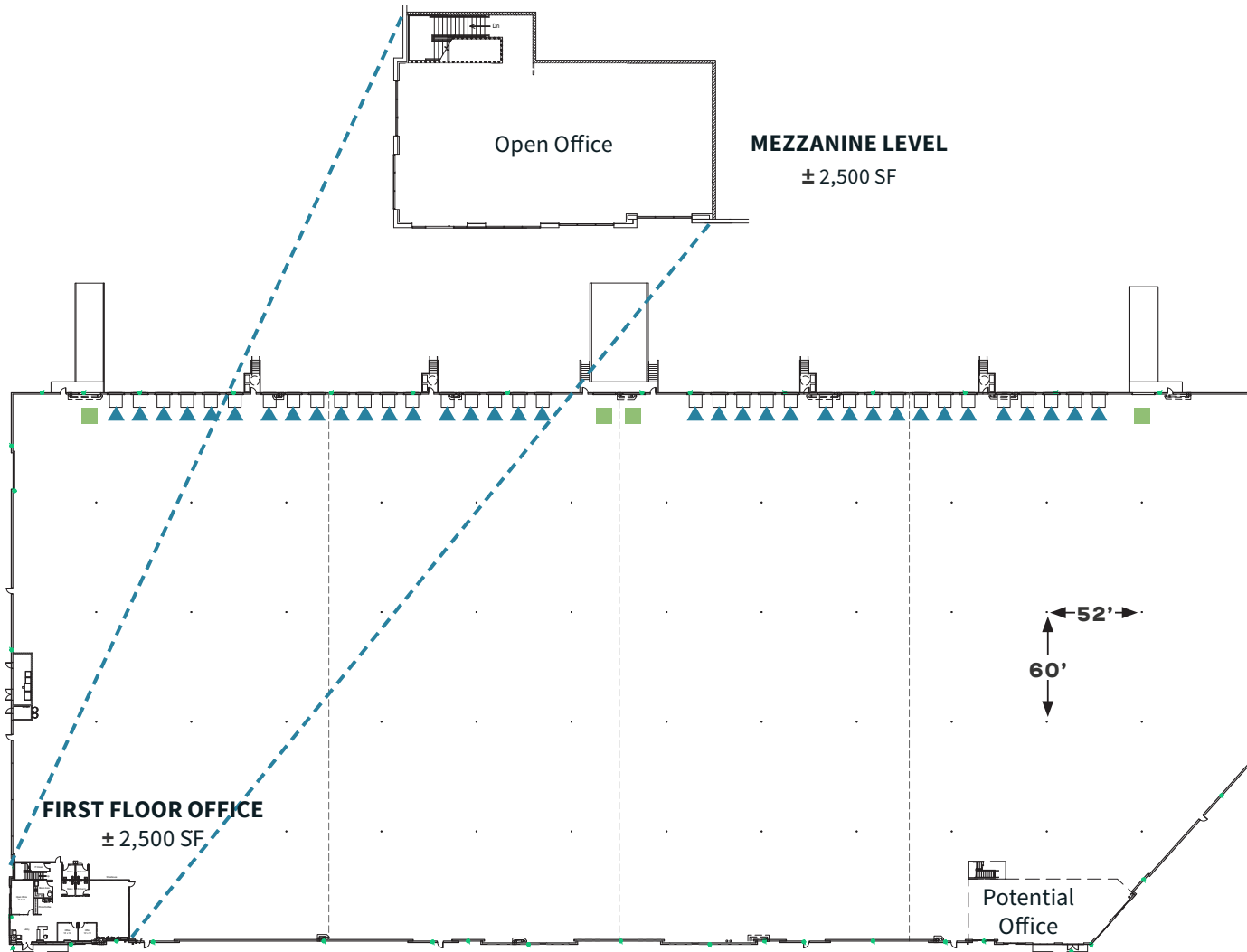
 **2,000A**  
480v POWER



 **180'**  
TRUCK COURT DEPTH

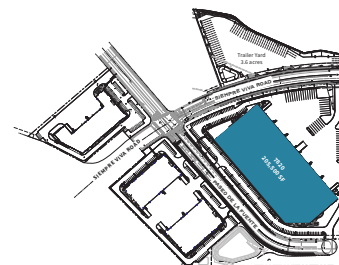
 **168'**  
BUILDING DEPTH














 **5.89 AC**  
LOT SIZE (SHARED LOT)

# 7820 PASEO DE LA FUENTE



-  DOCK DOORS
-  GRADE DOORS



-  **205,500 SF**  
SIZE
-  **50,000 SF**  
DIVISIBLE TO
-  **35**  
DOCK DOORS
-  **4**  
GRADE DOORS
-  **36' MIN**  
CLEAR HEIGHT
-  **ESFR**  
SPRINKLERS
-  **207 (1:1,000)**  
VEHICLE PARKING STALLS
-  **60'x52'**  
COLUMN SPACING
-  **4,000A**  
480v POWER
-  **130'**  
TRUCK COURT DEPTH
-  **283'**  
BUILDING DEPTH
-  **12.68 AC**  
LOT SIZE
-  **33**  
TRAILER STALLS

# TRAILER YARD



**3.6 ACRES**  
SIZE



**UTILITIES**  
STUBBED TO THE SITE



**53**  
TRAILER SPACES



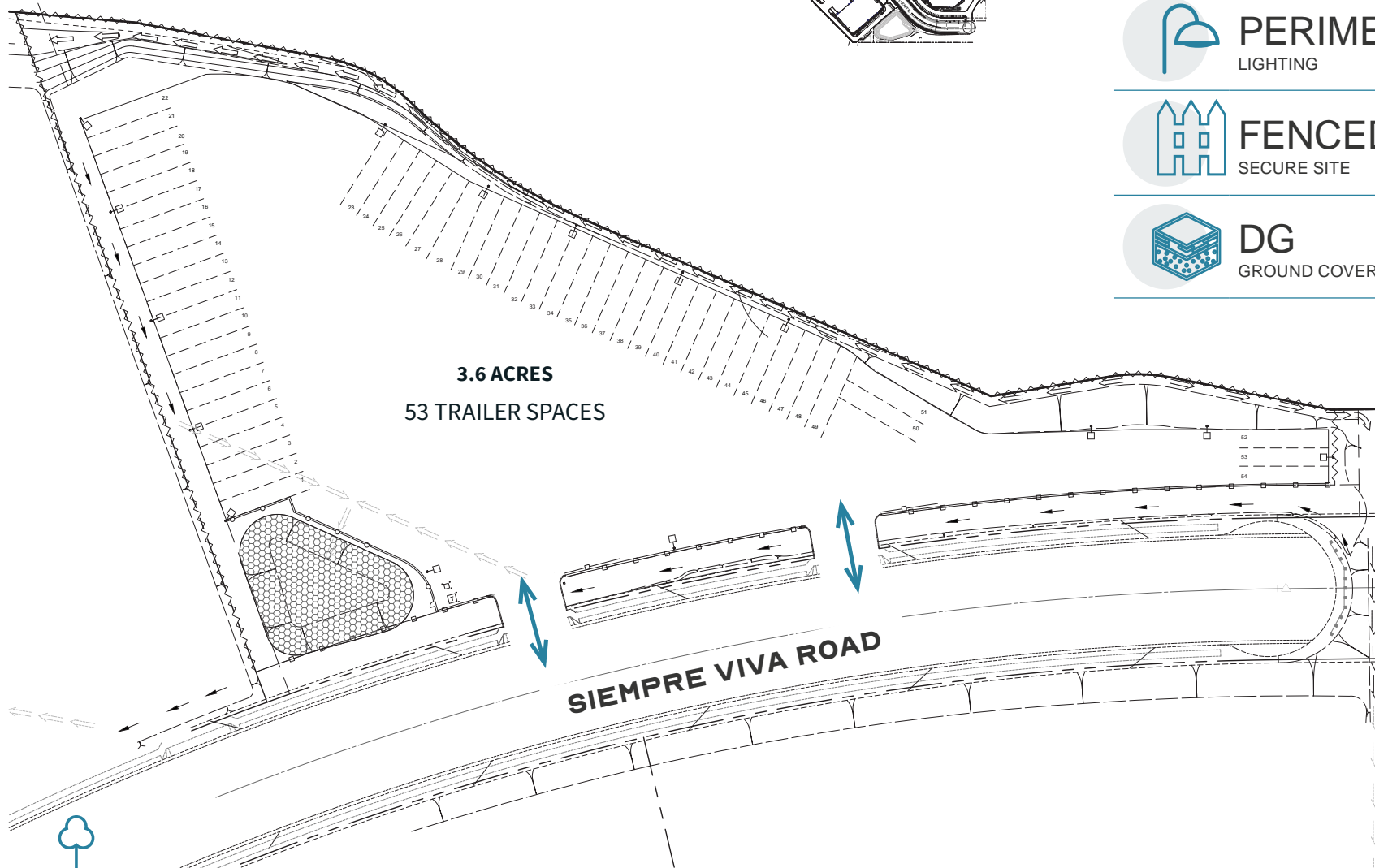
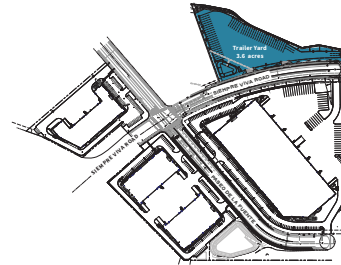
**PERIMETER**  
LIGHTING



**FENCED**  
SECURE SITE



**DG**  
GROUND COVER



# ACCESS AT YOUR DOORSTEP

Large scale industrial opportunity with diversity of options located directly off the freeway in the highly desirable Otay Mesa submarket adjacent to future port of entry



## RARE OPPORTUNITY

Dwindling supply of large Industrial floor plate options throughout San Diego, increase efficiency and productivity by consolidating operations.



## ACCESS TO LABOR

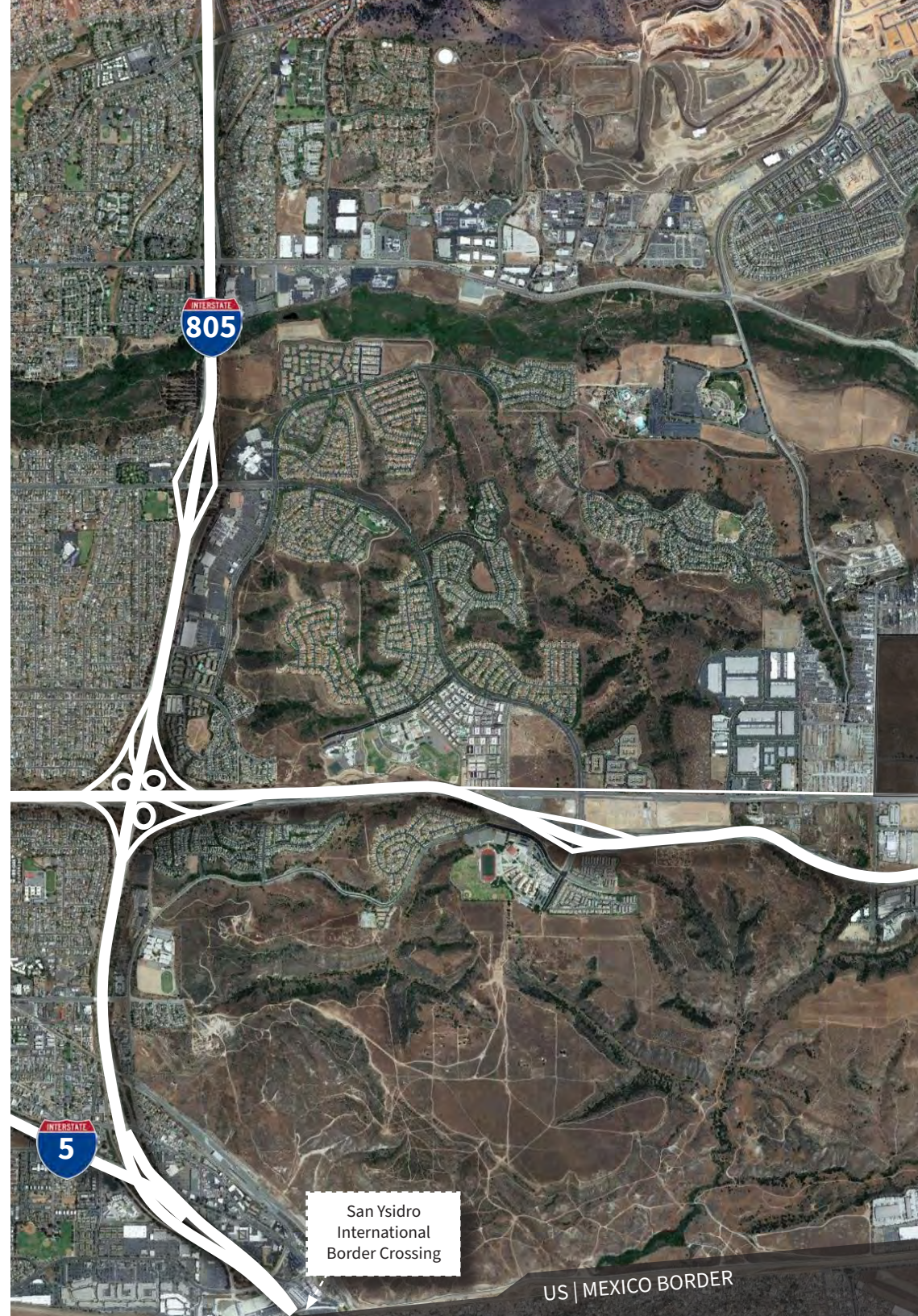
Adjacent to the future Otay II Port of Entry. A short walk for employees crossing from Mexico.



## FUTURE INFRASTRUCTURE

Siempre Viva Road & SR-11 extension.

Otay II international commercial crossing.







INTERSTATE  
**125**

CALIFORNIA  
**905**

CALIFORNIA  
**11**

Brown Field Airport

OTAY-MESA ROAD

AIRWAY ROAD

SIEMPRE VIVA ROAD

ENRICO FERMI DRIVE

CACTUS ROAD

BRITANNIA BOULEVARD

LA MEDIA ROAD

US | MEXICO BORDER

**CBX**

**obx**  
OTAY BORDER CROSSINGS

Extension of  
Siempre Viva  
Road

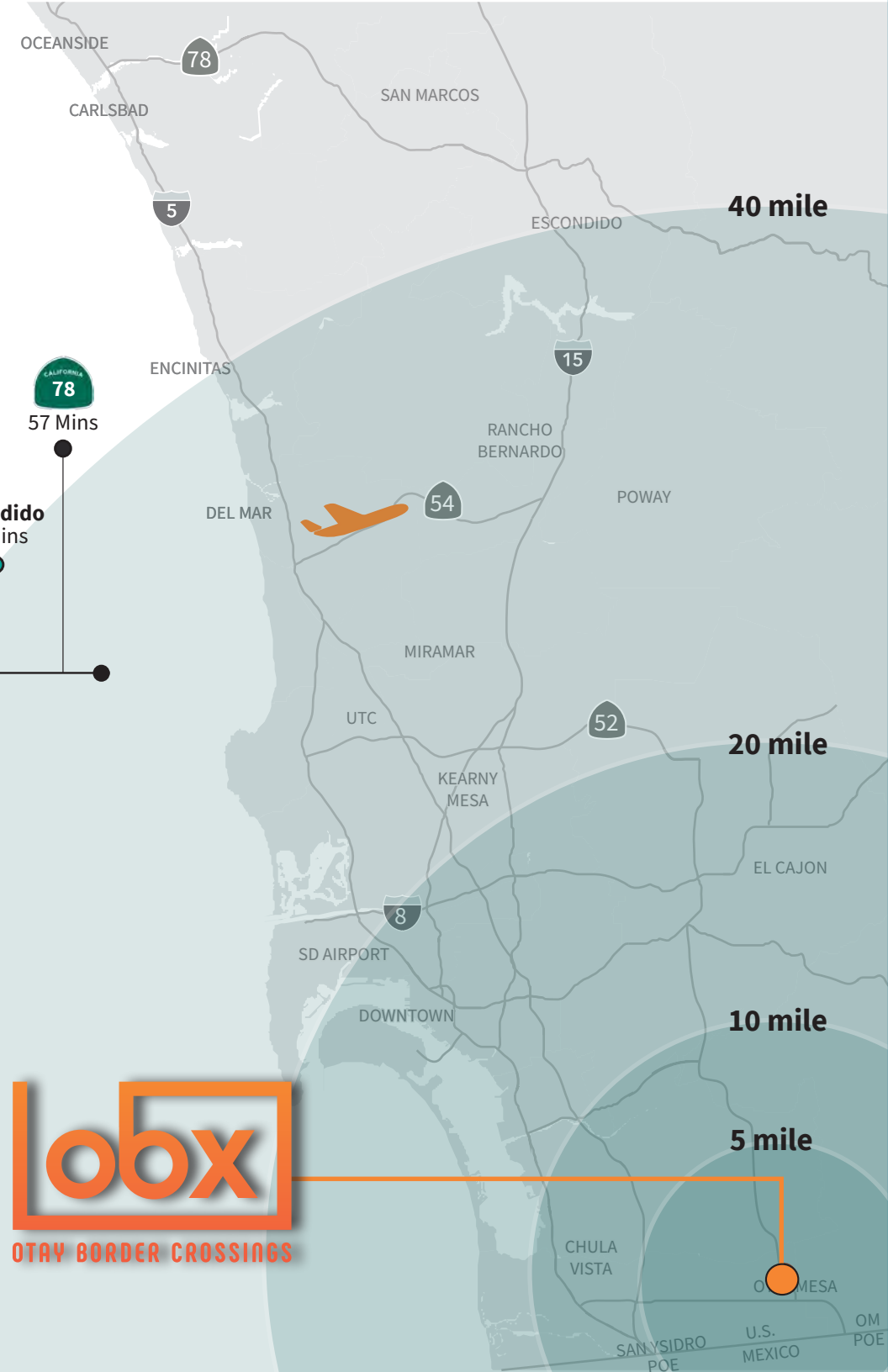
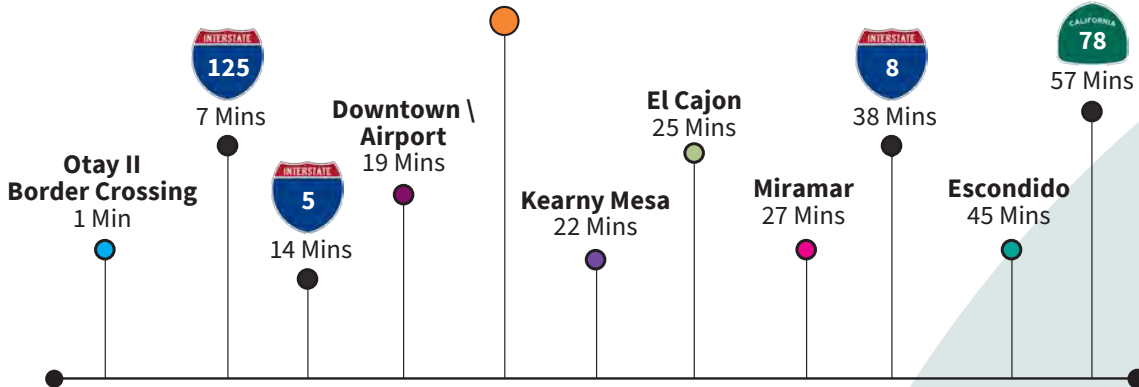
Extension of  


Future Otay II  
International  
Commercial Crossing

Future Otay II  
International  
Commercial Crossing

Otay West  
International  
Commercial  
Border Crossing

# LOCATION



## HOUSING IN 2022

**157,562**  
within 10 miles

**41,964**  
within 5 miles

**5,103**  
within 3 miles

## POPULATION

**519,230**  
within 10 miles

**156,955**  
within 5 miles

**22,251**  
within 3 miles

## WORKFORCE

**345,031**  
within 10 miles

**28,499**  
within 5 miles

**554**  
within 3 miles

Immediate access to:  
**SR 905, SR 125, and SR 11 Freeways**

Immediate access to:  
**Otay Mesa II Commercial Border Crossing**



# CORPORATE NEIGHBORS

US | MEXICO BORDER

Otay Mesa Port of Entry

Future Border Crossing

OTAY BORDER CROSSINGS



## CROSS BORDER STATS



**40%** of population resides in communities along the U.S.-Mexico border



**3** public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



**4** Mexican ports of entry: Otay Mesa, El Chaparral, San Ysidro, and Tecate



**+106M** individual crossings per year



**+48M** cars and trucks cross the border per year



**49B** in trade crosses annually through Otay Mesa ports of entry

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**OTAY BORDER CROSSINGS**

**KEARNY + JLL®**  
Real Estate Company

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