

FOR SALE OR LEASE

7820 PASEO DE LA FUENTE | 205,832 SF

DIVISIBLE TO 47,000 SF

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING

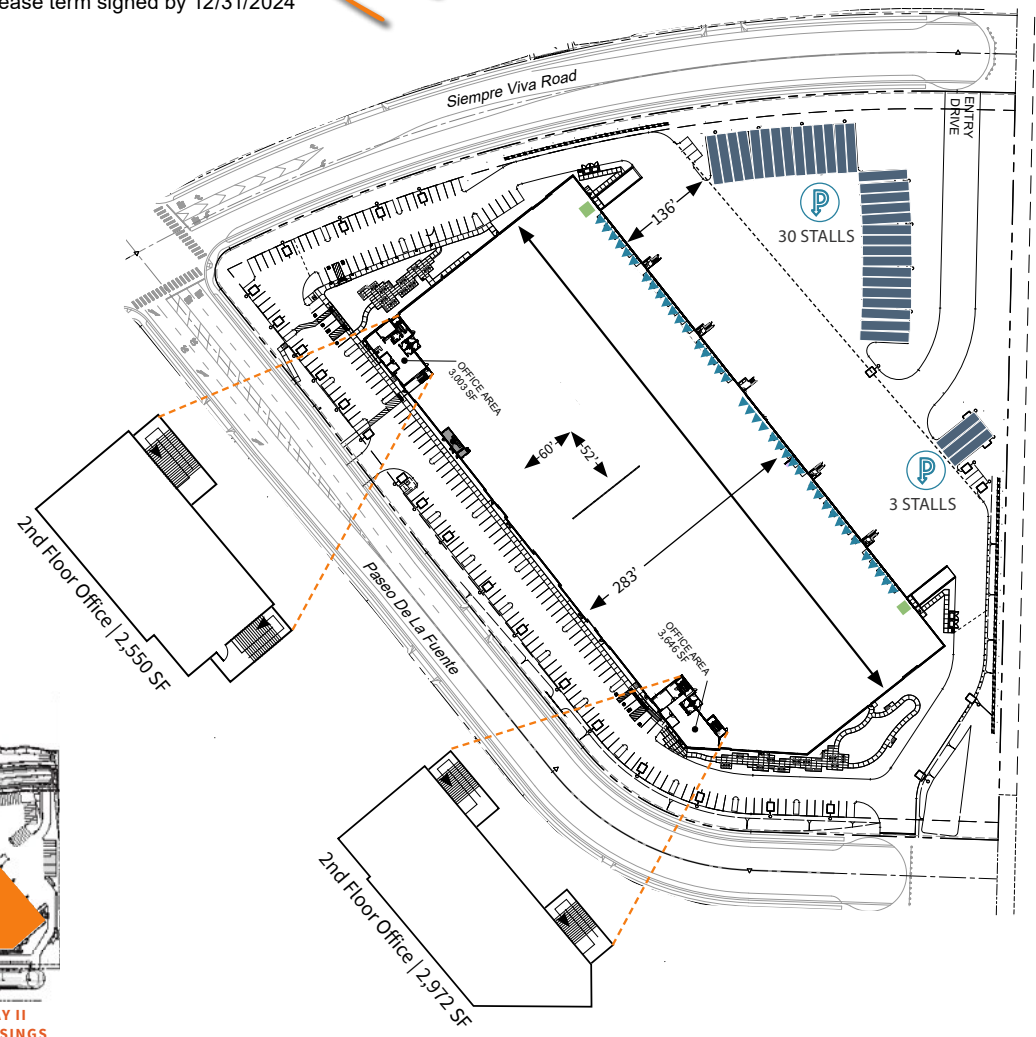
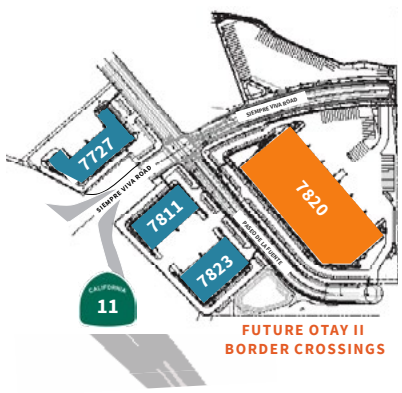


- 205,832 SF**
TOTAL SPACE AVAILABLE (SF)
- 12,171 SF**
NEW SPEC OFFICE (SF)
- 47,000 SF**
DIVISIBLE TO (SF)
- 39 DOCK**
DOORS
- 2 GRADE**
DOORS
- 36'**
MINIMUM CLEAR HEIGHT
- ESFR**
SPRINKLERS
- 207 (1:1,000)**
VEHICLE PARKING STALLS
- 60'x52'**
COLUMN SPACING
- 4,000A**
480v POWER
- 136**
MINIMUM TRUCK COURT DEPTH
- 283'**
BUILDING DEPTH
- 33**
ONSITE TRAILER STALLS
- TRAILER YARD**
54 NEARBY STALLS FOR LEASE

\$1,400,000
LEASING INCENTIVE
Available to qualified Tenants based on a 5 year min. lease term signed by 12/31/2024

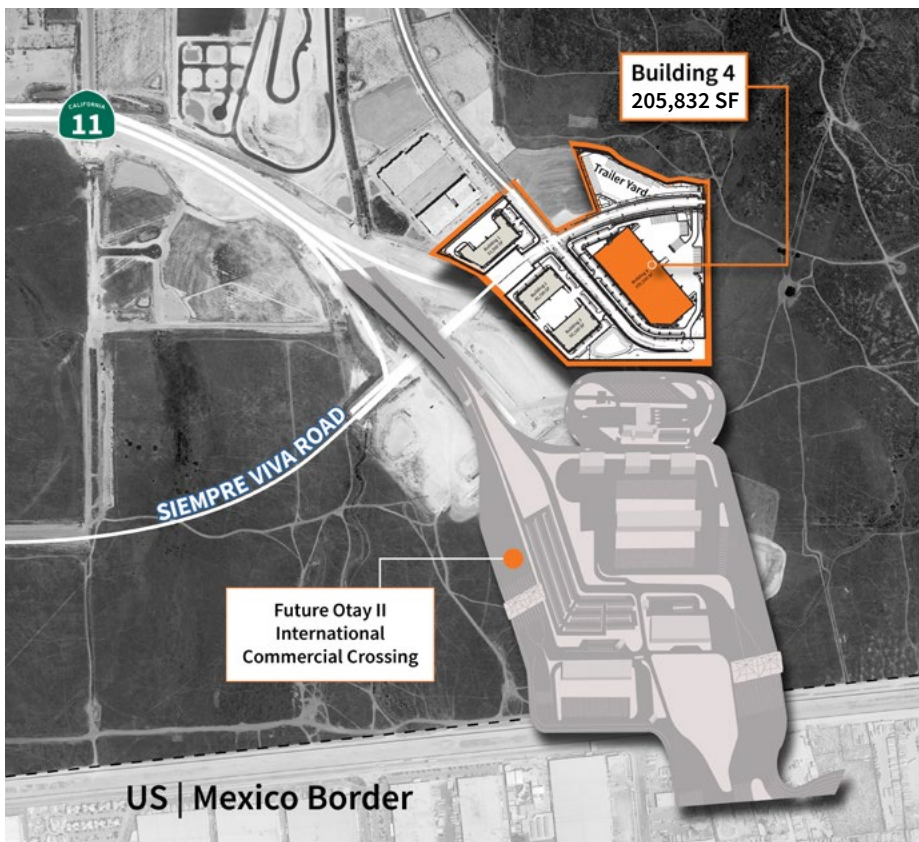
video website

- TRAILER PARKING STALLS
- DOCK DOORS
- GRADE DOORS
- ON-SITE TRAILER PARKING



NEW CLASS A INDUSTRIAL

FREESTANDING SITE WITH EXCESS TRAILER STORAGE



NEW CLASS A INDUSTRIAL

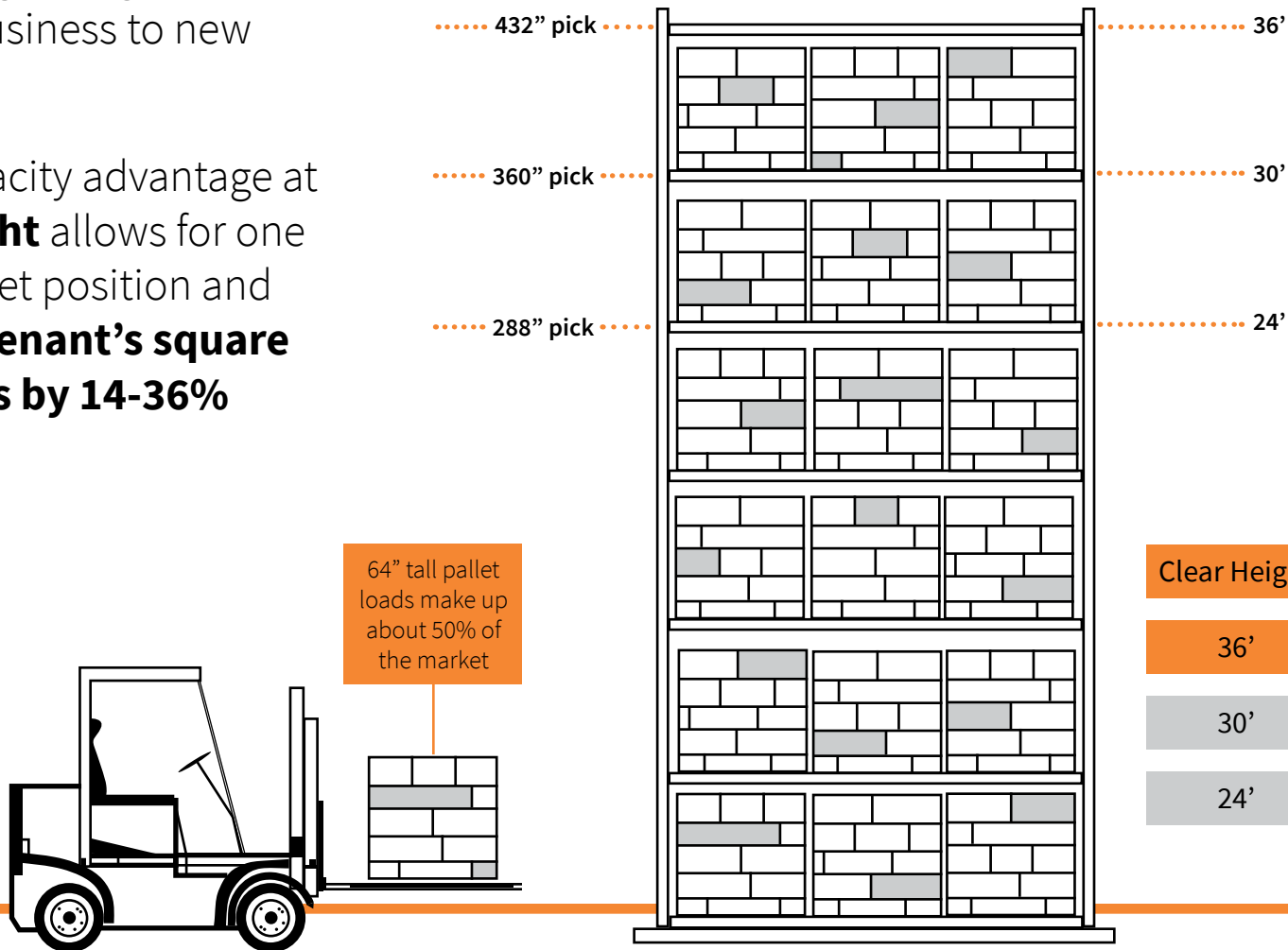
CUBIC CAPACITY ADVANTAGE



RISE ABOVE THE REST

Revolutionizing storage solutions to take your business to new heights

The cubic capacity advantage at **36' clear height** allows for one additional pallet position and **decreases a Tenant's square footage needs by 14-36%**



64" tall pallet loads make up about 50% of the market

| Clear Height | Space Needed |
|--------------|--------------|
| 36' | 205,000 SF |
| 30' | 234,000 SF |
| 24' | 278,000 SF |



OTAY BORDER CROSSINGS



CONTACT

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