

# FOR SALE OR LEASE

# 7823 PASEO DE LA FUENTE | 50,505 SF

## DIVISIBLE TO 24,910 SF & 25,595 SF

### ADJACENT TO THE FUTURE OTAY II BORDER CROSSING



**\$350,000**  
**LEASING INCENTIVE**  
Available to qualified Tenants based on a 5 year min. lease term signed by 12/31/2024



video



website



**50,505 SF**  
TOTAL SPACE AVAILABLE (SF)



**6,250 SF**  
NEW SPEC OFFICE (SF)



**24,910 SF**  
DIVISIBLE TO (SF)



**15 DOCK**  
DOORS



**2 GRADE**  
DOORS



**32'**  
MINIMUM CLEAR HEIGHT



**ESFR**  
SPRINKLERS



**53 (1.34:1,000)**  
VEHICLE PARKING STALLS



**60'x52'**  
COLUMN SPACING



**2,000A**  
480v POWER



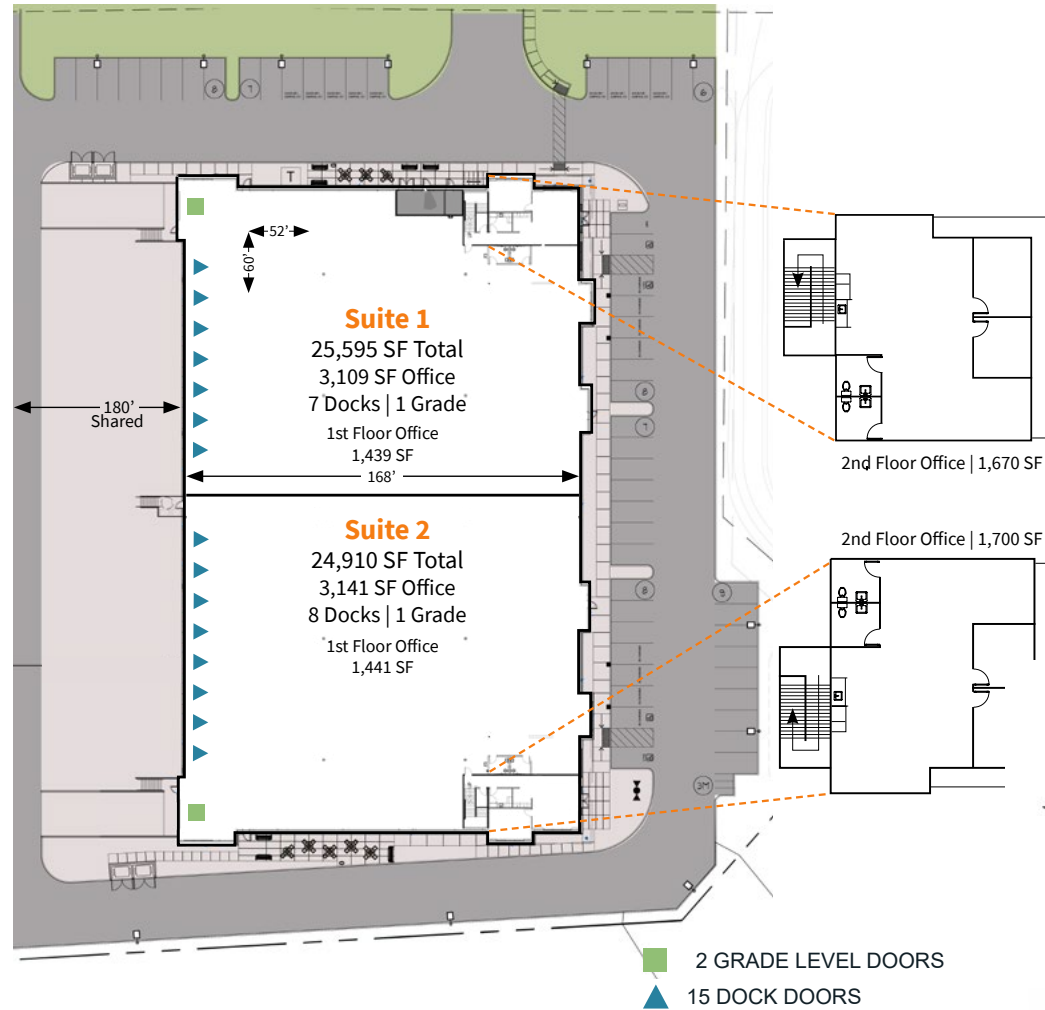
**180'**  
SHARED TRUCK COURT DEPTH



**168'**  
BUILDING DEPTH



**TRAILER YARD**  
54 NEARBY STALLS FOR LEASE



# NEW CLASS A INDUSTRIAL AVAILABLE NOW



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