



**±30,626 SF** • FREESTANDING INDUSTRIAL BUILDING  
• HEAVY POWER  
• LARGE SECURE YARD



**FOR LEASE**

**2335 Siempre Viva Ct, San Diego, CA 92154**

Contact Us

MARK LEWKOWITZ, SIOR  
Executive Vice President  
CA Lic. 01785338 | +1 858 922 8988  
mark.lewkowitz@colliers.com

CHRIS HOLDER, SIOR  
Executive Vice President  
CA Lic. 00894854 | +1 619 871 9028  
chris.holder@colliers.com

WILL HOLDER  
Vice President  
CA Lic. 02034306 | +1 619 964 1307  
will.holder@colliers.com



## PROPERTY HIGHLIGHTS

±30,626 SF Freestanding Industrial Warehouse Building



Lot Size  
±2.13 Acres



±5,000 SF of 2-Story High-End Office Buildout



Divisible with Engineered Knockout Panel for Additional Tenant



Upgraded Sprinklers  
High Pile / High Hazard



Permitted Racking In Place Available



Zoning: Otay Mesa IBT-1-1



5 Dock-High Doors  
2 Grade-Level Doors



Minutes to Otay Mesa Port of Entry & CBX Border Terminal



Power  
2,000 amps, 480V, 3-phase, 4-wire



Insulated Ceilings throughout the Warehouse



Available Immediately



Warehouse Clear Height  
24'-28'

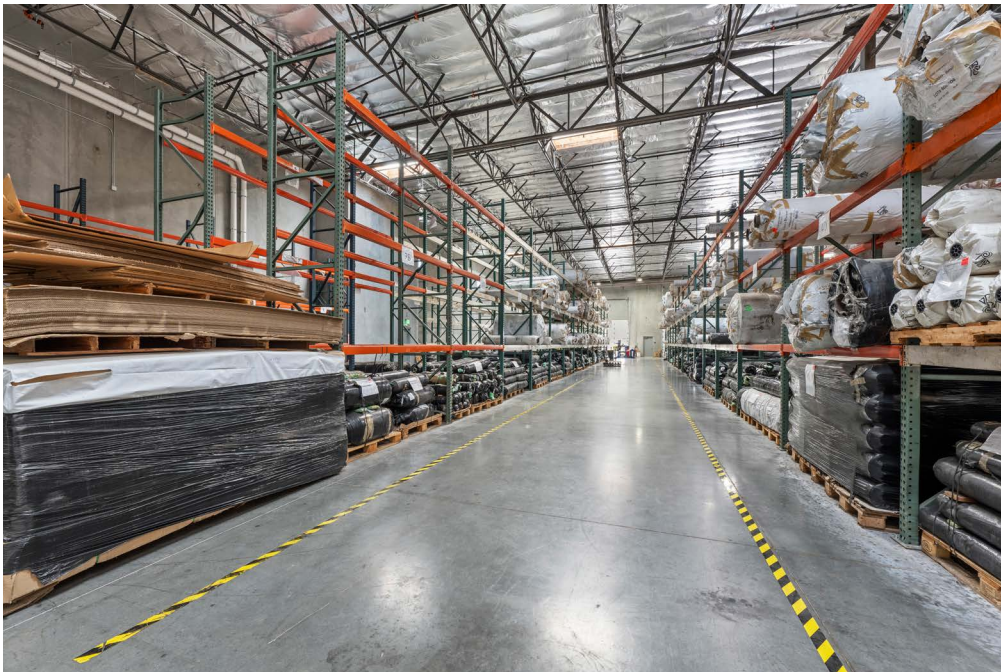


Fenced and Secured Trailer Parking & Outdoor Storage

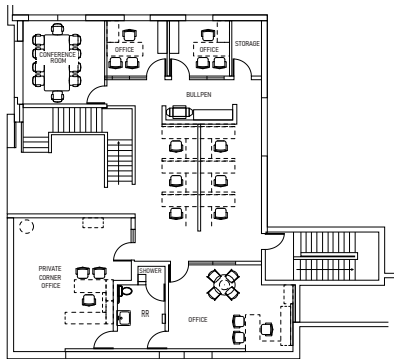


**Contact Broker for Lease Rate**

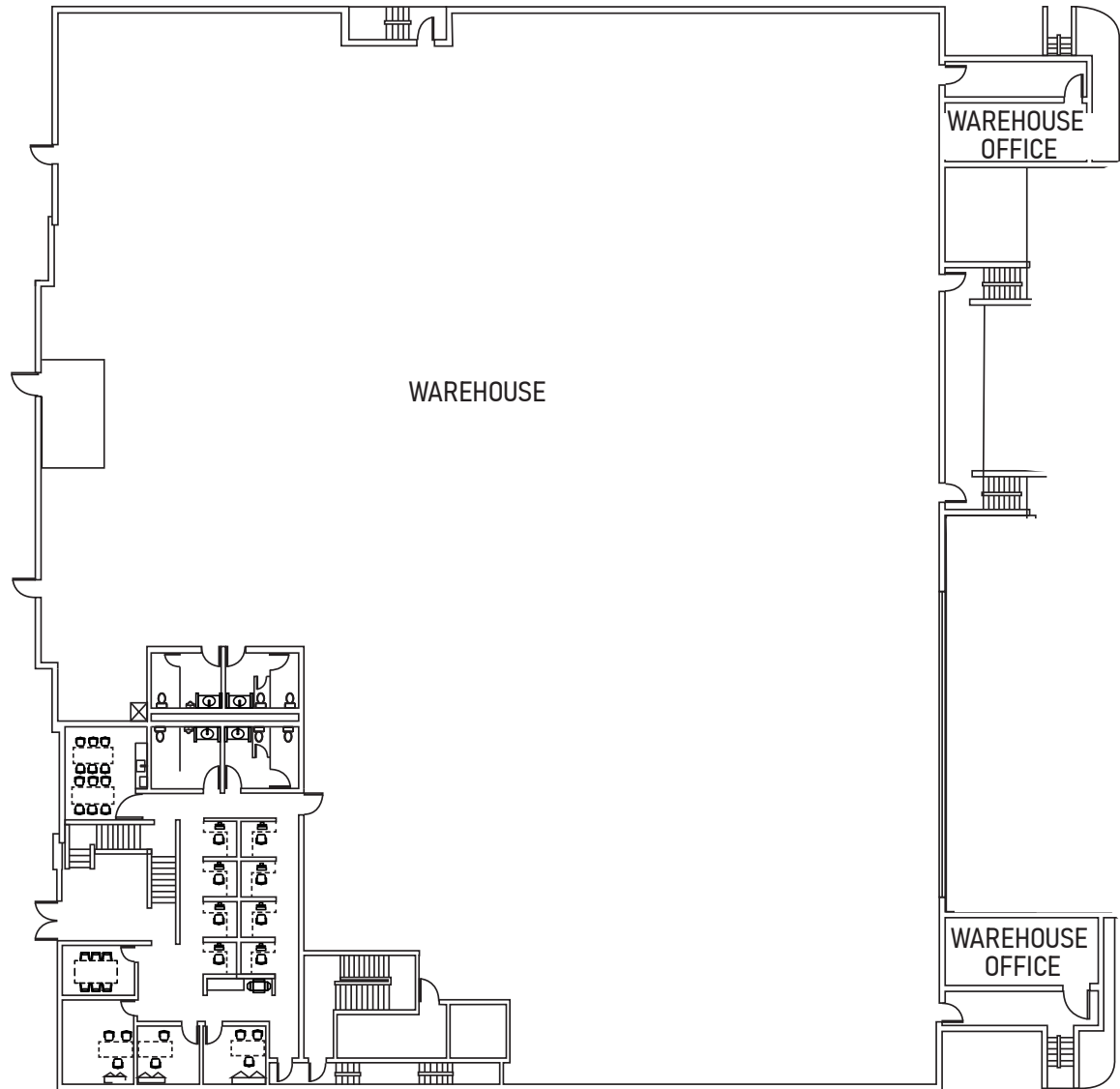




# FLOOR PLAN



**SECOND FLOOR**



**FIRST FLOOR**



PACIFIC OCEAN

SAN YSIDRO COMMERCIAL BORDER CROSSING

2335 SIEMPRE VIVA COURT

BROWN FIELD AIRPORT

TIJUANA AIRPORT

OTAY MESA COMMERCIAL BORDER CROSSING

MEXICO

INTERNATIONAL BORDER

SIEMPRE VIVA RD EST. 2025 OPENING

OTAY MESA EAST COMMERCIAL BORDER CROSSING EST. 2028 OPENING

1

2

3

2

3

INTERSTATE 805

INTERSTATE 5

CALIFORNIA 905

CALIFORNIA 125

CALIFORNIA 11

1

- BOSE
- CUBIC Global. Innovative. Trusted.
- TOYOTA
- GENERAL DYNAMICS
- Chosen FOODS
- KraftHeinz
- LANFREIGHT
- SHARP
- ups
- MAD ENGINE GLOBAL
- IRON MOUNTAIN
- Honeywell

2

- plantronics
- Chipman Relocation & Logistics
- ZEBRA
- WHALEN
- STERIS
- Expeditors
- Mor
- Pilot

3

- amazon
- FedEx
- CHP
- BD
- COSTCO WHOLESALE
- Panasonic

amazon

amazon

CHP



NORTH

# San Diego County Map

## 4 Miles

Otay Mesa Port of Entry

## 16.4 Miles

To NASSCO/General Dynamics

## 16.2 Miles

To Naval Base San Diego & Shipyard

## 19 Miles

To Downtown San Diego

## 21 Miles

To San Diego Intl Airport

## 23 Miles

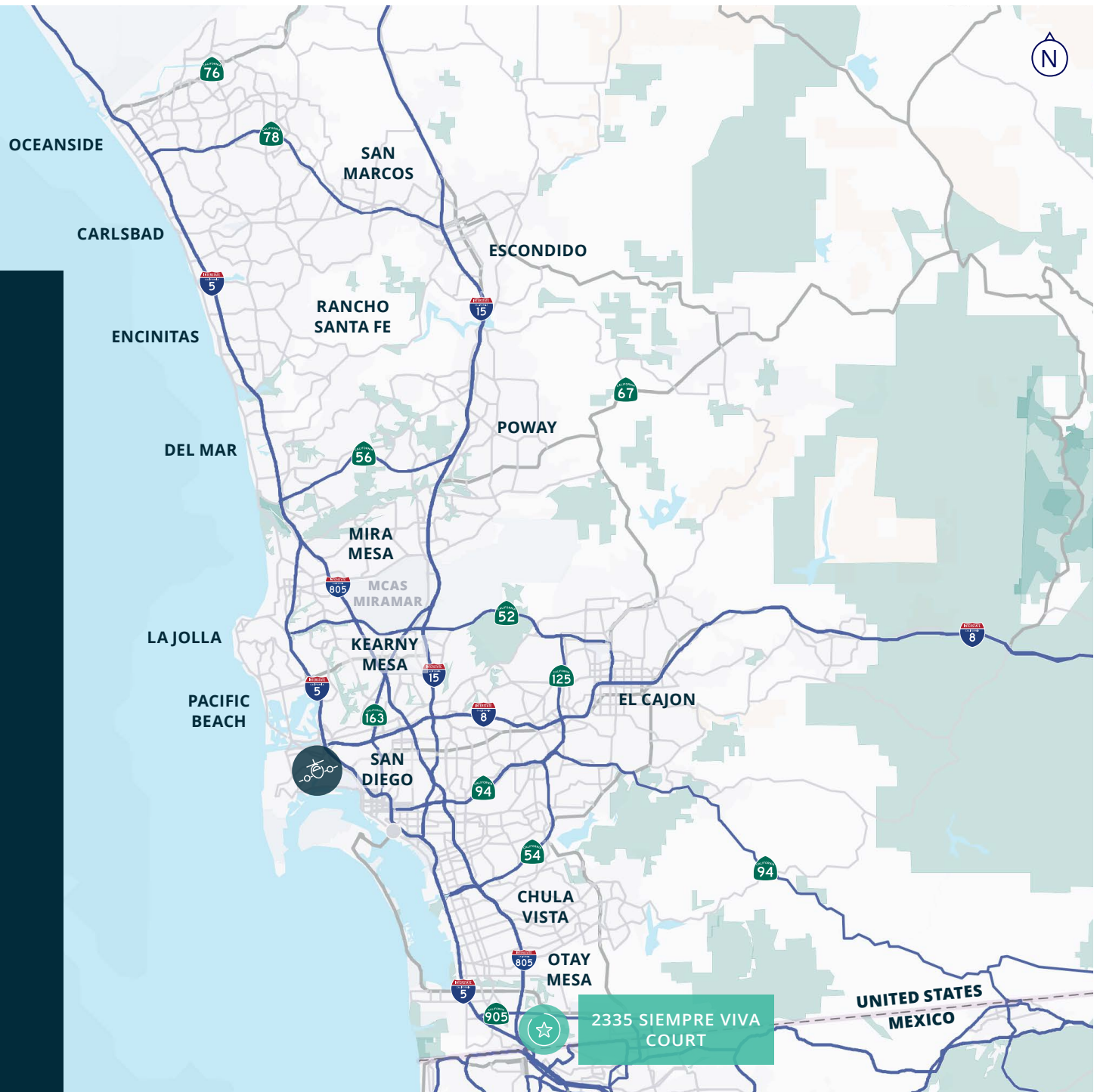
To Kearny Mesa

## 28 Miles

To Miramar/UTC

## 125 Miles

To Ports of Los Angeles / Long Beach



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