

For Lease

54,168 SF Available

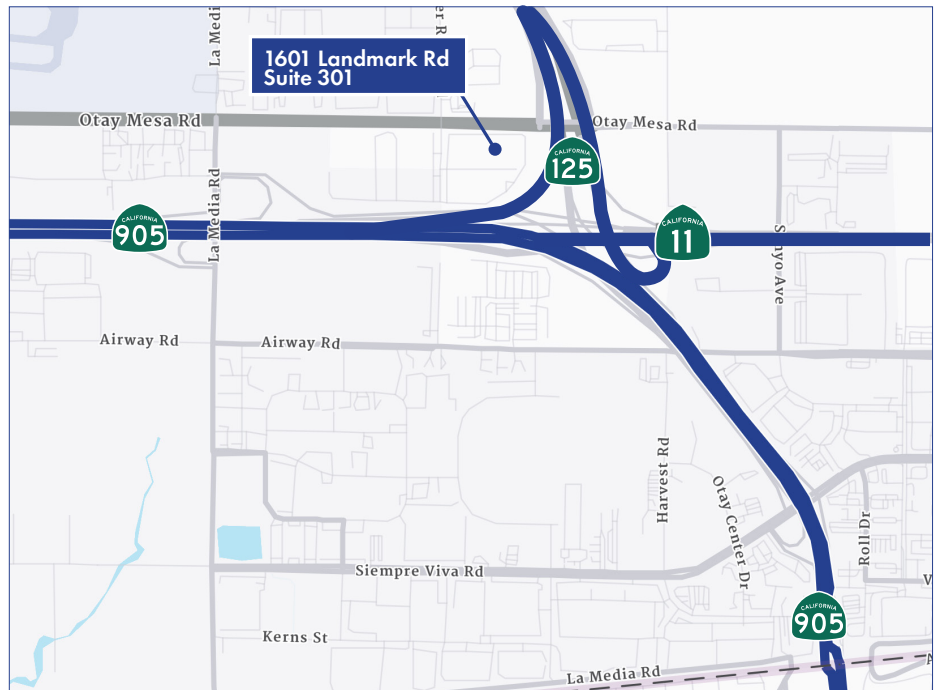
Colliers

1601 Landmark Rd, Suite 301
San Diego, CA 92154



Property Features

- 54,168 SF industrial space
- 2,952 SF office
- 32' Clear height
- Fire sprinkler system: ESFR
- 12 Dock high doors
- 1 Ground level door w/ramp
- Lighting: LED
- 1.1 Per 1,000 SF parking
- Bay spacing: 50' x 52' w/60' speed bays (Typ)
- State-of-the-art new construction
- Freeway and Otay Mesa frontage
- Downtown - 19 miles
- Naval Station - 15 miles
- Otay Border Crossing - 2 miles
- Lease Rate: Contact Broker
- NNN Expenses: \$0.295/SF/Mo



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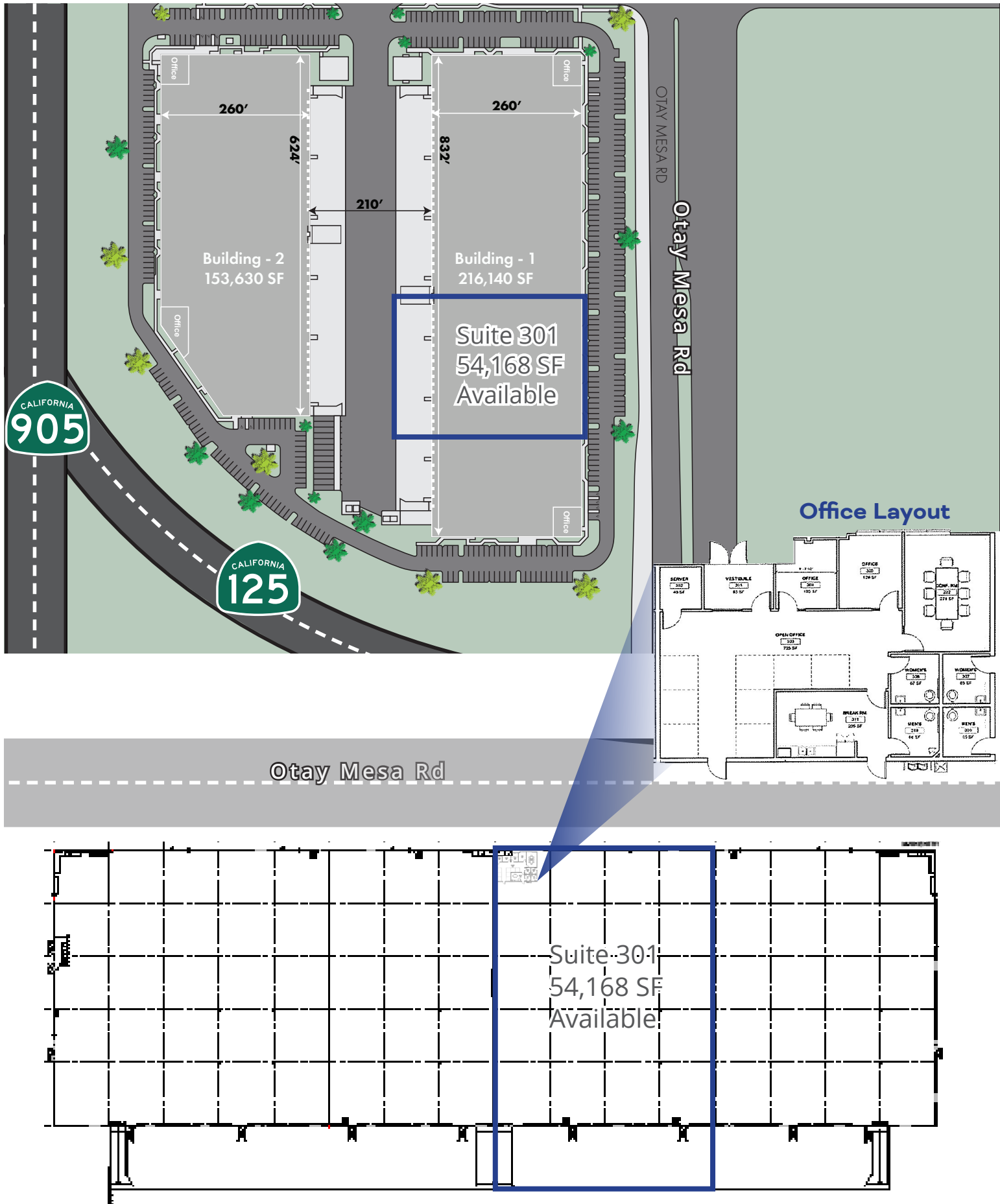
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Site Plan // Floor Plan // Office Layout



Corporate Neighbors



LOCATION & DESIGN

- Freeway Frontage & Access: SR-905 & SR-125
- Access: Direct to La Media Rd & SR-905 Intersection
- Labor: Reverse commute to county's largest labor supply
- Housing: Abundant new housing
- CBX Airport: TJ International Airport, 2 miles away
- \$50B: Trade volume and truck traffic at Otay POE-2019
- Otay II POE: Project Ongoing
- 36' Clear Height Buildings 3 & 4
- Trailer Parking and Secured Yard
- "Superflat" Warehouse Floors
- "Clerestory" Warehouse Windows - Superior Daylight Harvesting



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