



# OTAY II COMMERCE CENTER

7707 Paseo De La Fuente

San Diego, CA 92154

## INDUSTRIAL WAREHOUSE BUILDING FOR SUBLEASE

### 36,360 SF AVAILABLE



#### CONTACT

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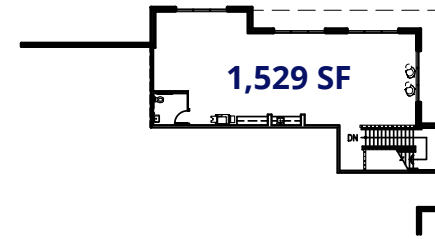
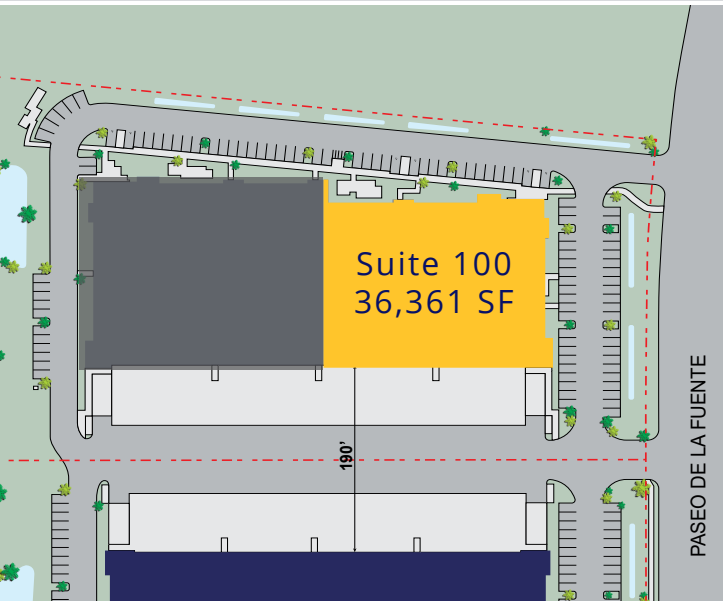




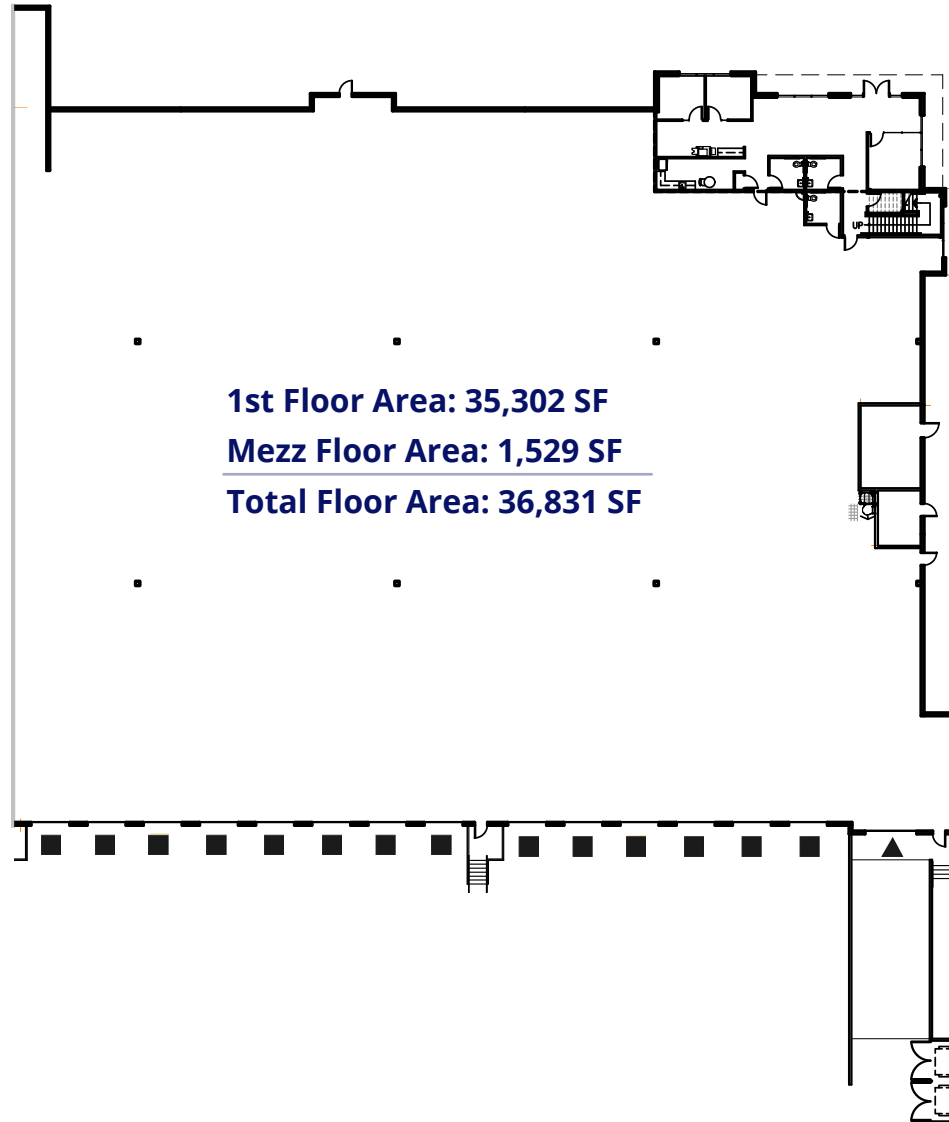
**7707 PASEO DE LA FUENTE  
SUITE 100**

**PROPERTY HIGHLIGHTS**

Suite 100	36,361 SF
Office	3,060 SF Total Office incl. 1,529 SF Mezz Office
Clearance	32' minimum
Fire Sprinkler	ESFR
Loading	-14 Dock High Doors -1 Ground Level Door w/ ramp
Lighting	LED
Truck Court	190'
Term Expiration	April 30, 2027
Sublease Rate	\$1.10 NNN



**MEZZ LEVEL**



**1st Floor Area: 35,302 SF**  
**Mezz Floor Area: 1,529 SF**  
**Total Floor Area: 36,831 SF**



**NORTH**

# LOCATION

- **Freeway Frontage & Access:** SR-11
- **Access:** Direct to Otay Mesa Rd and SR-905 & SR-125
- **Labor:** Reverse commute to county's largest labor supply
- **Housing:** Abundant new housing ([Visit Here](#) [And Here](#))

- **CBX Airport:** TJ International Airport, 2 miles away ([Visit Here](#))
- **\$52B & 1M:** Trade volume and truck traffic at Otay POE-2019
- **Adjacent to Otay II POE:** Projected completion 2024 ([Visit Here](#))



TIJUANA AIRPORT

BROWN FIELD AIRPORT

OTAY MESA COMMERCIAL BORDER CROSSING

MEXICO

INTERNATIONAL BORDER

SIEMPRE VIVA RD EST. 2025 OPENING

OTAY MESA EAST COMMERCIAL BORDER CROSSING EST. 2026 OPENING

7707 Paseo De La Fuente SAN DIEGO

805

905

125

11

1

2

3

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**plantronics**

**Chipman**  
Relocation & Logistics

**ZEBRA**

**WHALEN**

**STERIS**

**Expeditors**

**Mor**  
Furniture for Less

**Pilot**

**amazon**

**FedEx**

**CHP**

**BD**

**COSTCO WHOLESALE**

**Panasonic**

NORTH

# DRIVE TIMES



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