



BROKER BONUS
\$25,000
VACATION BONUS
GIFT CARD W/ LEASE SIGNED
BEFORE END OF Q2 2026



FOR LEASE

7615 Siempre Viva Road San Diego, CA 92154



±45,180 SF Industrial Building
in Otay Mesa

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Property Essentials

7615 Siempre Viva Road offers prime access to U.S. and Mexico markets, making it an ideal location for businesses engaged in cross-border trade. Located in Otay Mesa's industrial hub, it connects easily to freeways, ports, and rail services for streamlined logistics. Modern facilities and ample space give businesses a strong advantage in Southern California's supply chain network.

- ±45,180 SF Industrial Space Available
- Operating Expenses Currently Estimated to be \$0.47/SF Monthly
- Available Immediately
- Contact Broker for Lease Rate



Excellent Access to Cross Border Xpress (CBX), SR-905, & Otay Mesa Port of Entry



11 Dock-High Doors
1 Grade-Level Door with Ramp



Visibility/Signage on Siempre Viva Road



27' - 28' Clear Height



3,000 Amps
277/480V*



Sprinklered



180' Truck Court



±5,156 SF Office

**Suite-level power to be verified*

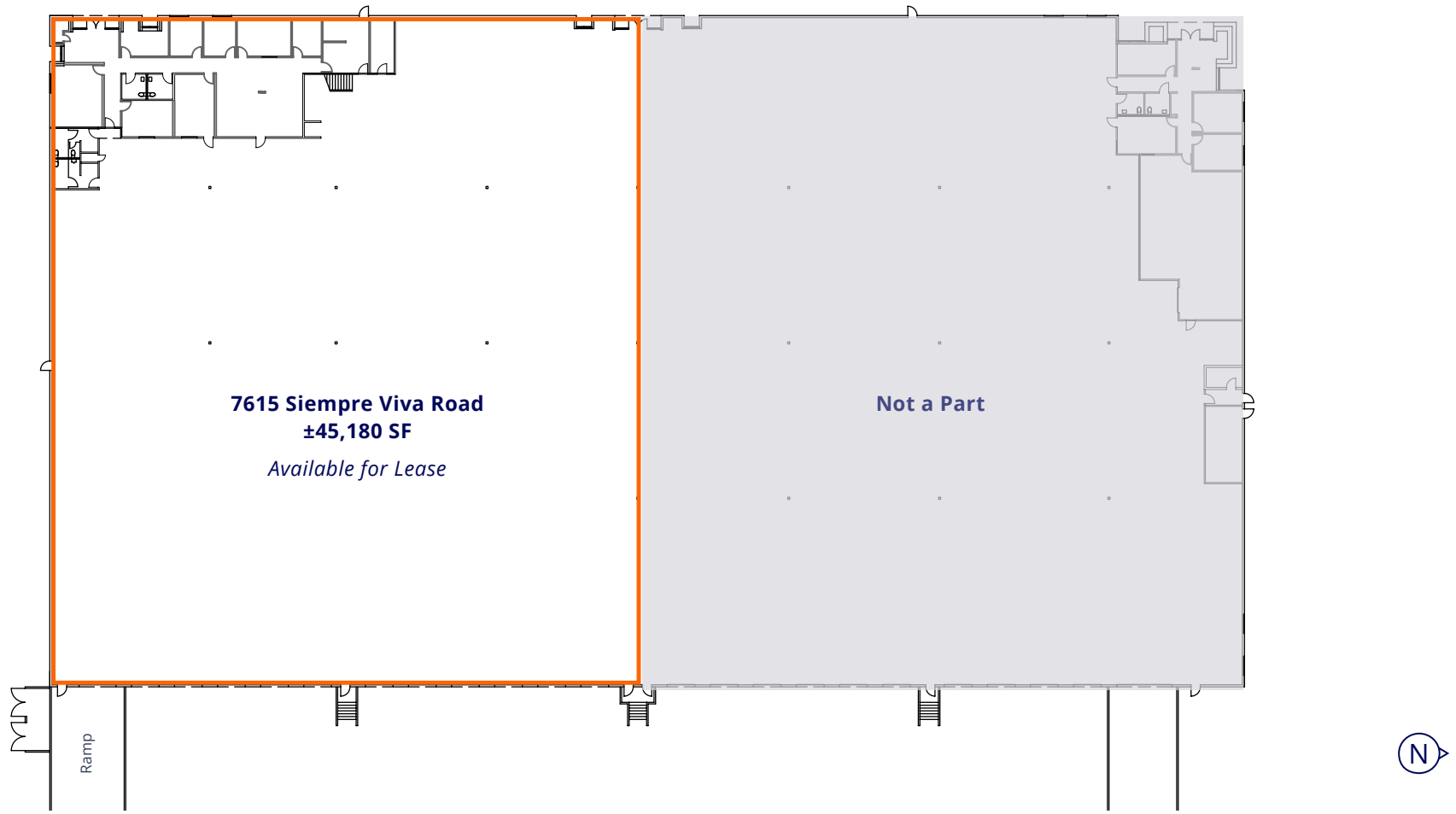
UNITED STATES/MEXICO BORDER



SIEMPRE VIVA ROAD

7615 Siempre Viva Road
±45,180 SF
Available for Lease





Floorplan

±45,180 SF

**Contact Broker
for Lease Rate**

- ±5,156 SF Office
 - 11 Dock-High Doors
 - 1 Grade-Level Door
 - 180' Truck Court
 - 3,000 Amps, 277/480V*
 - 27' - 28' Clear Height
 - Available Now
- *Suite-level power to be verified*



PACIFIC OCEAN

Corporate Neighbors & Accessibility

SAN YSIDRO COMMERCIAL BORDER CROSSING

CBX
CROSS BORDER XPRESS

7615 SIEMPRE VIVA ROAD

BROWN FIELD AIRPORT

TIJUANA AIRPORT

1

2

1

BOSE

CUBIC **TOYOTA**

GENERAL DYNAMICS **Chosen FOODS**

KraftHeinz **MANFREIGHT**

SHARP **MAD ENGINE** **IRON MOUNTAIN**

ups

Honeywell

2

plantronics

Chipman **ZEBRA**

WHALEN **STERIS**

Expeditors **Mor**

Pilot

3

amazon

FedEx **CHP**

BD **COSTCO WHOLESALE**

Panasonic

OTAY MESA PORT OF ENTRY

3

905

11

125

805

5

MEXICO

INTERNATIONAL BORDER

SIEMPRE VIVA RD

OTAY MESA RD

FUTURE SITE OF OTAY MESA EAST PORT OF ENTRY



For Lease in Otay Mesa

7615 Siempre Viva Road
San Diego, CA 92154

Contact Us

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