

OTAY CROSSING BUSINESS PARK

**REDUCED
ASKING
RATE***

**\$0.80 NNN Year 1
\$1.10 NNN Year 2
\$1.30 NNN Year 3**

*for 2340 Enrico Fermi Building Only

2340 ENRICO FERMI DRIVE & 10025 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154

FOR MORE INFORMATION:

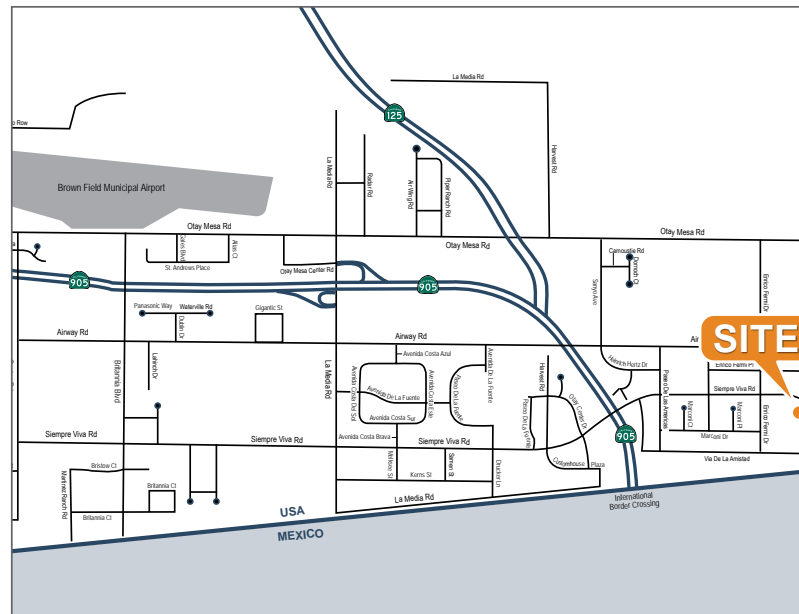
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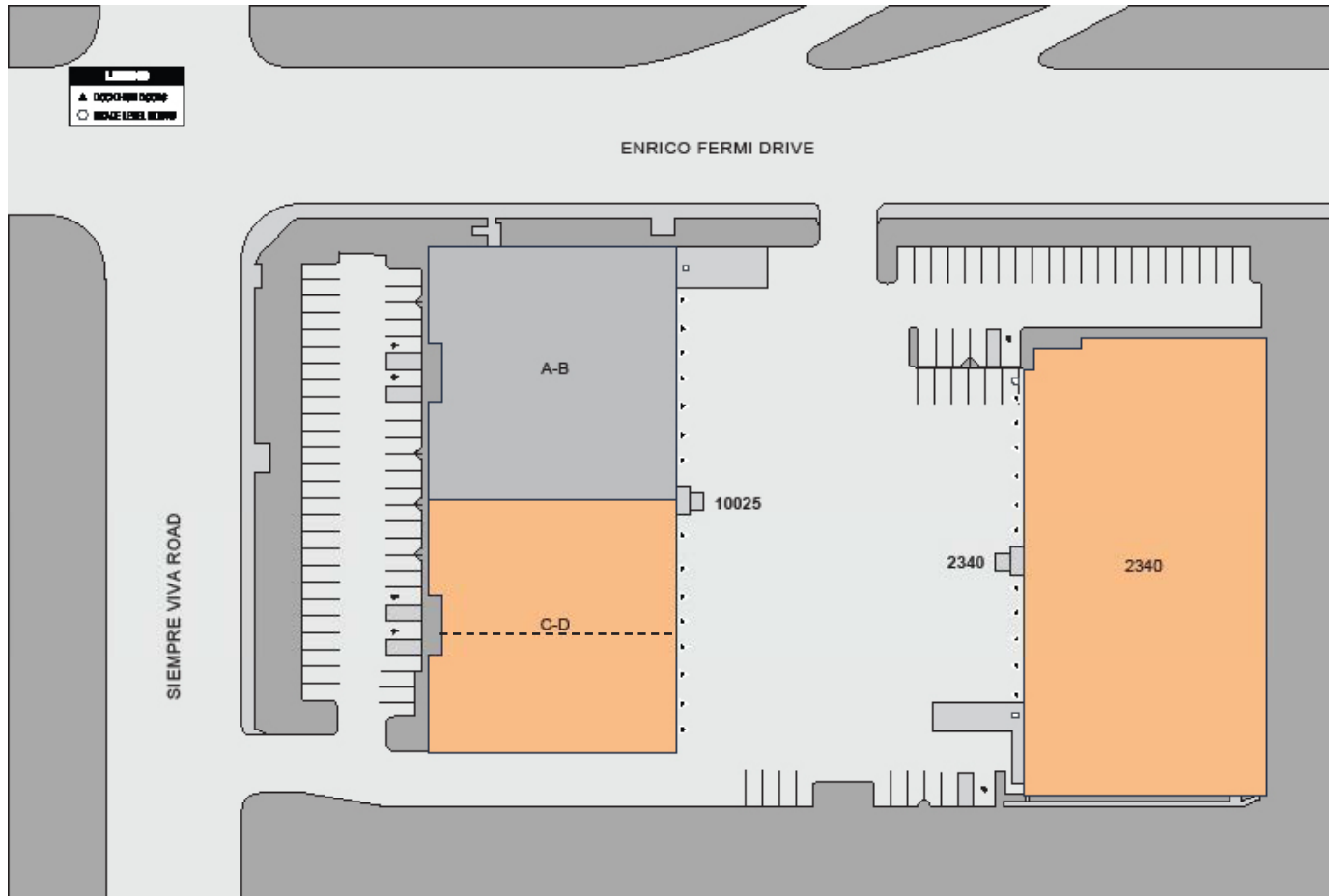


PROPERTY FEATURES

- » ±66,184 Square Foot Industrial Park
- » 2 Buildings
- » ±8,065, ±16,130 SF, ±29,656 SF Available for Lease
- » Flexible industrial suite sizes
- » 28 dock high loading doors
- » 3 grade level loading doors
- » 24' warehouse clearance
- » Near Highways I-5, I-805, I-905; SR-125
- » Enterprise & Foreign Trade Zone Adjacent to International Border & commercial truck route
- » Excellent ingress, and egress points for trucks

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SITE PLAN



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AVAILABLE

BUILDING	SUITE	TOTAL SF	OFFICE	WAREHOUSE	COMMENTS	RATE
2340	Freestanding	29,656 SF	4,981 SF	24,675 SF	11 Dock High Doors, 1 Grade Level Door	\$0.80 NNN Year 1 \$1.10 NNN Year 2 \$1.30 NNN Year 3
10025*	C-D	16,130 SF	2,041 SF	14,089 SF	8 Dock High Doors, 1 Grade Level Door	\$1.30 NNN
*Demisable to		8,065 SF	1,020 SF	7,045 SF	4 Dock High Doors, 1 Grade Level Door	\$1.35 NNN

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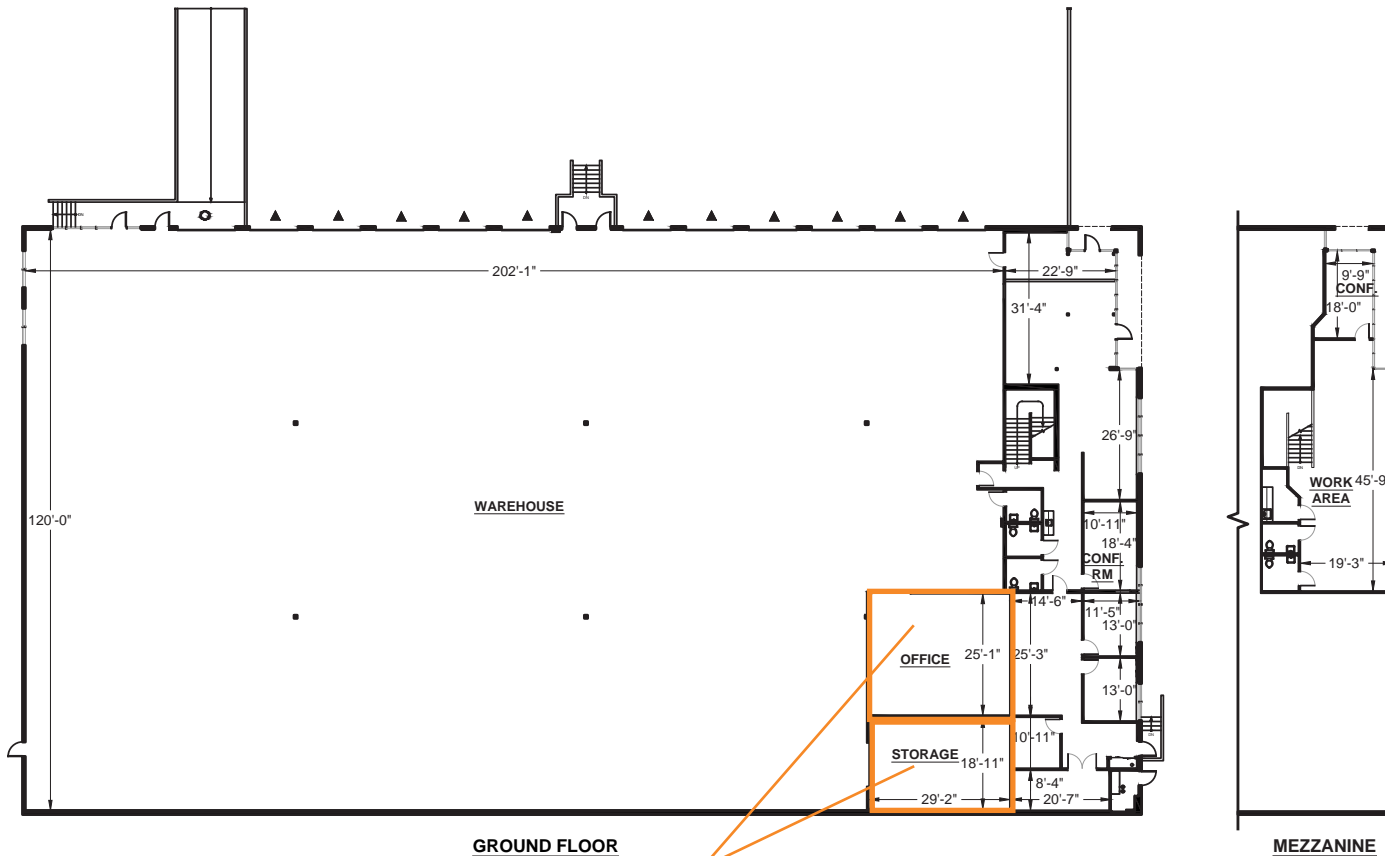
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FLOOR PLAN

Single Tenant Freestanding Building

BUILDING	2340 Enrico Fermi Drive
SUITE	2340
TOTAL SF	29,656 SF
OFFICE AREA	4,981 SF : Can be reduced

WAREHOUSE AREA	24,675 SF
CLEAR HEIGHT	24'-0"
COMMENTS	11 Dock High Doors; 1 Grade Level Doors



***OFFICES CAN BE REMOVED**



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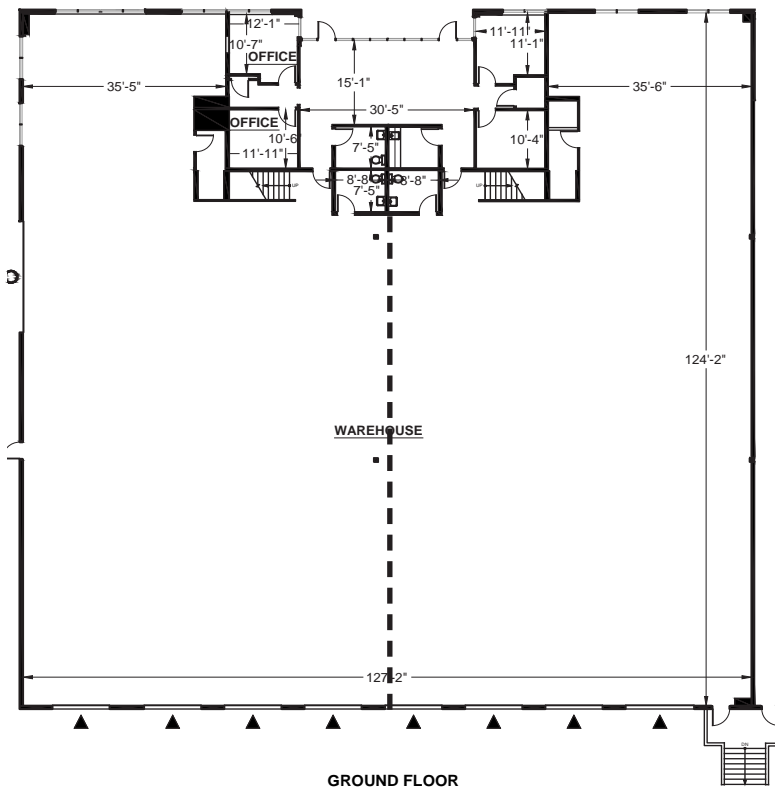
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OTAY CROSSING BUSINESS PARK

FLOOR PLAN

BUILDING	10025 Siempre Viva Rd	WAREHOUSE SF	14,089 SF
SUITE	C-D	CLEAR HEIGHT	24'-0"
TOTAL SF	16,130 SF *	COMMENTS	8 Dock High Doors; 1 Grade Level Doors
	*demisable to ±8,065 SF		
OFFICE SF	2,041 SF		



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AMENITIES



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NEARBY AMENITIES

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PROPERTY PHOTOS



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