

# ⚡ HEAVY POWER FACILITY ⚡



CROSSINGS INDUSTRIAL



**CLASS A INDUSTRIAL BUILDING**

**FOR SALE OR LEASE**

±110,825 SF | OTAY MESA | AVAILABLE NOW



## POSITIONED IN THE CENTER OF OTAY MESA'S WHITE-HOT INDUSTRIAL MARKET

### SINGULAR OPPORTUNITY

The Otay Mesa market is reaching historic levels of demand for industrial real estate. Crossings Industrial is a pristine property with immediate access to customers, highly skilled labor, and commercial border crossing.

### PRIVATE & PROTECTED

Highly secure with no shared architecture; capacity to fence and safeguard.

### UNPARALLELED UTILITY

Class A project featuring 32' clear heights, ESFR fire suppression system, 11 dock-high doors, 2 grade-level doors, and heavy power.

### ATTRACT & RETAIN TALENT

Infrastructure to support highly skilled and blue-collar workers with a robust transportation system, abundant housing for middle-income families, and a reverse commute for the county's largest labor supply.



CROSSINGS  
INDUSTRIAL





# PROJECT HIGHLIGHTS

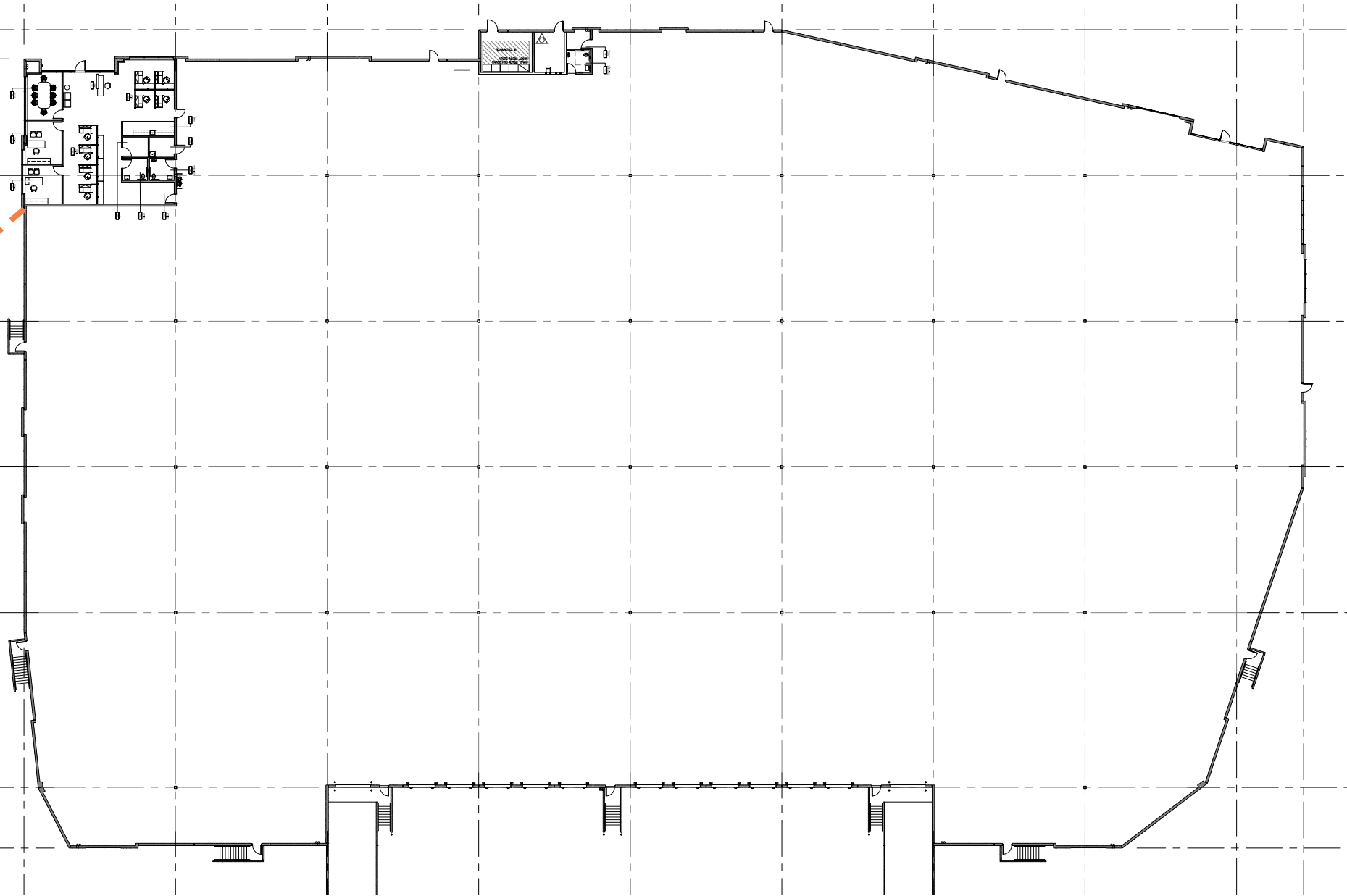
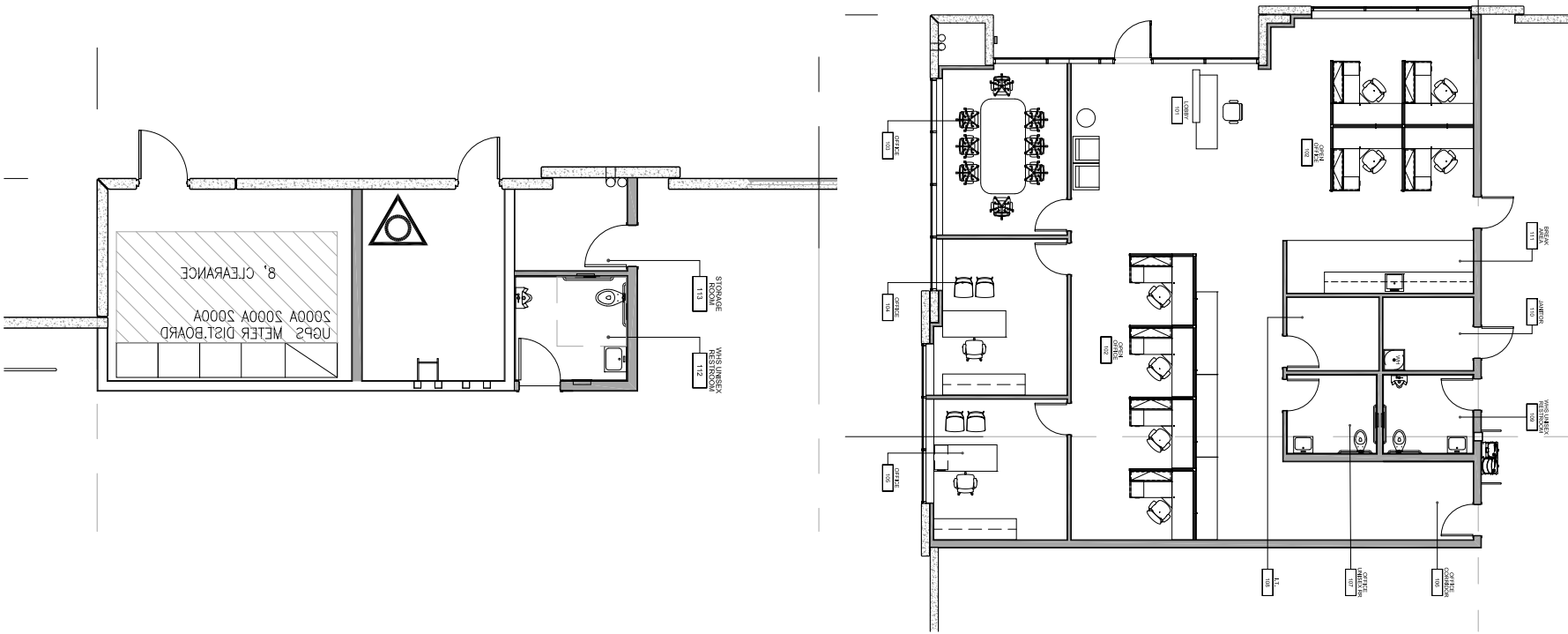
|   |  |  |  |  |  |
|---|--|--|--|--|--|
| ±110,825 SF<br>Building Total Size      |  | ESFR Sprinklers  |  | 52' x 50'<br>Column Spacing                              |  |
| ±2,816 SF<br>Building Office Area       |  | Heavy Power<br>3,000a                                  |  | LED Lighting   |  |
| 32' Clear Height                        |  | Truck Loading<br>11 Dock-High Doors                    |  | Parking<br>100 Spaces                                    |  |
| 130'<br>Truck Court Depth               |  | Truck Loading<br>2 Grade-Level Doors                   |  | Freeway<br>Frontage Visibility                           |  |
| Ideal East Otay<br>Location             |  | Immediate Access to Inbound<br>CHP Inspection Facility |  | Gated, Secured<br>Facility                               |  |
| Quick, Easy, Access<br>to I-905 Freeway |  | Located on<br>Quiet Cul-De-Sac                         |  | Sale Price: Contact Broker<br>Lease Rate: Contact Broker |  |

CLICK HERE TO WATCH MARKETING VIDEO



# THE FLOOR PLAN

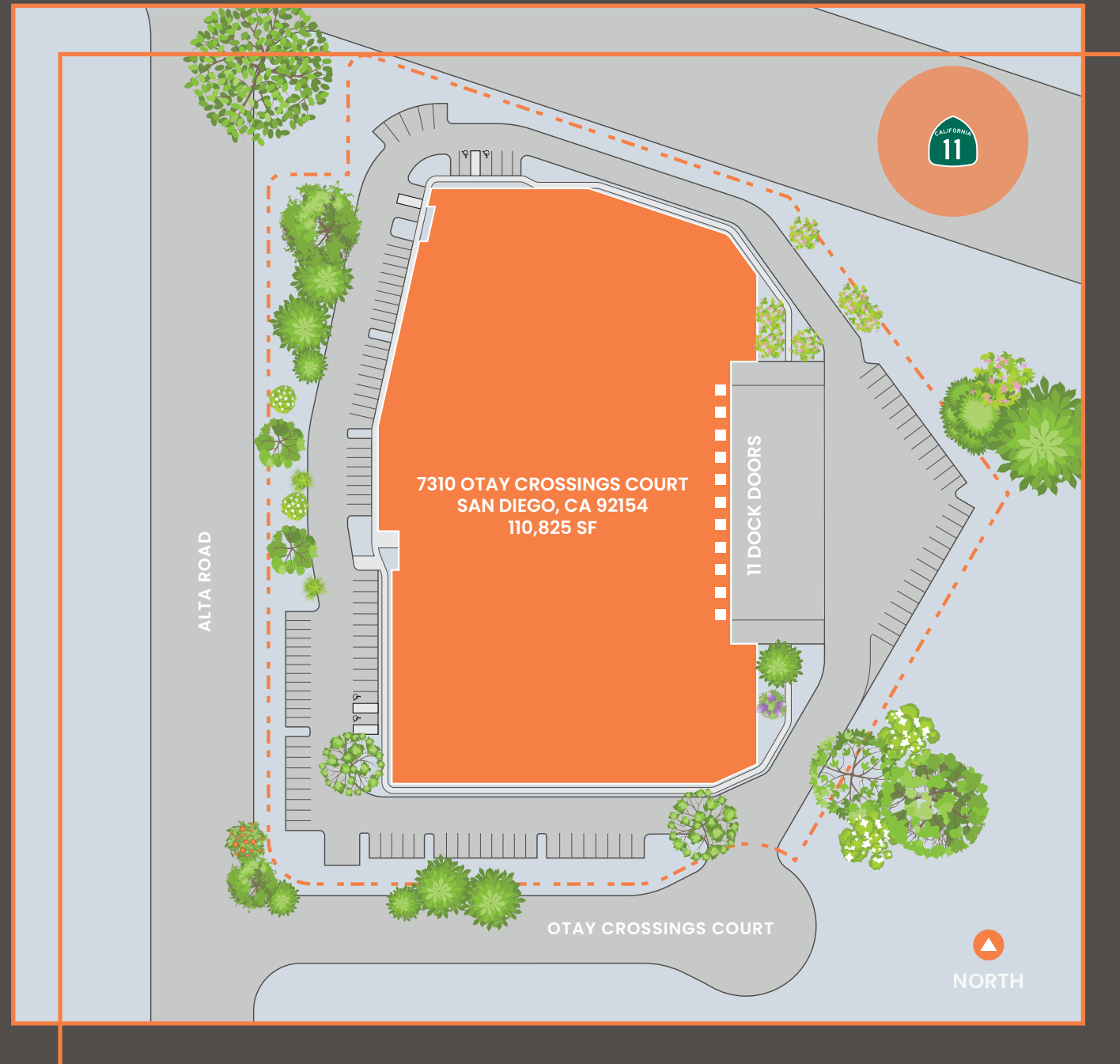
±2,816 SF Building Office Area



±110,825 SF Building Total



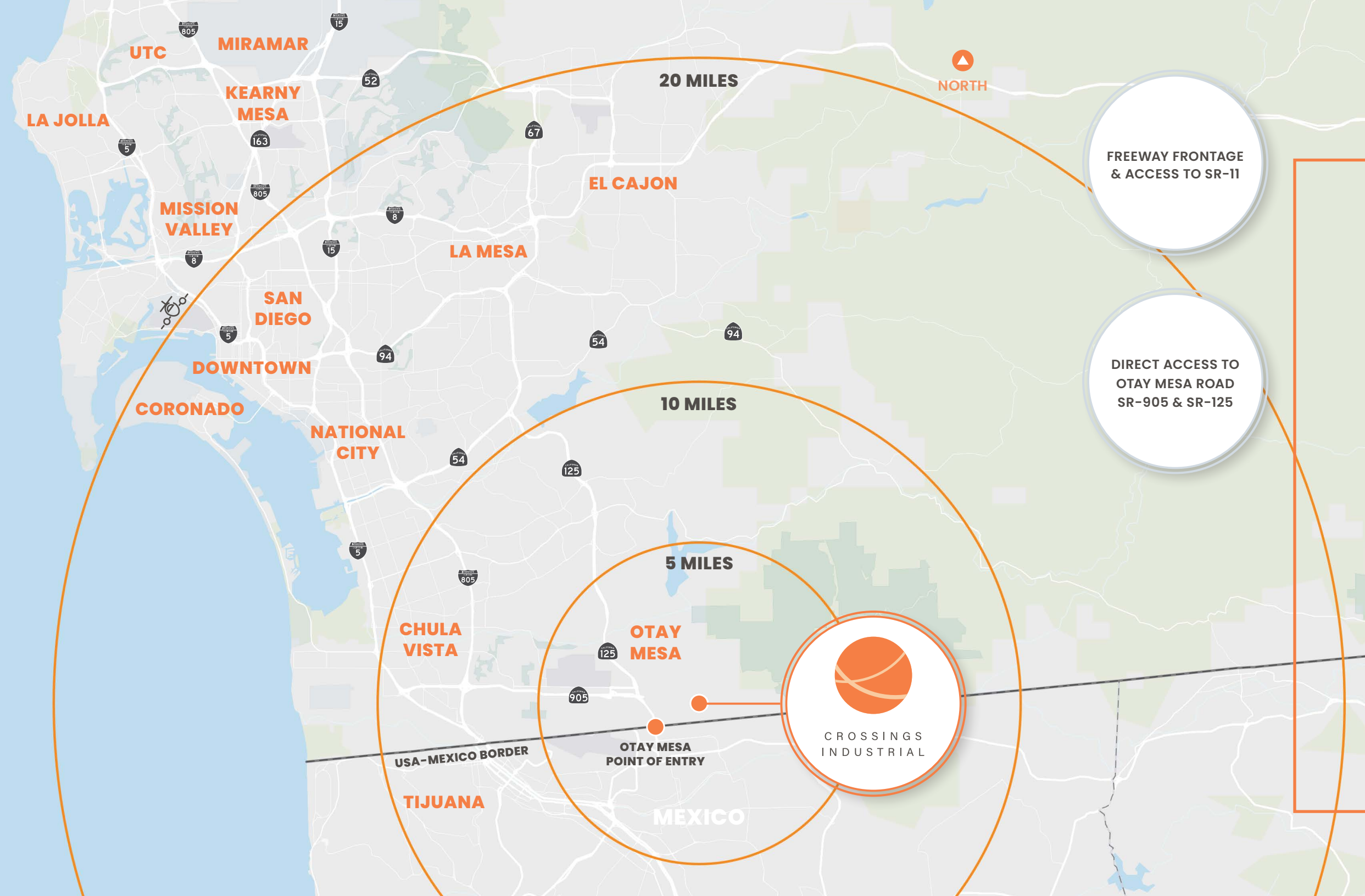




## THE SITE







- **18 MILES**  
TO NAVAL BASE SAN DIEGO & SHIPYARD
- **21 MILES**  
TO DOWNTOWN SAN DIEGO
- **20 MILES**  
TO EL CAJON
- **24 MILES**  
TO SAN DIEGO INTERNATIONAL AIRPORT
- **26 MILES**  
TO KEARNY MESA
- **30 MILES**  
TO MIRAMAR/UTC

**MAXIMUM ACCESS**

# TRANSPORT TIMES



# THE LOCATION

## A STONE'S THROW FROM ULTRAMODERN OTAY MESA EAST POINT OF ENTRY

The Otay Mesa East Port of Entry Project (OME POE) is a joint venture to create a 21st-century border crossing for the San Diego-Baja California region that will enhance regional mobility and fuel economic growth and binational trade. Construction is currently underway.



**2021 TRUCK TRAFFIC**  
**1 Million Vehicles**



**2021 TRADE VOLUME**  
**\$50.9B**



**CLICK TO LEARN MORE**

## POPULATION 2022

**307,715**  
Within 10 Miles  
**1,459,537**  
Within 20 Miles  
**2,140,074**  
Within 30 Miles



**COUNTY'S  
LARGEST LABOR  
SUPPLY**

## ABUNDANT NEW HOUSING

**89,719**  
Within 10 Miles  
**528,576**  
Within 20 Miles  
**806,067**  
Within 30 Miles



**HOUSING UNITS  
2022**



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