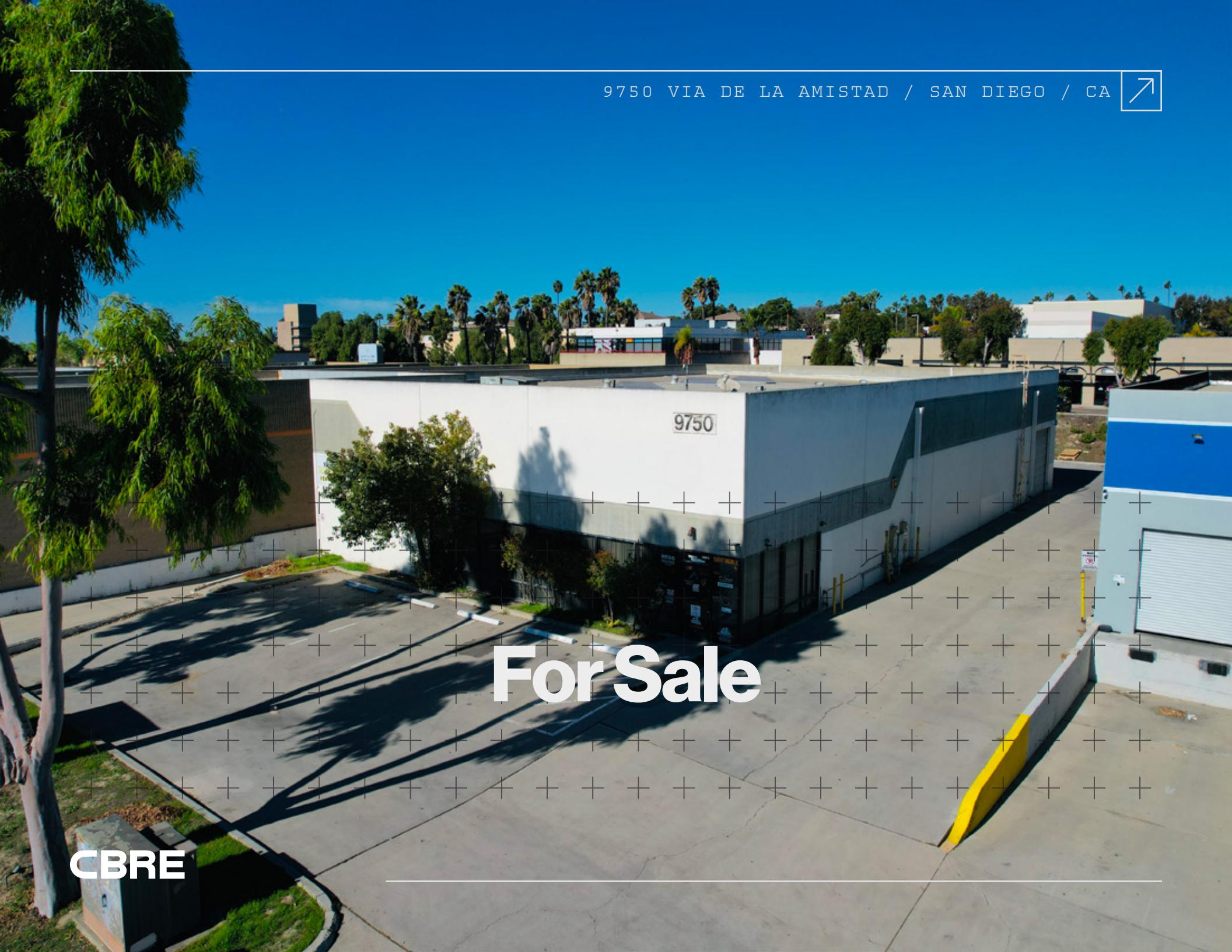


9750 VIA DE LA AMISTAD / SAN DIEGO / CA 



For Sale

CBRE



9750 Via de la Amistad

Otay Mesa, CA

Located in the heart of San Diego's thriving Otay Mesa industrial hub! This facility at 9750 Via de la Amistad offers the perfect combination of strategic location, flexible space, and high visibility. Walking distance from the Otay Mesa Port of Entry and major freeways, it provides seamless access to both U.S. and Mexico markets—ideal for logistics, distribution, and cross-border operations.

Where
Logistics
Meets
Opportunity!

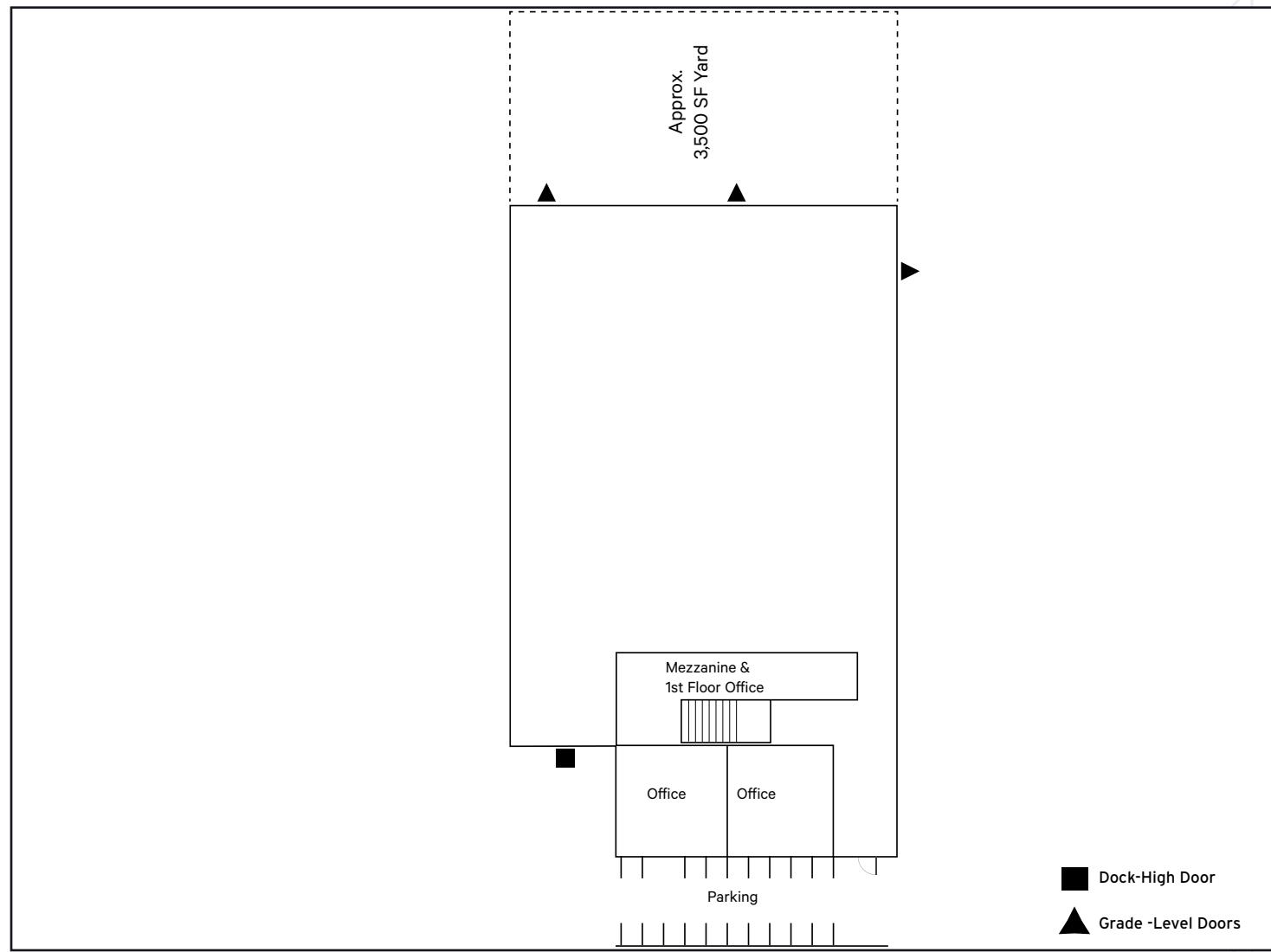
Building Specifications

Type	Details
Available Space (SF)	8,721 SF
Clear Height	24'
Docks-High Doors	1 DH
Grade-Level Doors	3 GL
Power	200AMPS/3P
Zoning	IL-2-1
Land Size	0.54 acres
Parking Ratio	2.98/1,000 SF
Year Built	1987



Floor Plan

9750 Via de la Amistad



Aerial Map

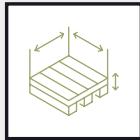
9750 Via de la Amistad

Imperial Beach

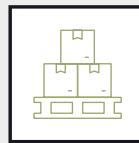
Chula Vista



HIGHLIGHTS

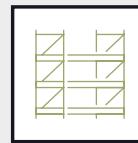


Available SF
8,721SF



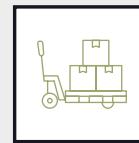
Connectivity

Immediate access to I-905, I-805, and SR-125, plus proximity to the U.S.-Mexico border.



High Exposure

Benefit from visibility to both local industrial traffic and cross-border trade flows.



Industrial Hub

The property sits in Otay Mesa's premier logistics district, known for heavy truck traffic and international trade.



FOR SALE

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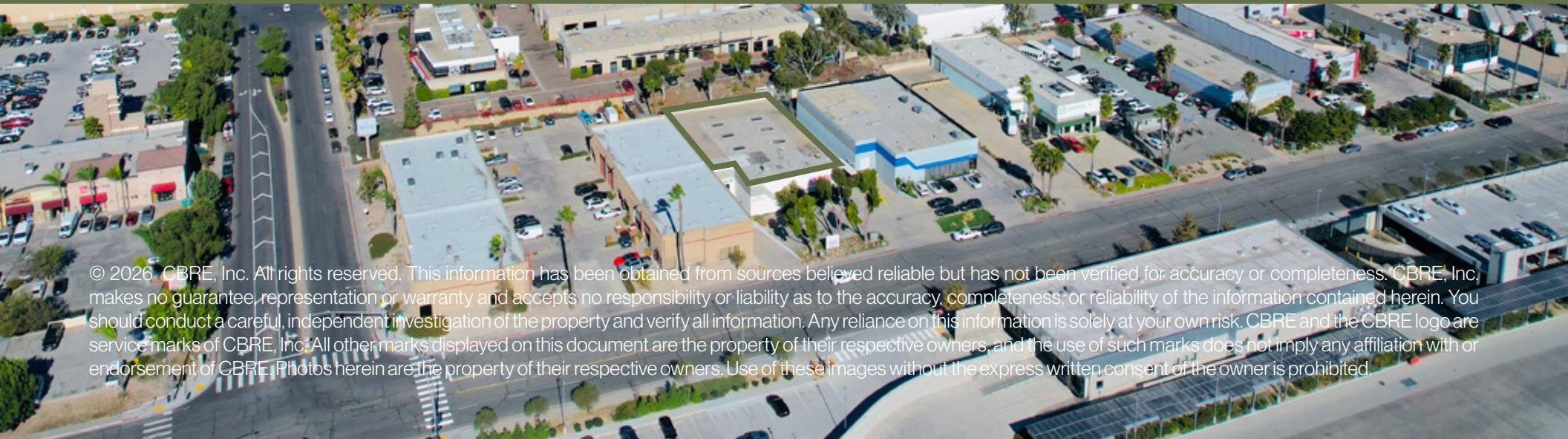
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CBRE

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