









FOR SALE OR LEASE

7811 PASEO DE LA FUENTE | 46,177 SF

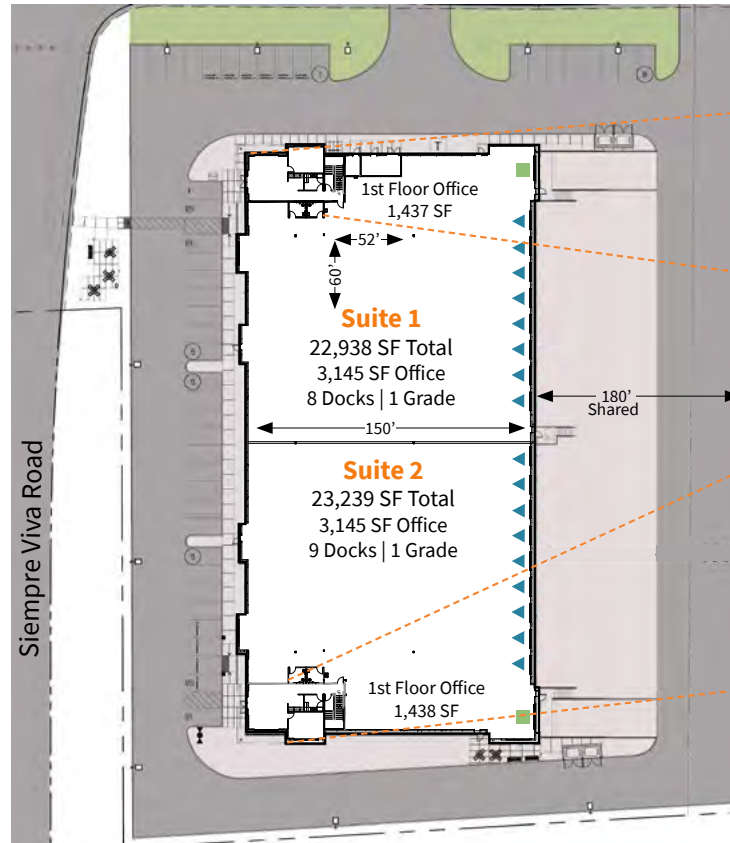
DIVISIBLE TO 22,938 SF & 23,239 SF

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING

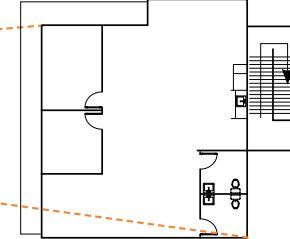


-  **46,177 SF**
TOTAL SPACE AVAILABLE (SF)
-  **6,290 SF**
NEW SPEC OFFICE (SF)
-  **22,938 SF**
DIVISIBLE TO (SF)
-  **17 DOCK**
DOORS
-  **2 GRADE**
DOORS
-  **32'**
MINIMUM CLEAR HEIGHT
-  **ESFR**
SPRINKLERS
-  **45 (1.19:1,000)**
VEHICLE PARKING STALLS
-  **60'x52'**
COLUMN SPACING
-  **2,000A**
480V POWER
-  **180'**
SHARED TRUCK COURT DEPTH
-  **150'**
BUILDING DEPTH
-  **TRAILER YARD**
54 NEARBY STALLS FOR LEASE

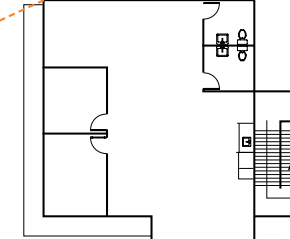
\$325,000
LEASING INCENTIVE
Available to qualified Tenants based on a 5 year min. lease term signed by 12/31/2024



2nd Floor Office | 1,708 SF



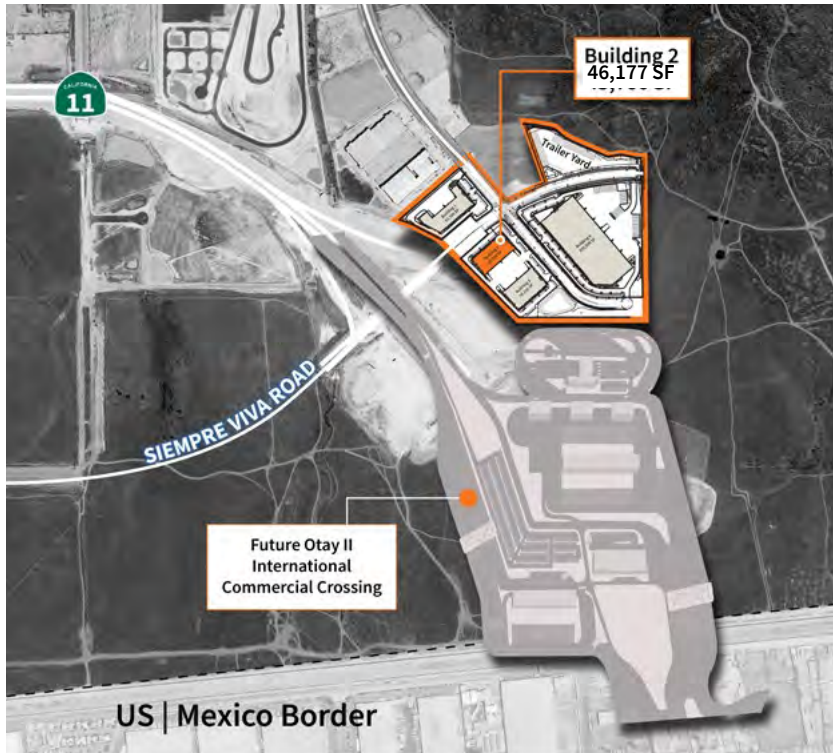
2nd Floor Office | 1,707 SF



-  2 GRADE LEVEL DOORS
-  17 DOCK DOORS

FUTURE OTAY II
BORDER CROSSINGS

NEW CLASS A INDUSTRIAL AVAILABLE NOW



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