

FOR SALE OR LEASE

7823 PASEO DE LA FUENTE | 50,505 SF

DIVISIBLE TO 24,910 SF & 25,595 SF

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING



50,505 SF
TOTAL SPACE AVAILABLE (SF)



6,250 SF
NEW SPEC OFFICE (SF)



24,910 SF
DIVISIBLE TO (SF)



15 DOCK
DOORS



2 GRADE
DOORS



32'
MINIMUM CLEAR HEIGHT



ESFR
SPRINKLERS



53 (1.34:1,000)
VEHICLE PARKING STALLS



60'x52'
COLUMN SPACING



2,000A
480v POWER



180'
SHARED TRUCK COURT DEPTH



168'
BUILDING DEPTH



TRAILER YARD
54 NEARBY STALLS FOR LEASE

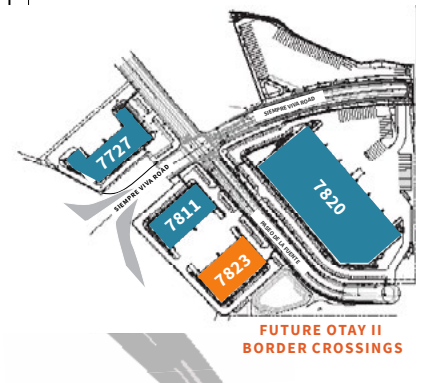
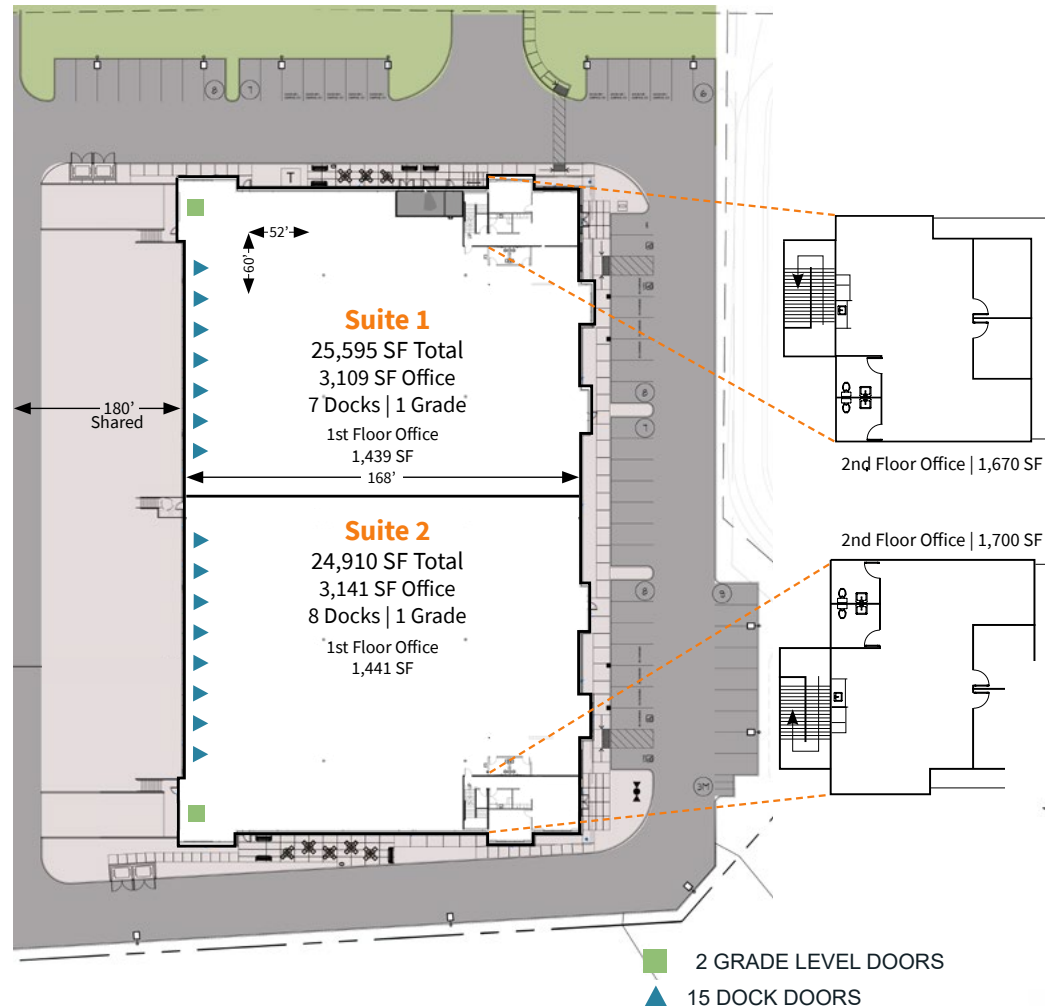
\$350,000
LEASING INCENTIVE
Available to qualified Tenants based on a
5 year min. lease term signed by 03/31/2025



video



website



NEW CLASS A INDUSTRIAL AVAILABLE NOW



Andy Irwin
+1 858 232 1709
andy.irwin@jll.com
RE lic. #01302674

Greg Lewis
+1 858 699 1629
greg.lewis@jll.com
RE lic. #01365602



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