

**3.39 ACRES OF LAND
AVAILABLE FOR LEASE**



**CAMINO MAQUILADORA
OTAY MESA, SAN DIEGO, CA 92154**

**IDEAL FOR TRUCKING, AUTO
PARKING, AND OUTDOOR STORAGE**

CBRE





3.39-Acre Net Usable Space
Divisible into a 1.734-Acre and a 1.656-Acre Yard



Permitted Uses Include: Truck Parking, Auto
Parking, Equipment and Materials Storage Yard
and More



Zoned IBT 1-1



Located Minutes from the U.S.-Mexico Border
with Direct Access to Major Freeways



Multilingual Team that Specializes in the
CaliBaja Region. Hablamos Espanol!



1.656 AC

1.735 AC

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40% of population resides in communities along the U.S.-Mexico border



3 public U.S. ports of entry: San Ysidro, Otay Mesa & Tecate



4 Mexican ports of entry: Otay Mesa, El Chaparral, San Ysidro, and Tecate



+106M individual crossings per year



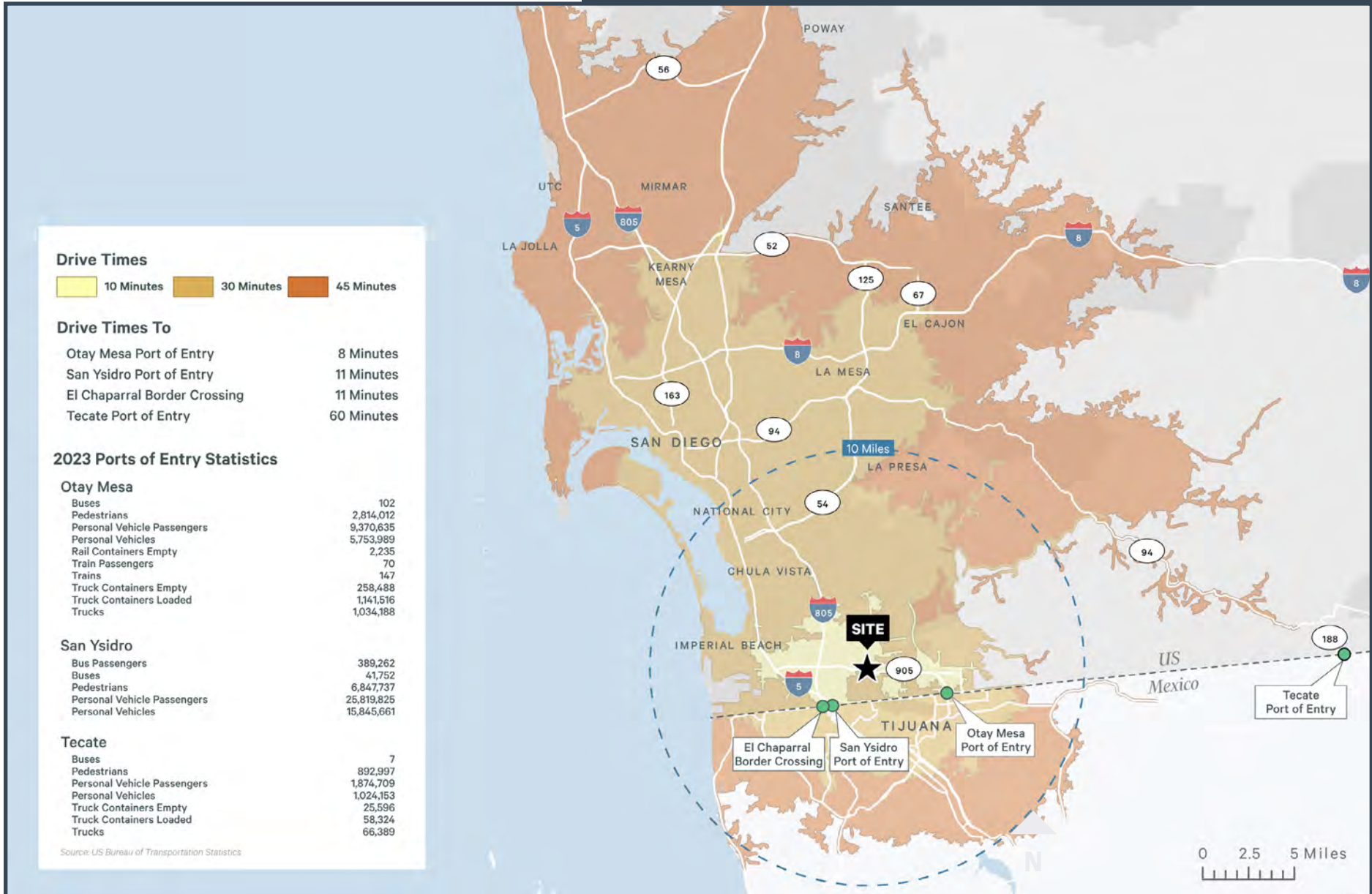
+48M cars and trucks cross the border per year



\$49B in trade crosses annually through Otay Mesa ports of entry



HEAT MAP



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CAMINO MAQUILADORA

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