

Otay Mesa Land For Sale

6425 Lonestar Rd,
San Diego, CA 92154

2 parcels 10.6 AC & 6.22 AC
Can be sold separately
Price for both: \$18.5MM



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THE OFFERING



Location

Located in the southernmost region of San Diego, Otay Mesa offers a unique blend of open space, modern infrastructure, and strategic accessibility. With its expansive views, wide streets, and proximity to major freeways—including the SR-905, I-805 and I-5—Otay Mesa provides seamless connectivity to the rest of San Diego County. Its location near the U.S.–Mexico border also positions it as a dynamic hub for cross-border commerce and cultural vibrancy.

Otay Mesa is rapidly growing, with new residential communities, commercial developments, and industrial parks transforming the area into a thriving destination for both businesses and families. The neighborhood features convenient access to shopping, dining, and outdoor recreation, including nearby nature preserves and regional parks. With its blend of opportunity, convenience, and future-focused development, Otay Mesa stands out as one of San Diego's most promising and up-and-coming locations.



drive times:

*Chula Vista Bayfront Park
20 minutes*

*Otay MEsa Port of Entry
15 minutes*

*Downtown San Diego
30 minutes*

*San Diego International Airport
30 minutes*

SITE/BUILDING OVERVIEW

The site has two buildings on it which consists of a wood frame office building and steel cold storage building. The improvements were built in 1979 and contain a total of 22,000 square feet of building area and feature 21' clear heights, six drive-in doors, and an estimated 10% office space. The improvements feature cold storage space.

The site consists of two parcels, 10.6AC & 6.22AC and can be sold separately.

ADDRESS	6425 Lonestar Road, San Diego, CA 92154
BUILDING DESCRIPTION	22,000 SF refrigerated warehouse
APN	646-070-49-00; 646-070-48-00
TOTAL BUILDING SIZE	22,000 SF
TOTAL LOT SIZE	16.82 AC [10.6 AC; 6.22 AC]
CLEAR HEIGHT	21'
GRADE LEVEL DOORS	6
ELECTRICAL SERVICE	800 amps, 3 phase
VEHICLE PARKING	2 acres paved
ZONING	IL-2-1



ADVANTAGES

OTAY MESA:

Otay Mesa is strategically located with new SR-125 & SR-905 freeways connecting the area and the international Port of Entry directly into the interstate system.

Land Port of Entry is California's busiest commercial port, handling over \$50B in annual trade & nearly 1M trucks per year.

Well positioned location for serving both San Diego and Tijuana/Baja manufacturing bases.

Fewer residential conflicts with neighboring parcels being industrial/warehouse sites.

San Diego's go-to submarket for cost-effective industrial space due to freeway connectivity.

Surrounded by "blue-chip" industrial demand drivers (i.e., Amazon, DHL, Costco, etc.) that anchor the submarket, guaranteeing long-term logistics activity.

Large corporate users ensure roads stay improved, infrastructure stay funded, and zoning stays industrial, strengthening the value of the property.

The new \$1B Otay Mesa East Port of Entry & SR-11 Corridor (opening 2028) will increase truck demand, decrease congestion, and push industrial development eastward.

INTERIOR



CORPORATE USERS

- 1. Point Loma
- 2. Coronado
- 3. San Diego International Airport
- 4. Downtown San Diego
- 5. Rohm Semiconductor
- 6. Zebra Technologies
- 7. Brown Field Municipal Airport
- 8. General Dynamics
- 9. DHL Warehouse
- 10. Parker Hannifin
- 11. Steelcase
- 12. Honeywell
- 13. KraftHeinz
- 14. Martin Furniture
- 15. Jensen Meat
- 16. Avery Dennison
- 17. General Dynamics
- 18. FedEx
- 19. Circle Foods
- 20. Tyson Foods
- 21. UPS
- 22. Bose
- 23. Sharp
- 24. Toyota
- 25. Otay Mesa Port of Entry
- 26. Hyundai
- 27. Costco Wholesale
- 28. FedEx
- 29. Panasonic
- 30. Amazon (SAN3 + Related Hubs)



Disclaimer

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