

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



BUILDING HIGHLIGHTS



TOTAL SPACE AVAILABLE (SF)
50,505



LOT SIZE
3.2
ACRES



VEHICLE PARKING
53 (1.38:1,000)
STALLS



CLEAR HEIGHT
32'
MINIMUM



15 DOCK
DOORS



2 GRADE
DOORS



COLUMN SPACING
60'X52'



ESFR
SPRINKLERS



2,000A
480V POWER



180'
TRUCK COURT DEPTH



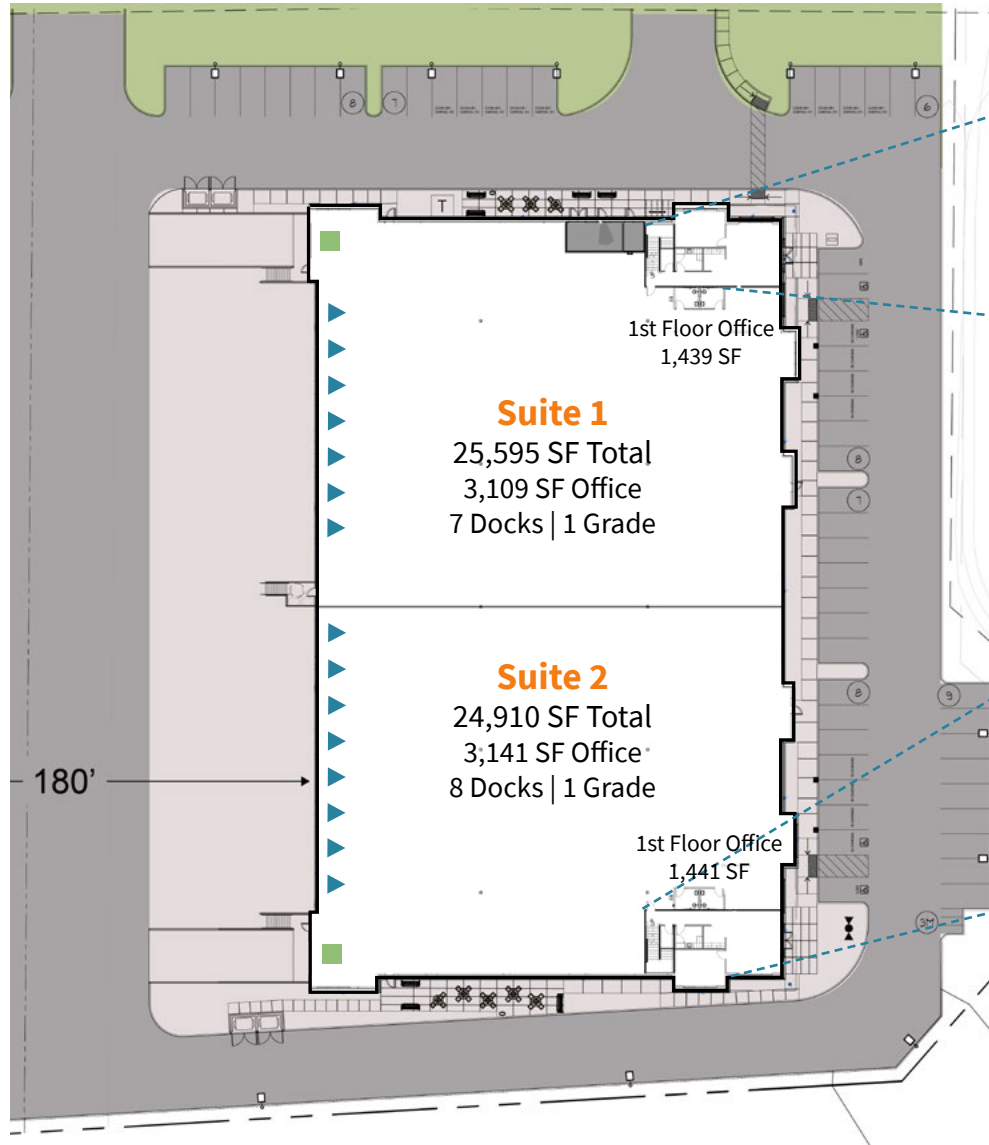
TRAILER YARD
53 NEARBY STALLS FOR LEASE



video

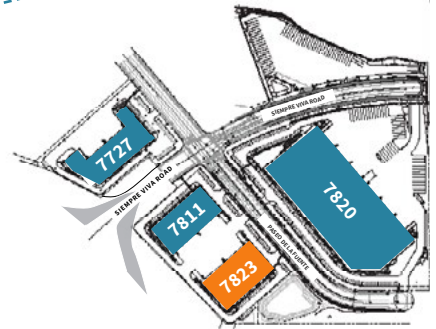
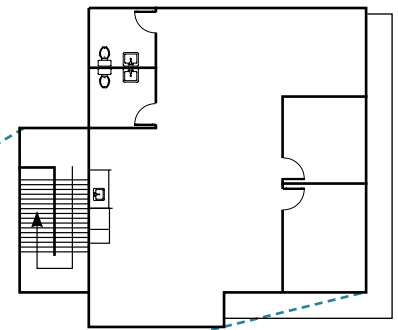
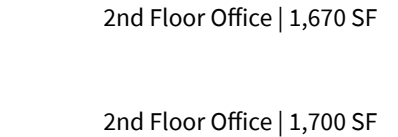
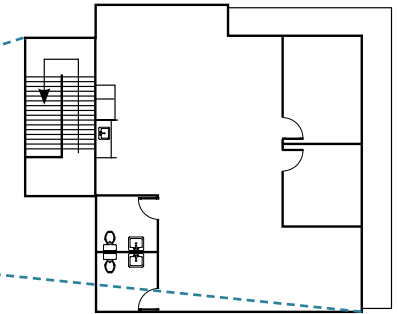


website



■ 2 GRADE LEVEL DOORS

▲ 15 DOCK DOORS



FUTURE OTAY II
BORDER CROSSINGS

NEW CLASS A INDUSTRIAL DELIVERING Q1 2024



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