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7129 ENRICO FERMI PLACE, SAN DIEGO, CA 92154

Colliers



# ENRICO FERMI | INDUSTRIAL



**CLASS A INDUSTRIAL BUILDING  
FOR SALE OR LEASE**

±150,530 SF | OTAY MESA | DELIVERY Q2 2024

# POSITIONED IN THE CENTER OF OTAY MESA'S WHITE-HOT INDUSTRIAL MARKET

## **SINGULAR OPPORTUNITY**

The Otay Mesa market is reaching historic levels of demand for industrial real estate. Enrico Fermi Industrial is a pristine property with immediate access to customers, highly skilled labor, and commercial border crossing.

## **PRIVATE & PROTECTED**

Highly secure with no shared architecture; capacity to fence and safeguard.

## **UNPARALLELED UTILITY**

Class A project featuring 32' clear heights, ESFR fire suppression system, 22 dock-high doors, 2 grade-level doors, and heavy power.

## **ATTRACT & RETAIN TALENT**

Infrastructure to support highly skilled and blue-collar workers with a robust transportation system, abundant housing for middle-income families, and a reverse commute for the county's largest labor supply.





ENRICO FERMÍ  
INDUSTRIAL





# PROJECT HIGHLIGHTS

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±150,530 SF  
Building Total Size



ESFR Sprinklers



52' x 50'  
Column Spacing



± 2,528 SF  
Building Office Area



Heavy Power  
4,000a



LED Lighting



32' Clear Height



Truck Loading  
22 Dock-High Doors



Parking  
110 Spaces



130'  
Truck Court Depth



Truck Loading  
4 Grade-Level Doors



Trailer Parking  
11 Stalls



Ideal  
East Otay Location



Immediate Access to Inbound  
CHP Inspection Facility



Potential for  
Gated, Secured Facility



Quick, Easy, Access  
to I-905 Freeway

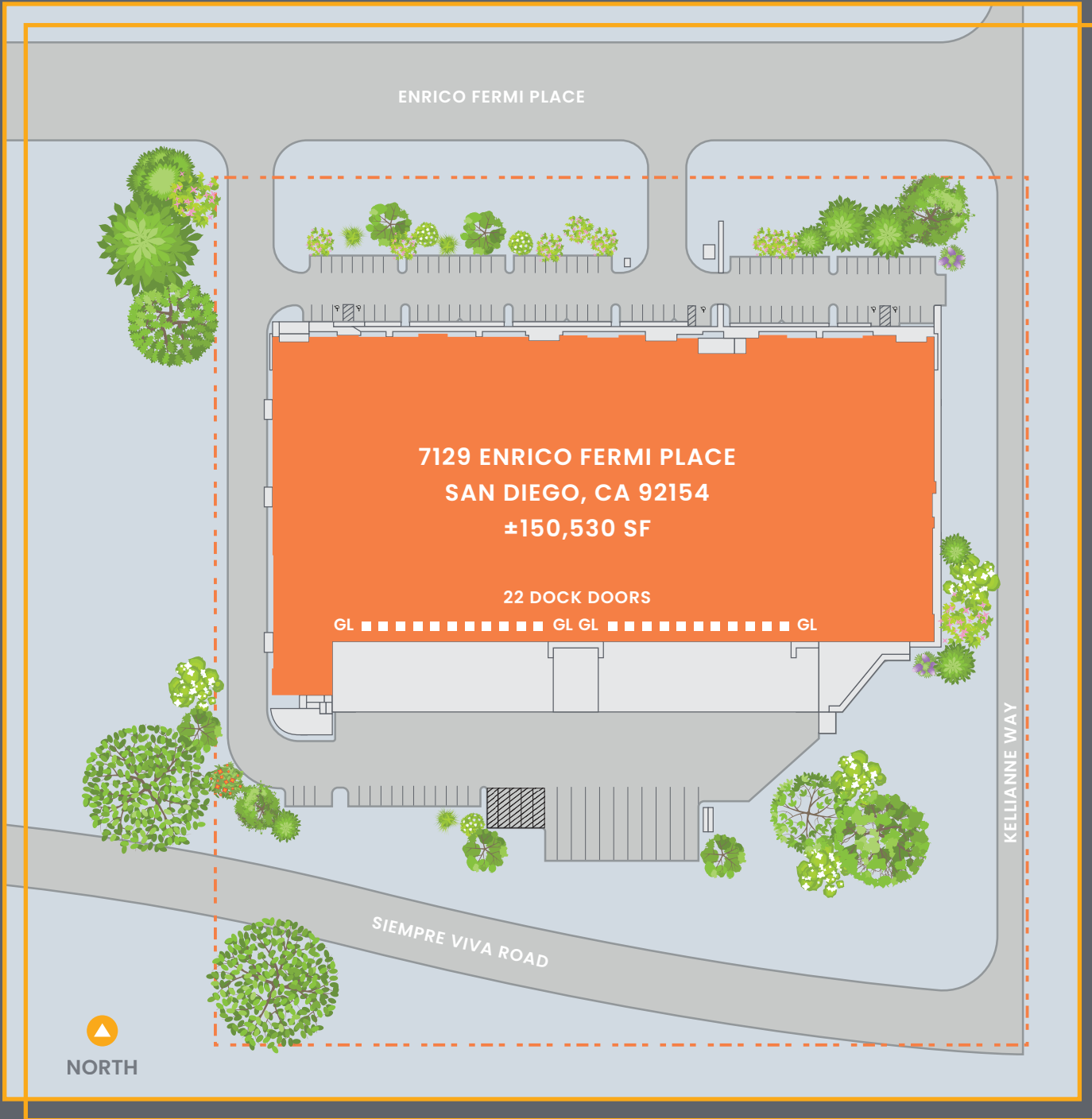


Leading  
Corporate Neighbors



Sales Price / Lease Rate  
Contact Broker





# THE SITE

# PACIFIC OCEAN

**BOSE**  
**CUBIC** Global. Innovative. Trusted.  
**TOYOTA**  
GENERAL DYNAMICS  
**Chosen** FOODS  
**Kraft Heinz**  
**MANFREIGHT**  
**SHARP**  
**ups**  
**MAD ENGINE** GLOBAL  
IRON MOUNTAIN  
**Honeywell**

**Solar Turbines**  
A Caterpillar Company  
**Raytheon**  
UTC Aerospace Systems

plantronics  
**Chipman** Relocation & Logistics  
**ZEBRA**  
WHALEN  
STERIS  
Expeditors  
**Mor**  
Pilot

amazon  
**FedEx** CHP  
**BD** **COSTCO** WHOLESALE  
**Panasonic**

**ENRICO FERMI**  
INDUSTRIAL

FUTURE SITE OF  
OTAY MESA EAST  
PORT OF ENTRY

OTAY MESA  
PORT OF ENTRY

CALIFORNIA  
125

CALIFORNIA  
905

CALIFORNIA  
11

ALTA ROAD

BROWN  
FIELD  
AIRPORT

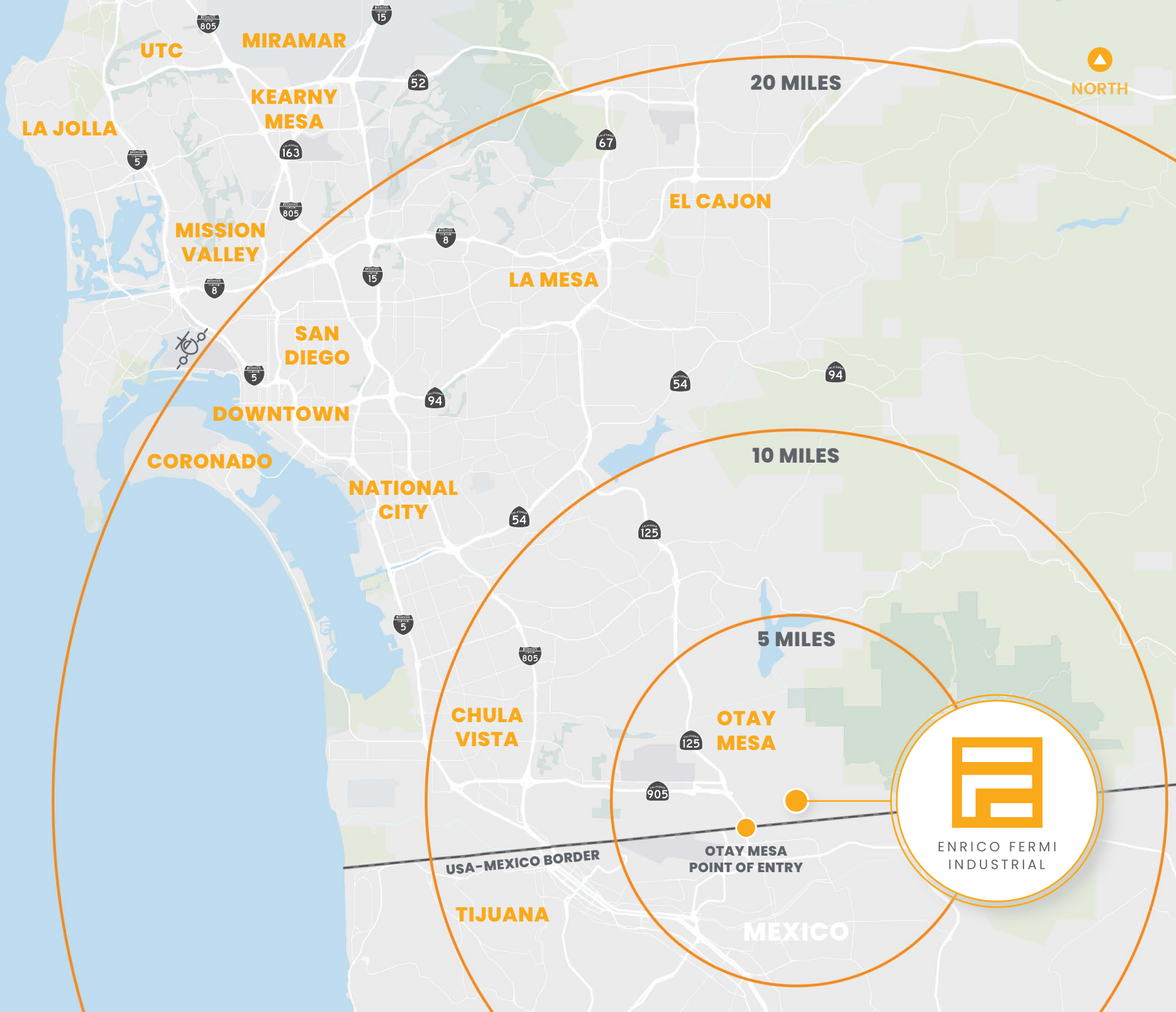
INDUSTRIAL  
5

INDUSTRIAL  
805

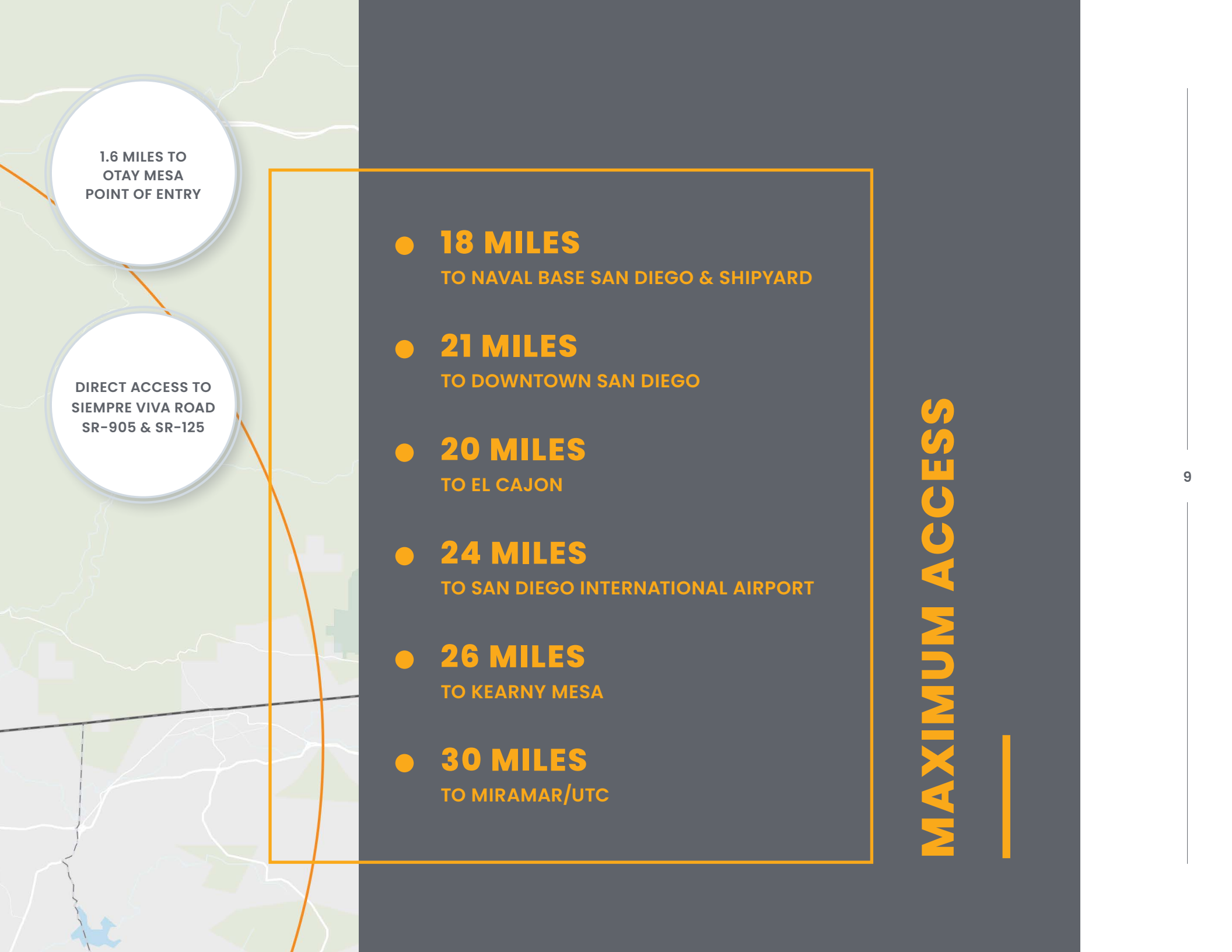
INTERNATIONAL BORDER

  
NORTH

# CORPORATE NEIGHBORS & ACCESSIBILITY





A map of the San Diego area is shown on the left side of the page. Two circular callouts are overlaid on the map. The top callout is white with a grey border and contains the text '1.6 MILES TO OTAY MESA POINT OF ENTRY'. The bottom callout is also white with a grey border and contains the text 'DIRECT ACCESS TO SIEMPRE VIVA ROAD SR-905 & SR-125'. A large orange-bordered rectangle is positioned on the right side of the map, containing a list of distances. The background of the map is light green and grey, with white lines representing roads and blue lines representing water. The overall layout is clean and modern, with a dark grey background on the right side of the page.

1.6 MILES TO  
OTAY MESA  
POINT OF ENTRY

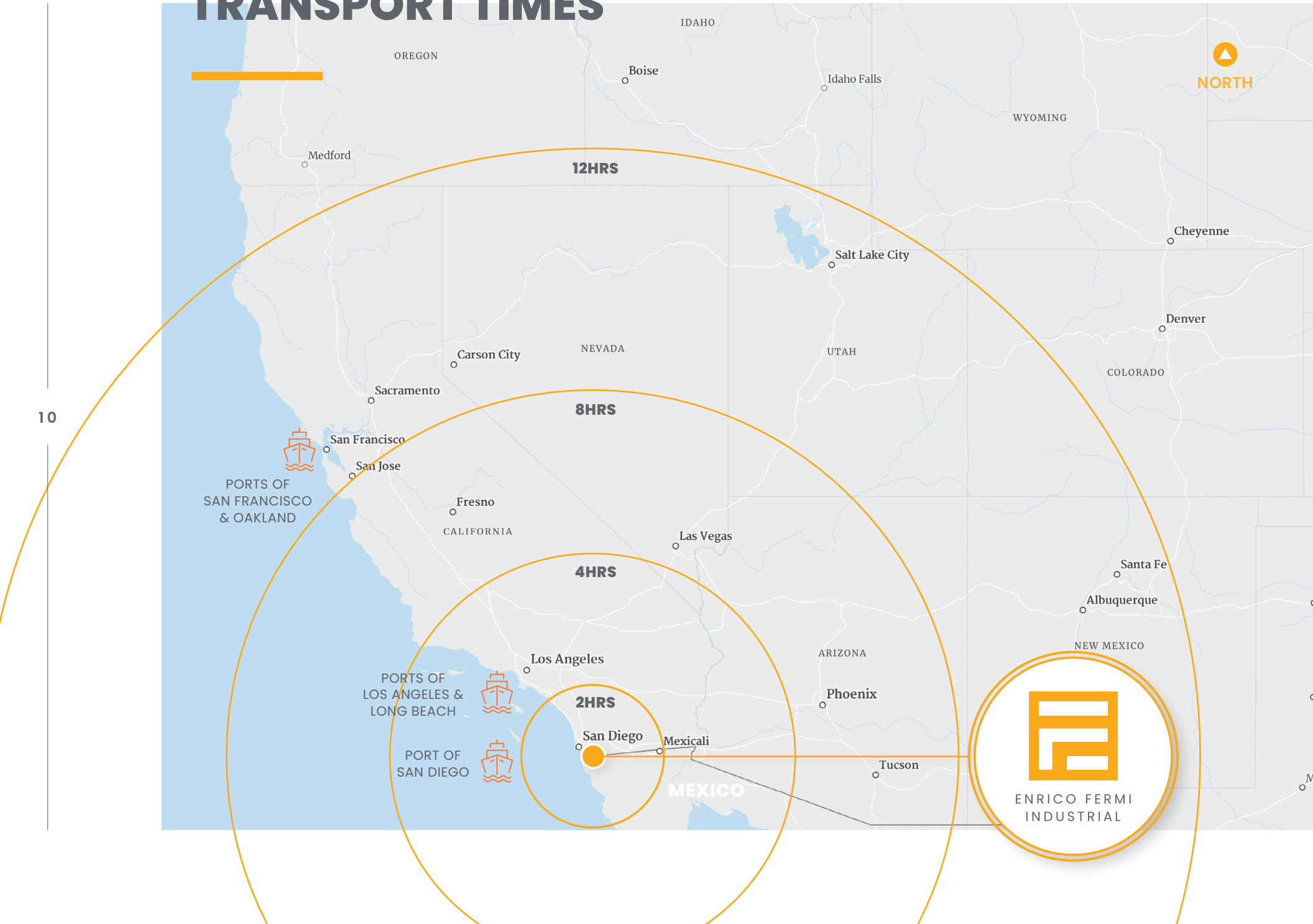
DIRECT ACCESS TO  
SIEMPRE VIVA ROAD  
SR-905 & SR-125

- **18 MILES**  
TO NAVAL BASE SAN DIEGO & SHIPYARD
- **21 MILES**  
TO DOWNTOWN SAN DIEGO
- **20 MILES**  
TO EL CAJON
- **24 MILES**  
TO SAN DIEGO INTERNATIONAL AIRPORT
- **26 MILES**  
TO KEARNY MESA
- **30 MILES**  
TO MIRAMAR/UTC

**MAXIMUM ACCESS**

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# TRANSPORT TIMES



PORTS OF  
SAN FRANCISCO  
& OAKLAND

PORTS OF  
LOS ANGELES &  
LONG BEACH

PORT OF  
SAN DIEGO





# THE LOCATION

## A STONE'S THROW FROM ULTRAMODERN OTAY MESA EAST POINT OF ENTRY

The Otay Mesa East Port of Entry Project (OME POE) is a joint venture to create a 21st-century border crossing for the San Diego-Baja California region that will enhance regional mobility and fuel economic growth and binational trade. Construction is currently underway.



**2021 TRUCK TRAFFIC**  
**1 Million Vehicles**



**2021 TRADE VOLUME**  
**\$50.9B**



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## POPULATION 2022

**307,715**  
Within 10 Miles  
**1,459,537**  
Within 20 Miles  
**2,140,074**  
Within 30 Miles



**COUNTY'S  
LARGEST LABOR  
SUPPLY**

## ABUNDANT NEW HOUSING

**89,719**  
Within 10 Miles  
**528,576**  
Within 20 Miles  
**806,067**  
Within 30 Miles



**HOUSING UNITS  
2022**



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