

FOR SALE OR LEASE

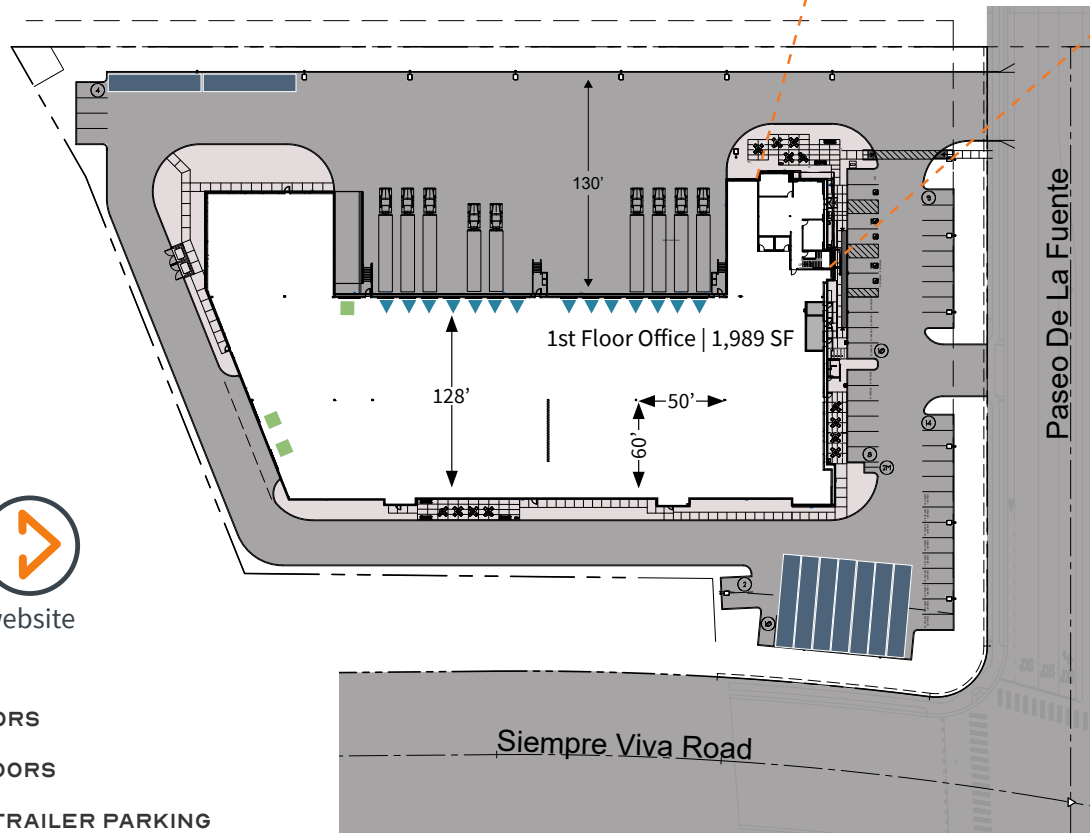
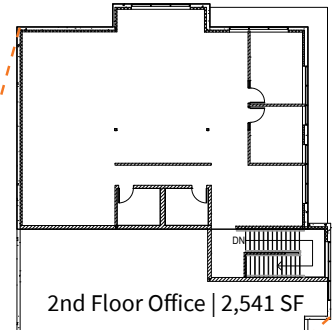
7727 PASEO DE LA FUENTE | 52,634 SF




ADJACENT TO THE FUTURE OTAY II BORDER CROSSING



-  **52,634 SF**
TOTAL SPACE AVAILABLE (SF)
-  **4,560 SF**
NEW SPEC OFFICE (SF)
-  **3.8 AC**
LOT SIZE
-  **14 DOCK**
DOORS
-  **3 GRADE**
DOORS
-  **32'**
MINIMUM CLEAR HEIGHT
-  **ESFR**
SPRINKLERS
-  **53 (1:1,000)**
VEHICLE PARKING STALLS
-  **60'x50'**
COLUMN SPACING
-  **2,000A**
480v POWER
-  **130'**
TRUCK COURT DEPTH
-  **128'**
BUILDING DEPTH
-  **9**
ON-SITE TRAILER PARKING ALTERNATE
-  **TRAILER YARD**
54 NEARBY STALLS FOR LEASE

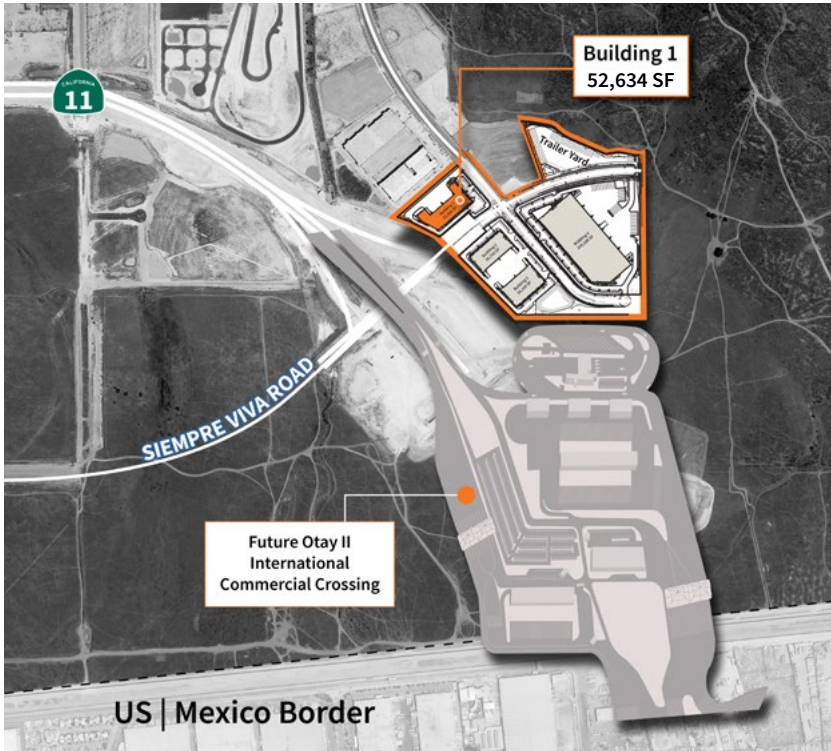
\$350,000
LEASING INCENTIVE
Available to qualified Tenants based on a 5 year min. lease term signed by 03/31/2025



-  DOCK DOORS
-  GRADE DOORS
-  ON-SITE TRAILER PARKING

NEW CLASS A INDUSTRIAL AVAILABLE NOW

FREESTANDING SITE WITH THE ABILITY TO FENCE AND SECURE



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