

INDUSTRIAL WAREHOUSE

FOR LEASE

8594 SIEMPRE VIVA ROAD #3

San Diego, CA 92154

TOTAL SPACE

12,000 SF

INCLUDED OFFICE

960 SF

INCLUDED PRIVATE LOFT

960 SF

SECURE YARD

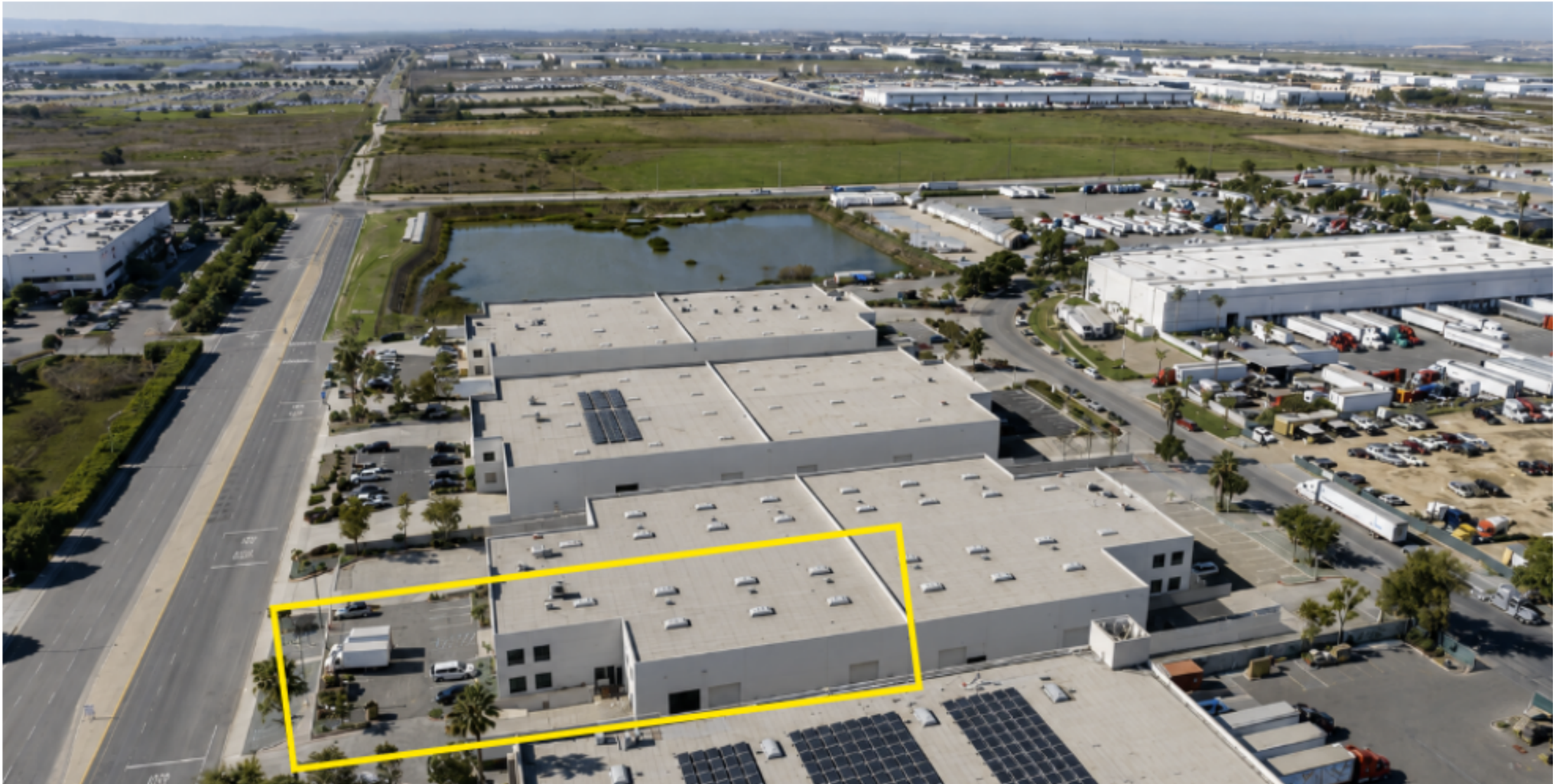
13,000 SF

AVAILABLE NOVEMBER 1, 2026

\$1.60/SF NNN

PROPERTY OVERVIEW

Flexible industrial space in the Otay Mesa



PROPERTY HIGHLIGHTS

TOTAL SPACE	12,000 SF
OFFICE	960 SF
PRIVATE LOFT	960 SF
SECURE YARD	13,000 SF
CLEAR HEIGHT	24' - 26'
LOADING	3 grade-level doors
PARKING	11 spaces
POWER	120/208V, 3P4W, 2000A
FIRE PROTECTION	Fully sprinklered



3-VEHICLE DOCK



SIDE LOADING ACCESS



PRIVATE YARD & SITE

WAREHOUSE

Open, functional space for distribution, storage or light industrial operations



WAREHOUSE FEATURES

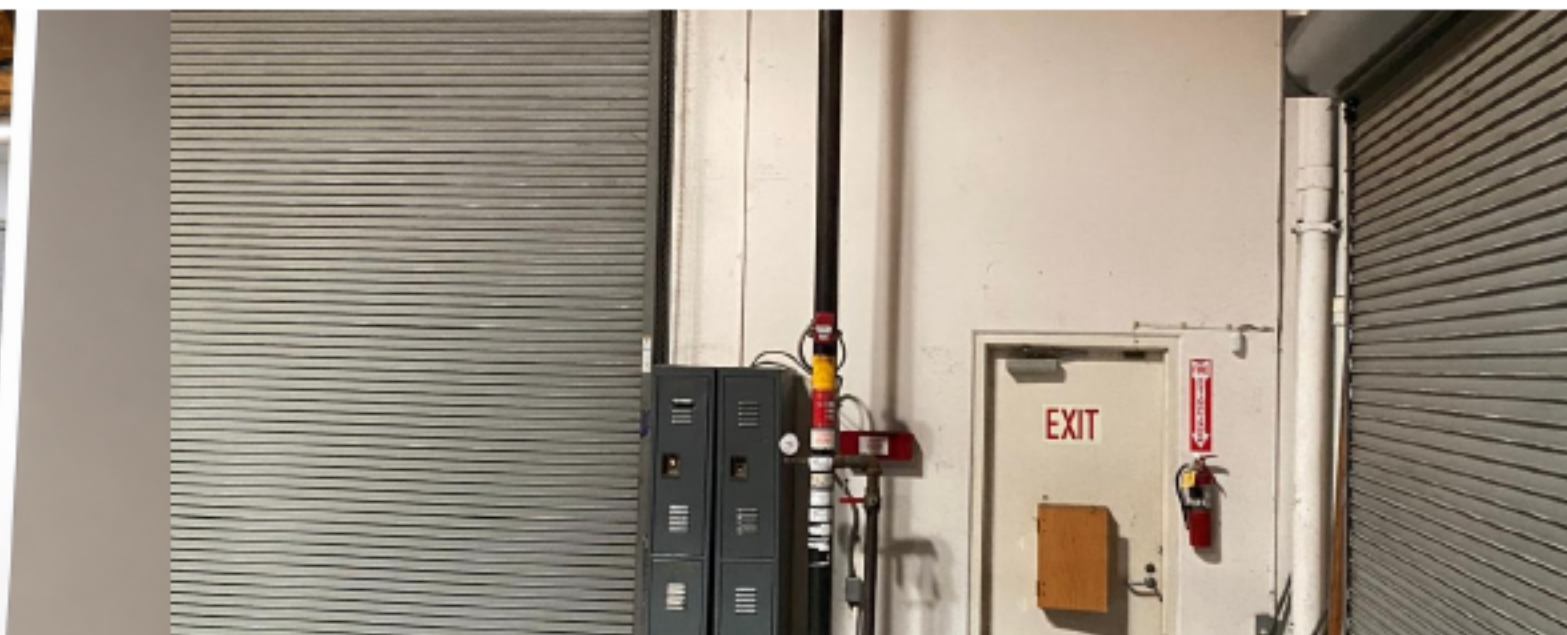
- 12,000 SF total space
- 24' - 26' ceiling height
- 3 grade-level loading doors
- Open warehouse layout
- Concrete floors
- High-bay lighting
- Heavy power
- Fully sprinklered
- Flexible distribution space

Ideal for logistics, warehousing, manufacturing and cross-border operations.



MEZZANINE VIEW

Expansive open floor area



ROLL-UP DOORS

Multiple loading points

OFFICE, LOFT & EMPLOYEE AMENITIES

Flexible spaces that support operations, management and staff



960 SF MAIN OFFICE



BREAK ROOM / CONFERENCE ROOM



960 SF PRIVATE LOFT

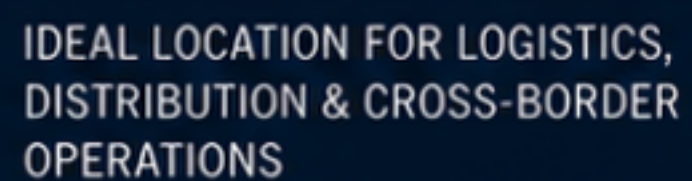
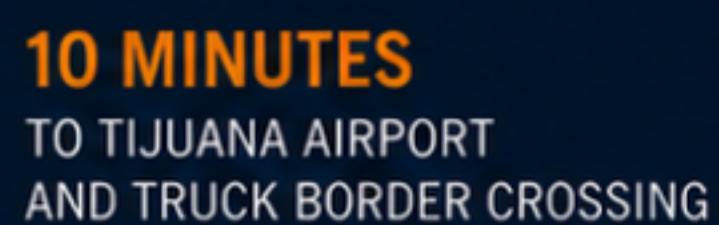
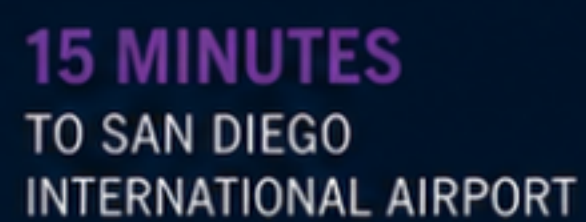
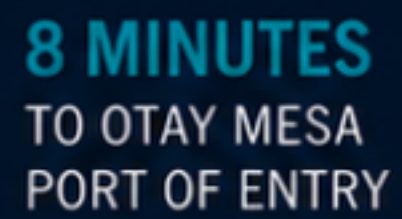
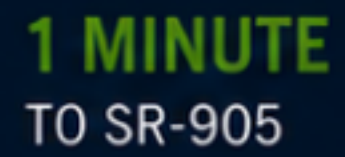


FULLY FUNCTIONAL KITCHEN

PRIVATE BATHROOM + SHOWER | EXECUTIVE OFFICE | TRAINING / MEETING SPACE | EMPLOYEE LOUNGE

STRATEGICALLY CONNECTED

SAN DIEGO, CA 92154



10 MINUTES
TIJUANA AIRPORT
AND TRUCK BORDER
CROSSING

