

Available Now!
Best Yard Deal in the County!
\$2,500/AC/Month



24699 HUMPHRIES ROAD
TECATE / CA



24699

Humphries Road

**Industrial Yard
for Lease**

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CBRE, Inc.

4301 La Jolla Village Drive

Suite 3000

San Diego, CA 92122

CBRE

Property Overview

24699 Humphries Rd.

An industrial yard/land site zoned for industrial and heavy industrial use, with the county designation commonly aligned with M50 industrial yard zoning, allowing a wide range of outdoor storage and industrial operations. The site offers up to 10 acres of total available land, with the flexibility to divide the yard into parcels as small as approximately 1 acre, making it suitable for users of varying sizes.

The lot is fully graded and fenced and configured as an open industrial yard, providing immediate functionality for truck parking, equipment storage, logistics staging, and related industrial uses.

Rare Tecate Industrial Yard Opportunity - Graded & Fenced Land Within ½ Mile of U.S.-Mexico Border Crossing.



Yard Specifications

24699 Humphries Rd.

Type	Details
Location	24699 HUMPHRIES RD., TECATE, CA
Size	10 AC
Price	\$2,500/ACRE
Security	FENCED
Divisibility	1-10 AC
Access	1 MIN. FROM THE TECATE PORT OF ENTRY
Topography	GRADED
Bird's Eyeview	VIDEO
Zoning	M50 INDUSTRIAL YARD
Utilities	WATER AND ELECTRICITY
Uses	TRUCK/AUTO PARKING, OUTDOOR STORAGE, & MORE



Aerial

24699 Humphries Rd.



SIZE

10 ACRES

DIVISIBILITY

1-10 ACRES

PRICE

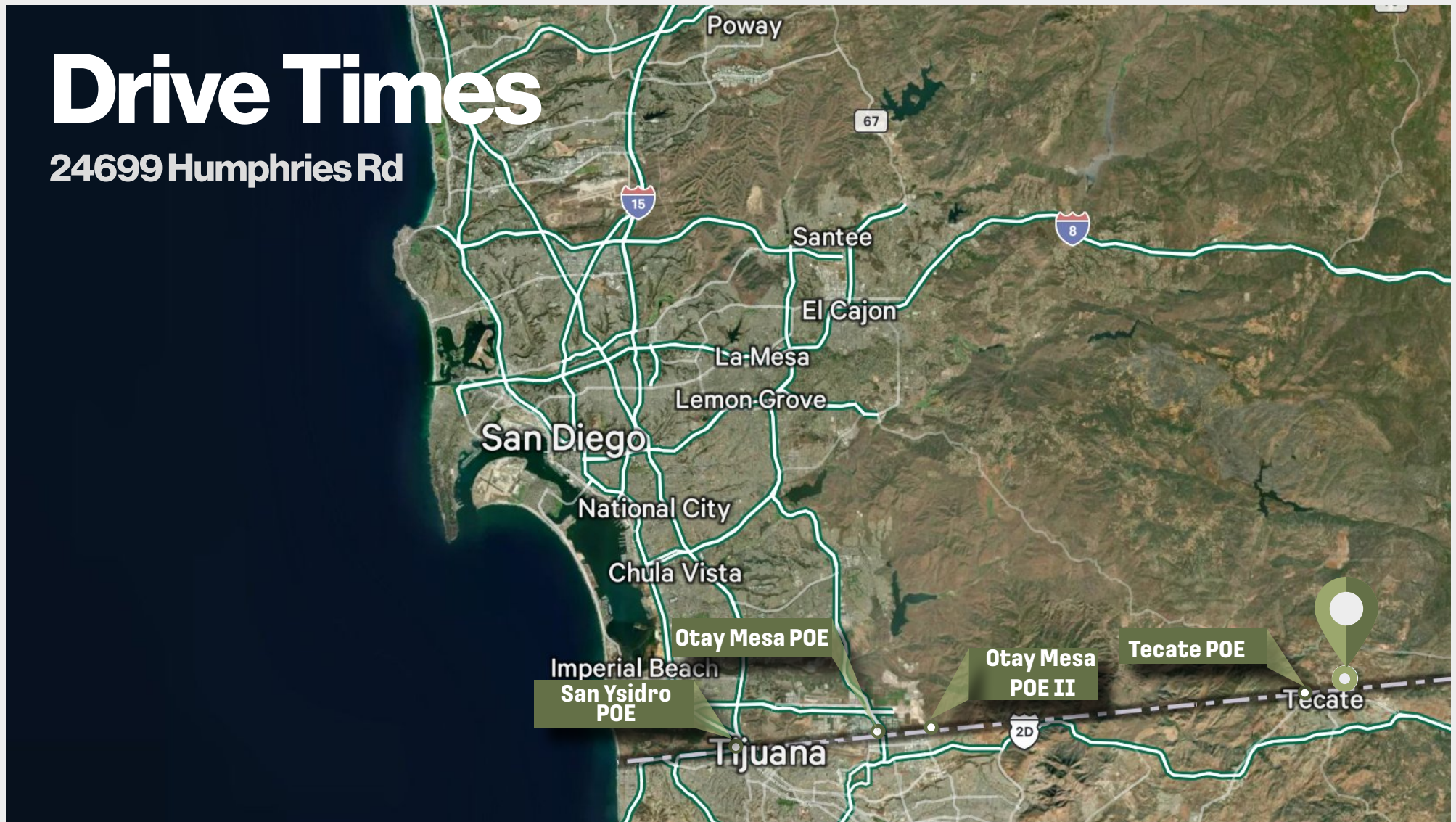
\$2,500/AC

ZONING

**M50
INDUSTRIAL**

Drive Times

24699 Humphries Rd



DRIVE TIMES

Tecate Port of Entry

1 minute

Otay Mesa Port of Entry

35 minutes

Otay Mesa Port of Entry II

30 minutes

San Ysidro

41 minutes



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