



4 Building Project & Trailer Yard

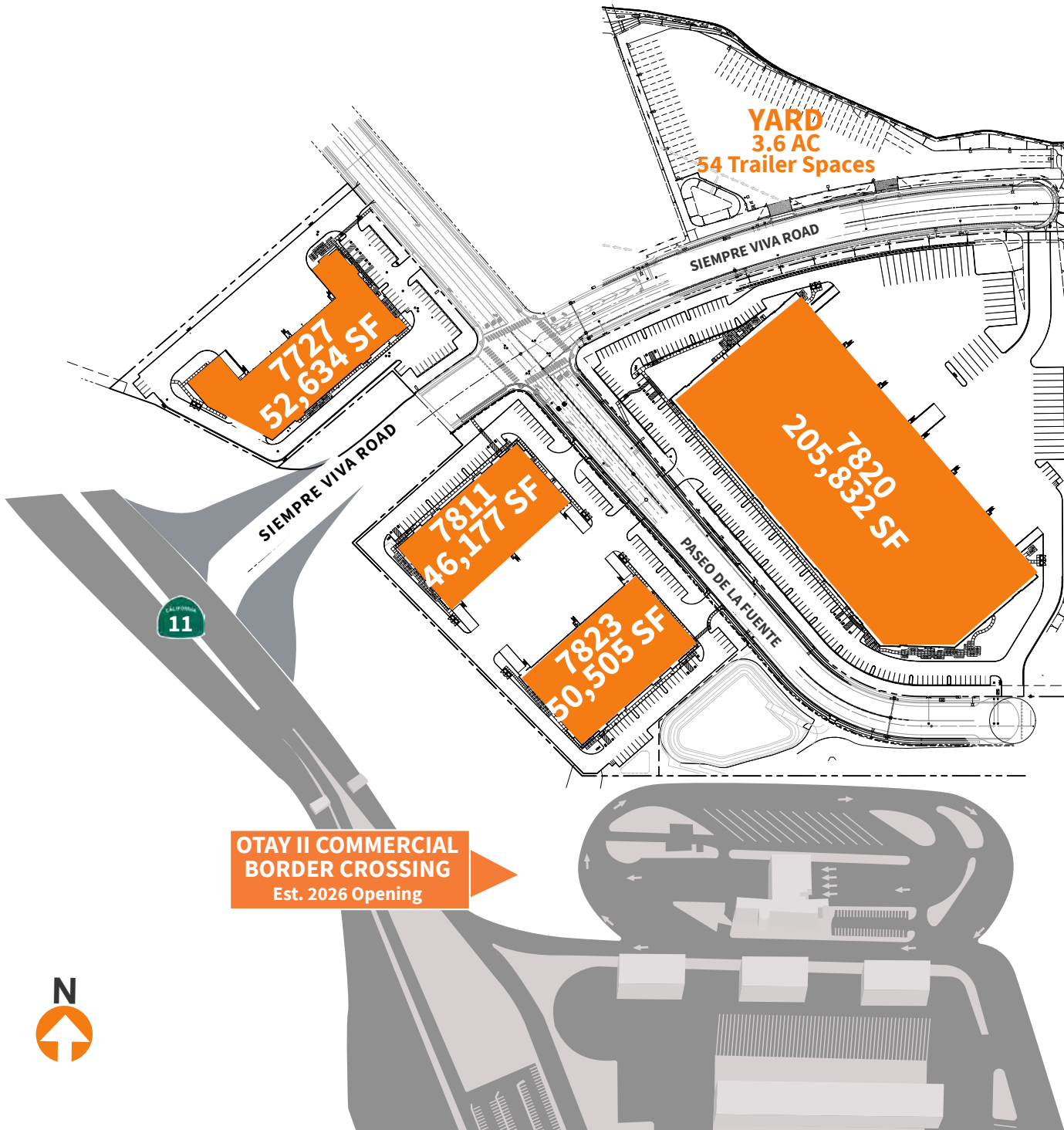
Buildings from 46,177 SF - 205,832 SF
Divisible to 23,000 SF
Warehouse/Logistics/Manufacturing



New Class A Industrial Development
AVAILABLE

Ready for
Occupancy

SITE PLAN



4
BUILDINGS



23,000 SF
DIVISIBLE TO



1
TRAILER YARD



87
TRAILER STALLS

ACCESS & VISIBILITY

LOCATED ON SR-11 @ SIEMPRE VIVA ROAD INTERCHANGE

WALKING DISTANCE

TO THE OTAY II BORDER CROSSING



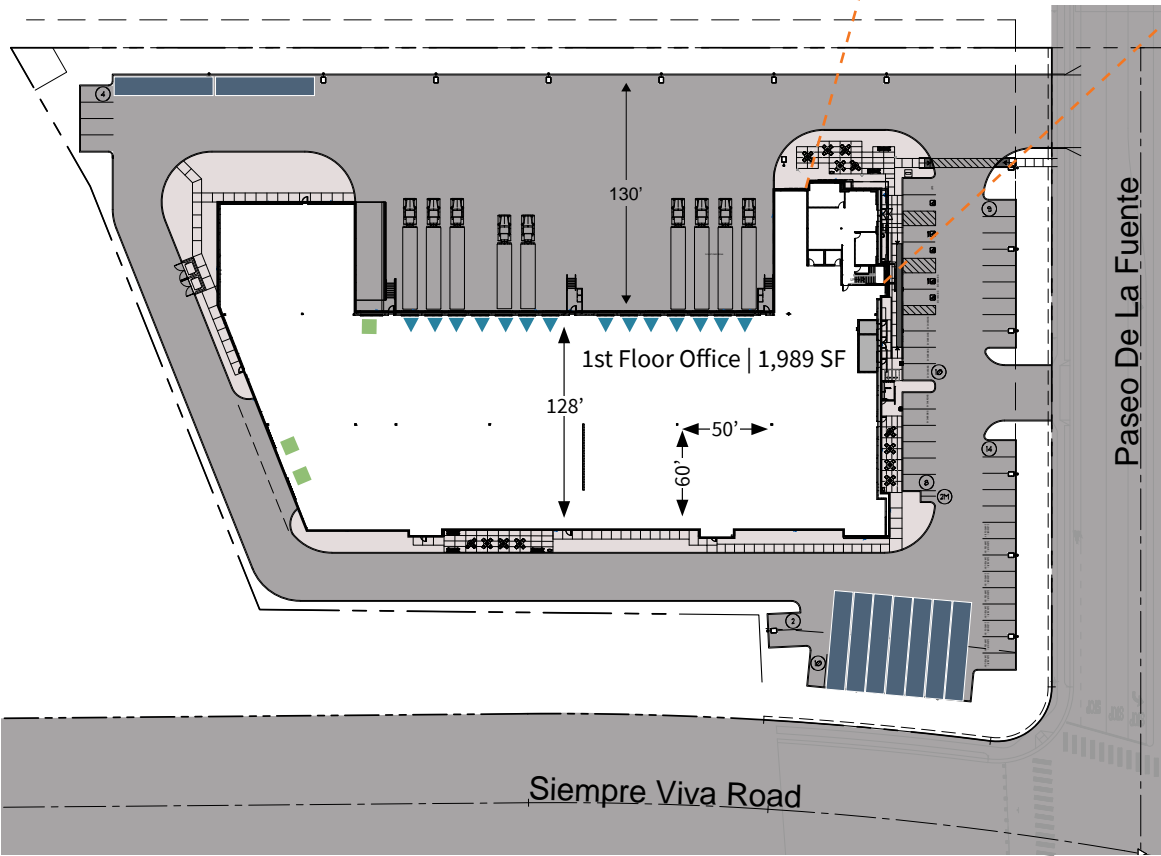
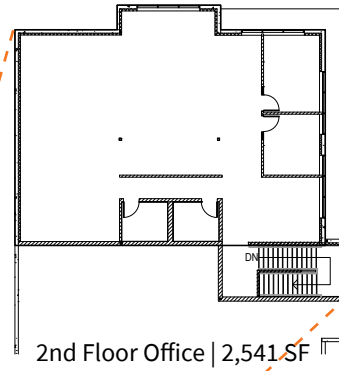
video






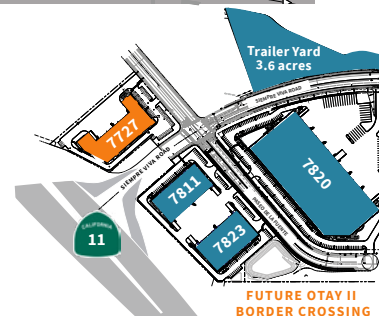
website




7727 PASEO DE LA FUENTE




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




 **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

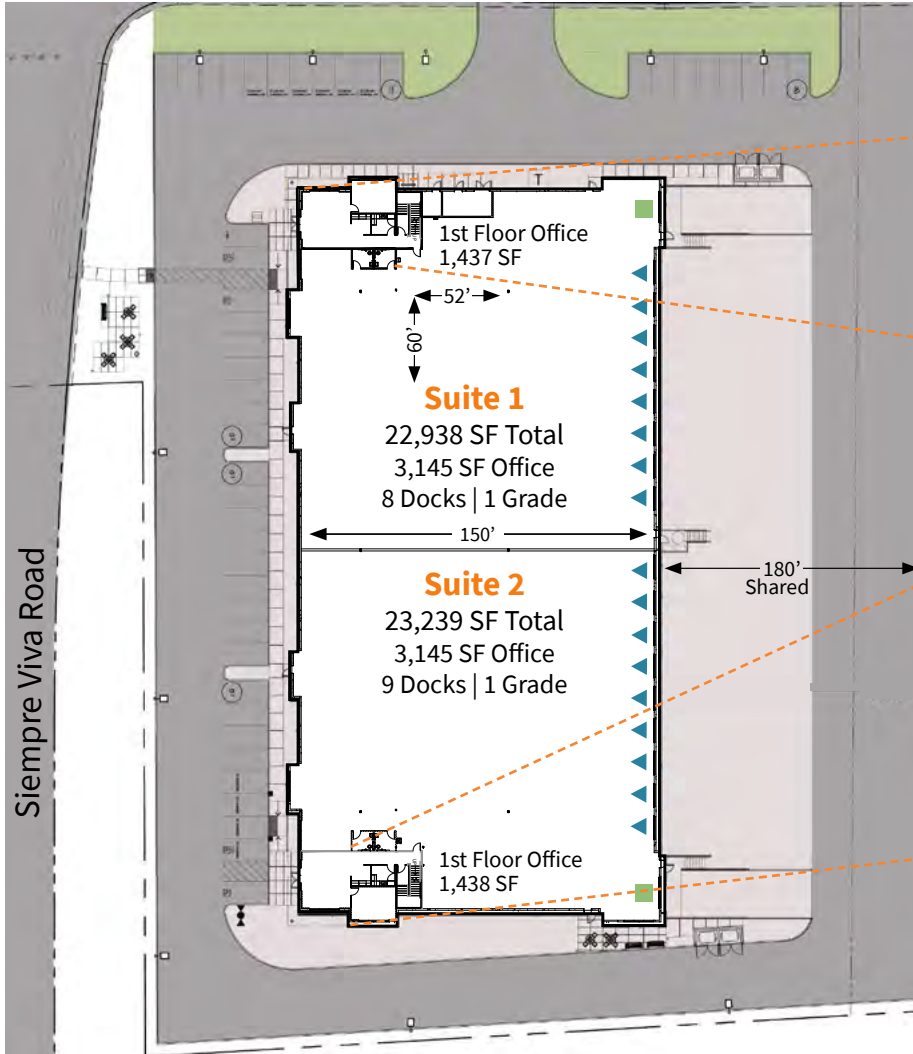
 **130'**
TRUCK COURT DEPTH

 **128'**
BUILDING DEPTH

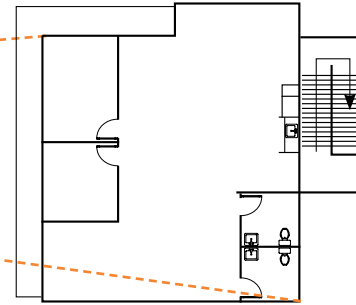
 **9**
ON-SITE TRAILER PARKING ALTERNATE

 **TRAILER YARD**
54 NEARBY STALLS FOR LEASE

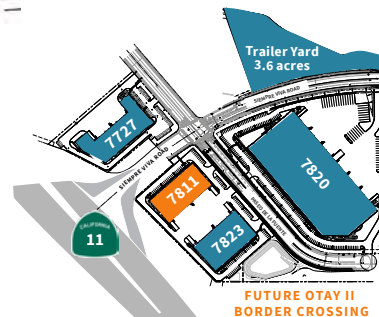
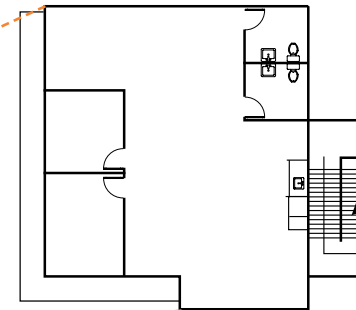
7811 PASEO DE LA FUENTE





2nd Floor Office | 1,708 SF



2nd Floor Office | 1,707 SF



-  DOCK DOORS
-  GRADE DOORS



46,177 SF
TOTAL SPACE AVAILABLE (SF)



6,290 SF
NEW SPEC OFFICE (SF)



22,938 SF
DIVISIBLE TO (SF)



17 DOCK
DOORS



2 GRADE
DOORS



32'
MINIMUM CLEAR HEIGHT



ESFR
SPRINKLERS



45 (1.19:1,000)
VEHICLE PARKING STALLS



60'x52'
COLUMN SPACING



2,000A
480v POWER



180'
SHARED TRUCK COURT DEPTH

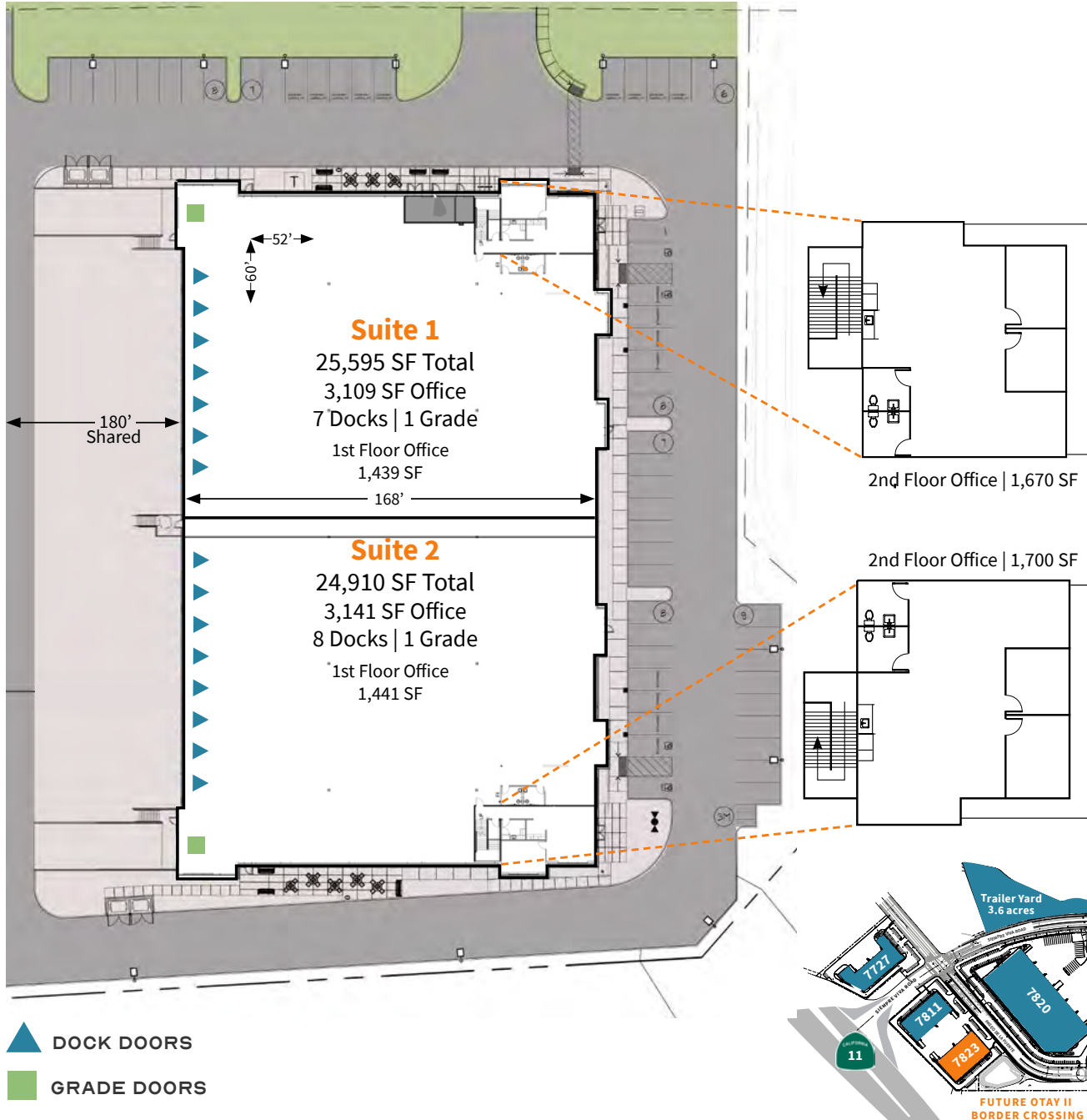




150'
BUILDING DEPTH
















TRAILER YARD
54 NEARBY STALLS FOR LEASE

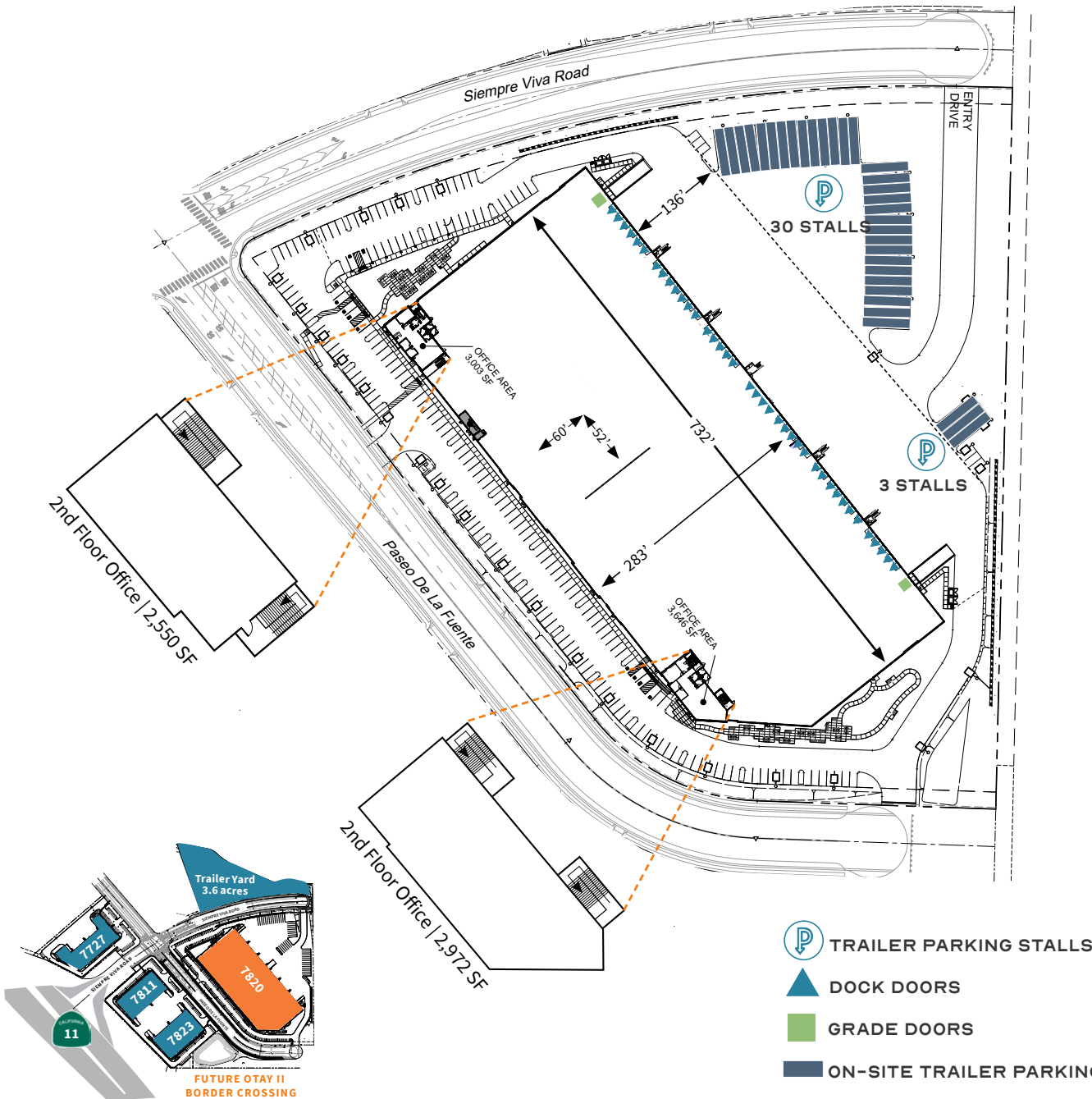
7823 PASEO DE LA FUENTE



-  DOCK DOORS
-  GRADE DOORS

-  **50,505 SF**
TOTAL SPACE AVAILABLE (SF)
-  **6,250 SF**
NEW SPEC OFFICE (SF)
-  **24,910 SF**
DIVISIBLE TO (SF)
-  **15 DOCK DOORS**
-  **2 GRADE DOORS**
-  **32'**
MINIMUM CLEAR HEIGHT
-  **ESFR SPRINKLERS**
-  **53 (1.34:1,000)**
VEHICLE PARKING STALLS
-  **60'x52'**
COLUMN SPACING
-  **2,000A**
480v POWER
-  **180'**
SHARED TRUCK COURT DEPTH
-  **168'**
BUILDING DEPTH
-  **TRAILER YARD**
54 NEARBY STALLS FOR LEASE

7820 PASEO DE LA FUENTE



- 
205,832 SF
 TOTAL SPACE AVAILABLE (SF)

- 
12,171 SF
 NEW SPEC OFFICE (SF)

- 
47,000 SF
 DIVISIBLE TO (SF)

- 
39 DOCK
 DOORS

- 
2 GRADE
 DOORS

- 
36'
 MINIMUM CLEAR HEIGHT

- 
ESFR
 SPRINKLERS

- 
207 (1:1,000)
 VEHICLE PARKING STALLS

- 
60'x52'
 COLUMN SPACING

- 
4,000A
 480v POWER

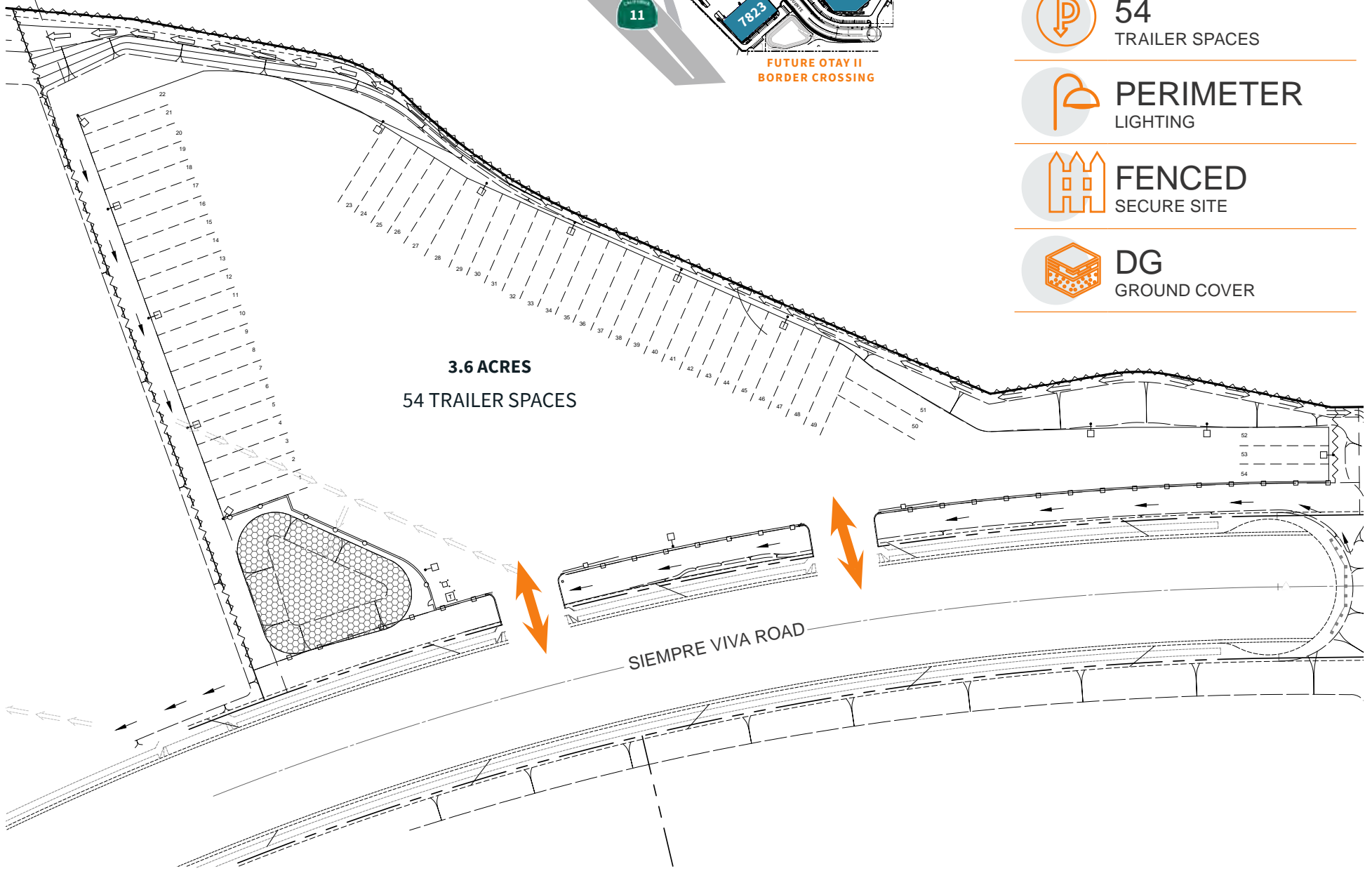
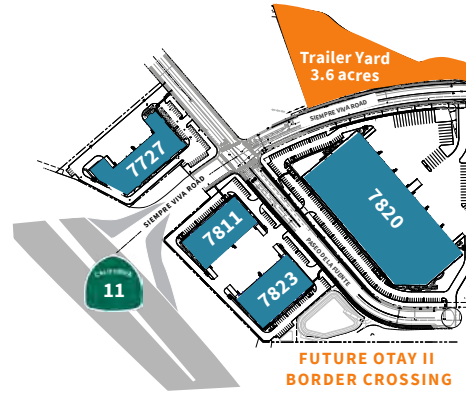
- 
136
 MINIMUM TRUCK COURT DEPTH

- 
283'
 BUILDING DEPTH

- 
33
 ONSITE TRAILER STALLS


- 
TRAILER YARD
 54 NEARBY STALLS FOR LEASE

TRAILER YARD



 **3.6 ACRES**
SIZE

 **UTILITIES**
STUBBED TO THE SITE

 **54**
TRAILER SPACES

 **PERIMETER**
LIGHTING

 **FENCED**
SECURE SITE

 **DG**
GROUND COVER

ACCESS AT YOUR DOORSTEP

Large scale industrial opportunity with diversity of options located directly off the freeway in the highly desirable Otoy Mesa submarket adjacent to future port of entry



RARE OPPORTUNITY

Dwindling supply of large Industrial floor plate options throughout San Diego, increase efficiency and productivity by consolidating operations.



ACCESS TO LABOR

Adjacent to the future Otay II Port of Entry. A short walk for employees crossing from Mexico.



FUTURE INFRASTRUCTURE

Siempre Viva Road & SR-11 extension.

Otoy II international commercial crossing.





OTAY I COMMERICAL
BORDER CROSSING
NORTHBOUND

OTAY I COMMERICAL
BORDER CROSSING
SOUTHBOUND

TIJUANA
AIRPORT

CROSS
BORDER XPRESS

BROWN FIELD
AIRPORT

CHP
INSPECTION

CBX

amazon

VA ROAD

OTAY MESA ROAD

PASEO DE LA FUENTE

YARD
3.6 AC

905

125

11





7820 PASEO DE LA FUENTE



7727 PASEO DE LA FUENTE



7820 PASEO DE LA FUENTE



7820 PASEO DE LA FUENTE



7727 PASEO DE LA FUENTE



7811 PASEO DE LA FUENTE



7811 PASEO DE LA FUENTE



7823 PASEO DE LA FUENTE

CONTACT

ANDY IRWIN

+1 858 232 1709
andy.irwin@jll.com
RE Lic. #01302674

GREG LEWIS

+1 858 699 1629
greg.lewis@jll.com
RE Lic. #01365602



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