



Colliers



CROSSINGS | INDUSTRIAL

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

110,825 SF | OTAY MESA | DELIVERY MARCH 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. Crossings 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, 11 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.





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PROJECT HIGHLIGHTS

± 110,825 SF
Building Total Size



ESFR Sprinklers



52' x 50'
Column Spacing



± 2,816 SF
Building Office Area



Heavy Power
3,000a



LED Lighting



32' Clear Height



Truck Loading
11 Dock-High Doors



Parking
100 Spaces



130'
Truck Court Depth



Truck Loading
2 Grade-Level Doors



Freeway
Frontage Visibility



Ideal
East Otay Location



Immediate Access to Inbound
CHP Inspection Facility



Gated, Secured
Facility



Quick, Easy, Access
to I-905 Freeway



Located on
Quiet Cul-De-Sac



Sales Price / Lease Rate
Contact Broker

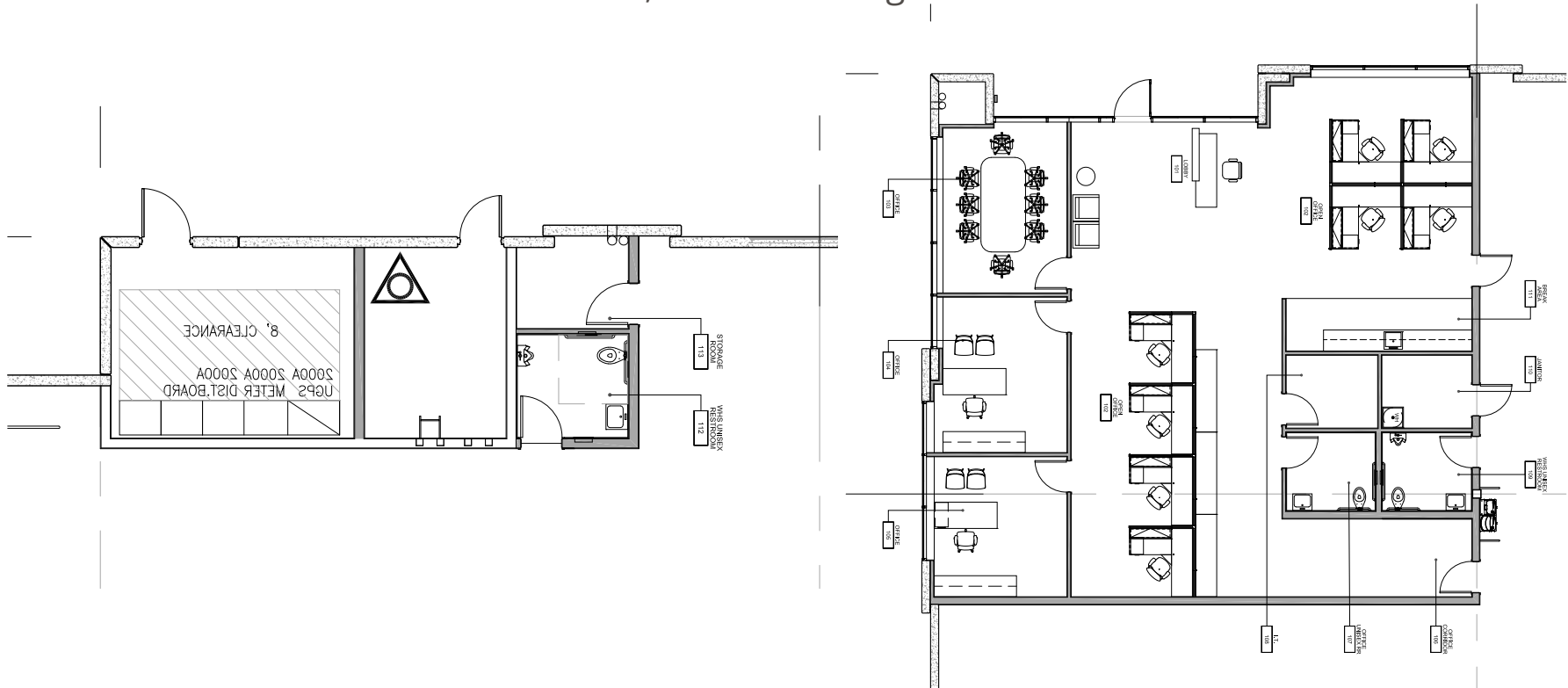


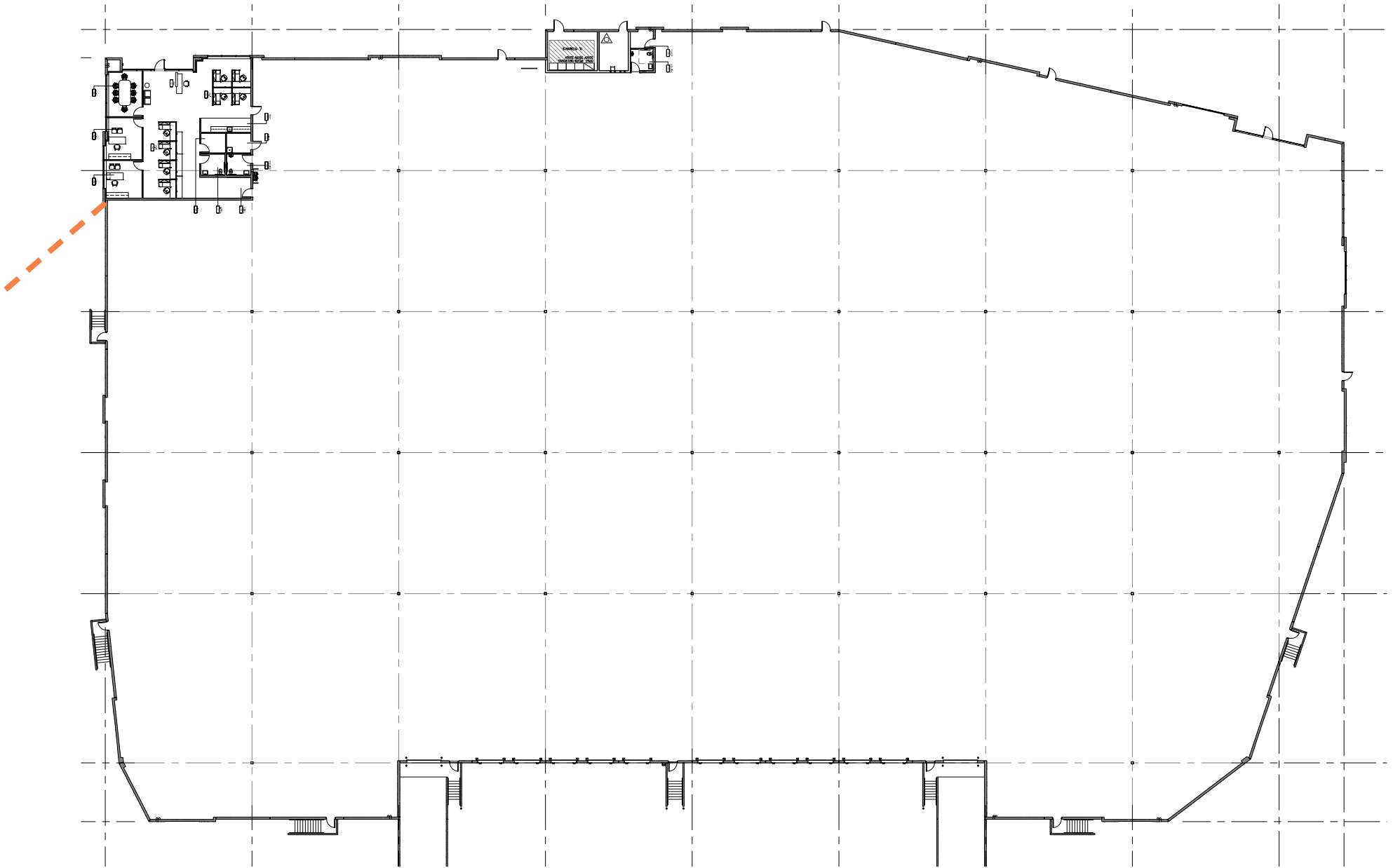
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THE FLOOR PLAN

± 2,816 SF Building Office Area





± 110,825 SF Building Total





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
W WHALEN
STERIS
Expeditors
Mor
Pilot

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

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FUTURE SITE OF OTAY MESA EAST PORT OF ENTRY

BROWN FIELD AIRPORT

CALIFORNIA 125

CALIFORNIA 905

CALIFORNIA 11

ALTA ROAD

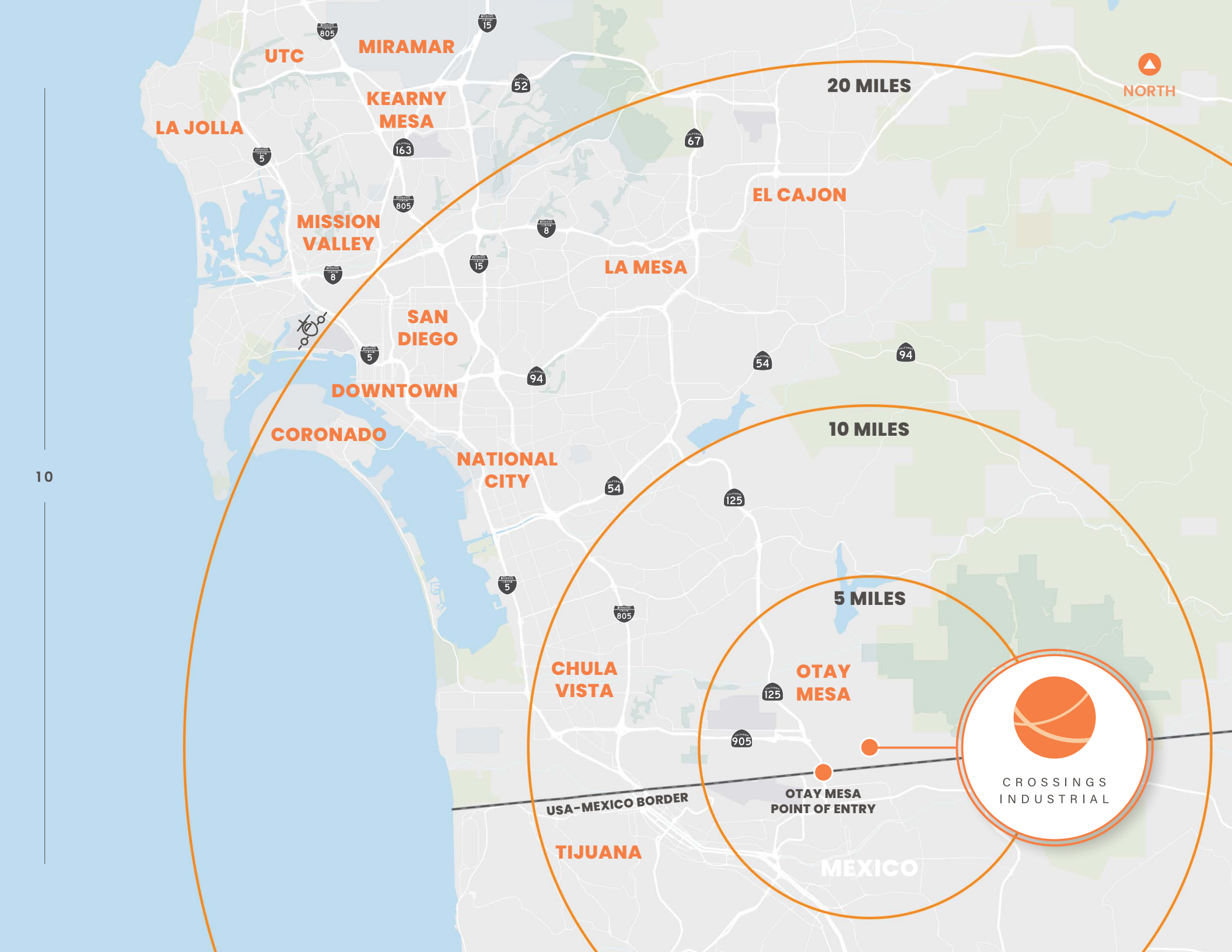
INTERNATIONAL BORDER

INDUSTRIAL 5

INDUSTRIAL 805

 NORTH

CORPORATE NEIGHBORS & ACCESSIBILITY



UTC

MIRAMAR

LA JOLLA

KEARNY MESA

20 MILES



NORTH

MISSION VALLEY

EL CAJON

LA MESA

SAN DIEGO

DOWNTOWN

10 MILES

CORONADO

NATIONAL CITY

5 MILES

CHULA VISTA

OTAY MESA

125

905

OTAY MESA POINT OF ENTRY

USA-MEXICO BORDER

TIJUANA

MEXICO



CROSSINGS INDUSTRIAL

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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 connected to a point on the map by an orange line. The bottom callout is also connected to a point on the map by an orange line. A large orange rectangular box is overlaid 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 right side of the page is a solid dark grey background with a vertical orange line at the bottom.

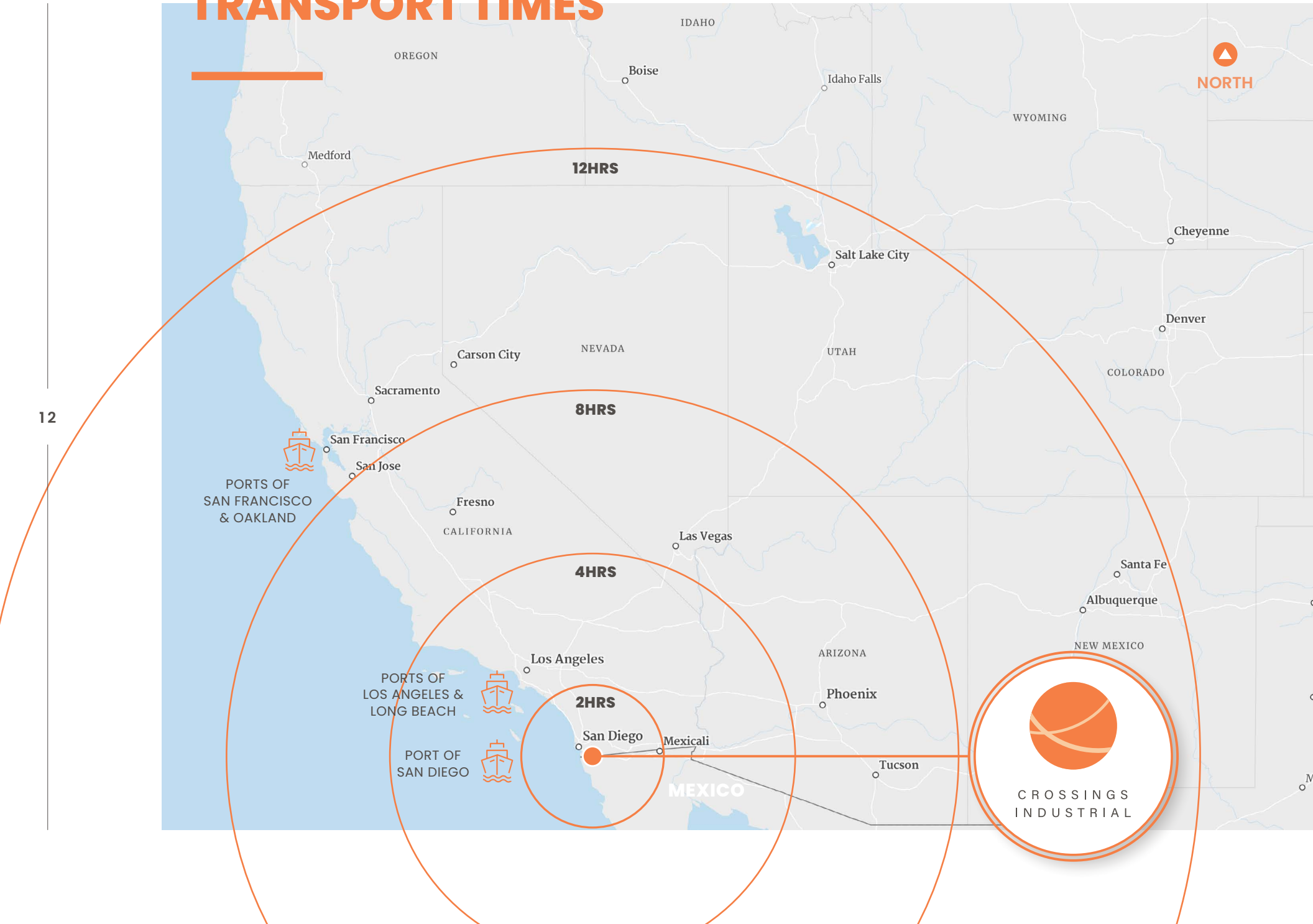
**FREEWAY FRONTAGE
& ACCESS TO SR-11**

**DIRECT ACCESS TO
OTAY MESA 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

TRANSPORT TIMES



PORTS OF
SAN FRANCISCO
& OAKLAND

PORTS OF
LOS ANGELES &
LONG BEACH

PORT OF
SAN DIEGO



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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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