

An aerial photograph of a large industrial yard. The central area is filled with hundreds of cars parked in neat rows. Surrounding this central area are various industrial structures, including long buildings with white roofs and numerous shipping containers in various colors (blue, red, green, white). The yard is bordered by a road and some trees. A large blue diagonal graphic is overlaid on the right side of the image.

7680 PASEO DE LA FUENTE

2.9 acre yard
For Lease | For Sale

CBRE

Industrial Yard Specifications



Location

7680 PASEO
DE LA FUENTE



Available

NOW



Zoning

MIXED
INDUSTRIAL



Gated & Secure

6' FULL PERIMETER IRON
FENCING WITH ROLLING
GATES



Parking

ALLOWS FOR
TRUCK/AUTO PARKING



Size

2.9 ACRES



Location

MINUTES FROM THE
U.S.-MEXICO BORDER



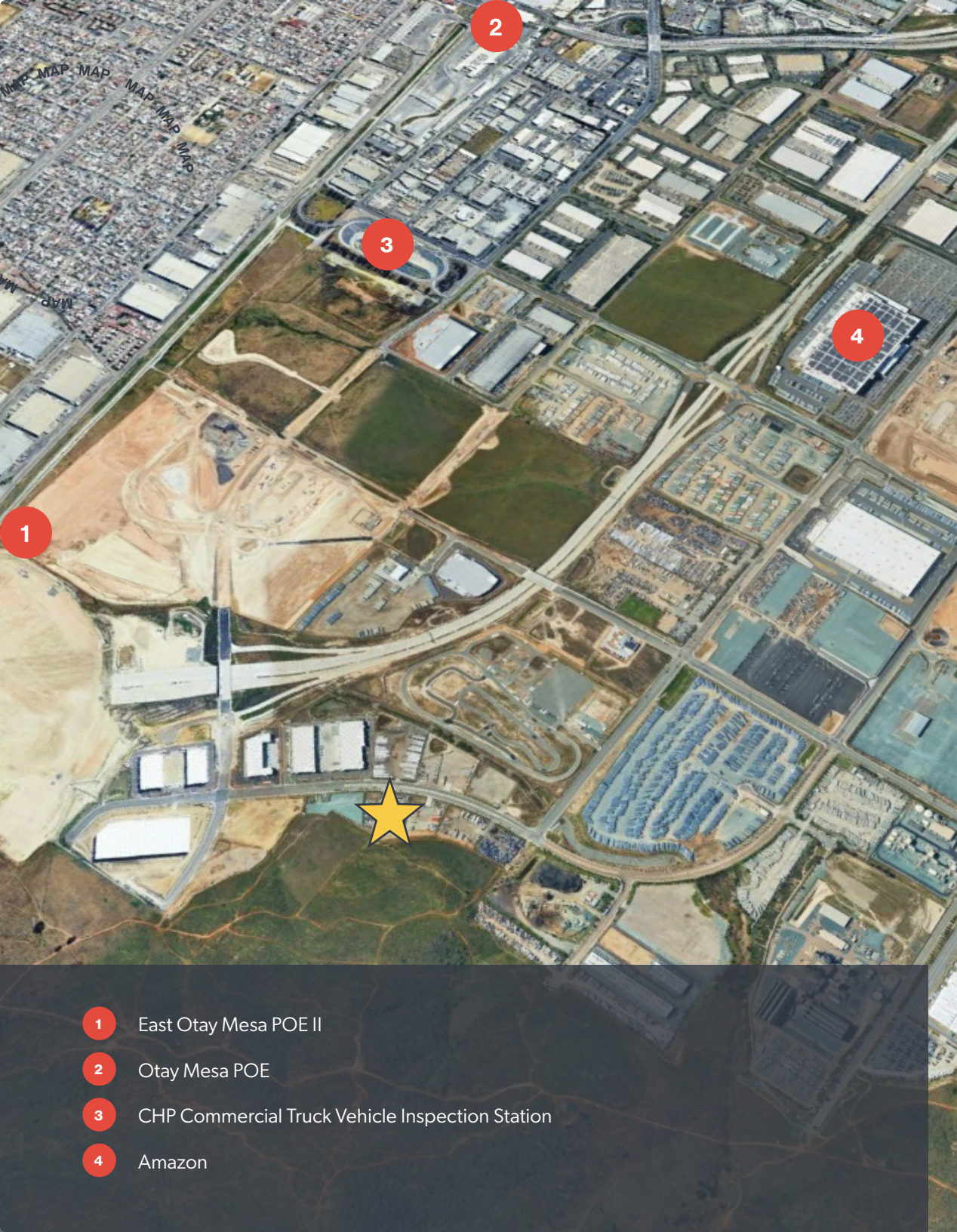
Utilities

WATER AND ELECTRICITY TO
THE YARD



MAP





Amenity Map

The area surrounding the Amazon Distribution Center offers a unique combination of logistics and infrastructure benefits. The yard is strategically located near a major logistics hub, providing access to high-volume freight activity and last-mile delivery infrastructure. This proximity enhances the area's industrial appeal, making it an attractive location for tenants requiring fast fulfillment and shipping capabilities

The area also boasts additional infrastructure that supports the logistics and trade industries. The CHP Commercial Vehicle Enforcement Facility provides commercial vehicle safety inspections and enforcement services, adding a layer of regulatory support and security for freight operators and logistics firms. Furthermore, the new Otay Mesa East Port of Entry (POE) is being developed to streamline commercial traffic between the U.S. and Mexico, reducing wait times and improving trade efficiency.



Use

INDUSTRIAL



Available

NOW



Zoning

IH-11



Size

2.9 acres

- 1 East Otay Mesa POE II
- 2 Otay Mesa POE
- 3 CHP Commercial Truck Vehicle Inspection Station
- 4 Amazon



7680 Paseo de la Fuente

2.90 acre yard

FOR LEASE OR FOR SALE

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