

Exposition Way

± 2.00 ACRE LOT

FOR LEASE



Western Otay Mesa Industrial Land

- > IL-2-1 Zoning
- > Distribution
- > Manufacturing
- > Permitted Trailer Yard
- > Outdoor Storage
- > Available October 1, 2024

TUCKER HOHENSTEIN, SIOR

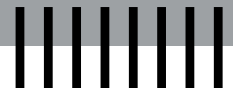
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IMPERIAL BEACH PIER

9.1 Miles
15 Minutes

CHULA VISTA

3.9 Miles
6-7 Minutes

DOWNTOWN SAN DIEGO

17.2 Miles
20 Minutes

OCEAN, BAY & CITY VIEWS



645-050-45-00
2.00 Acres

VISTA SANTO DOMINGO

MAIN ST

OTAY VALLEY RD

INNOVATIVE DR



PROPERTY HIGHLIGHTS

LEASE RATE: \$0.35/SF NNN



PARCEL NUMBERS:
645-050-45-00



PERMITTED TRAILER YARD
OUTDOOR STORAGE



RELATIVELY FLAT SITE



± 2.00 ACRE LOT



IL-2-1 ZONING



OTAY MESA SUBMARKET
IDEAL WESTERN OTAY LOCATION



FENCED AND
SECURED YARD



PERFECT SIZE FOR OWNER-USER`



OCEAN AND CITY VIEWS
QUIET STREET WITH EASY ACCESS



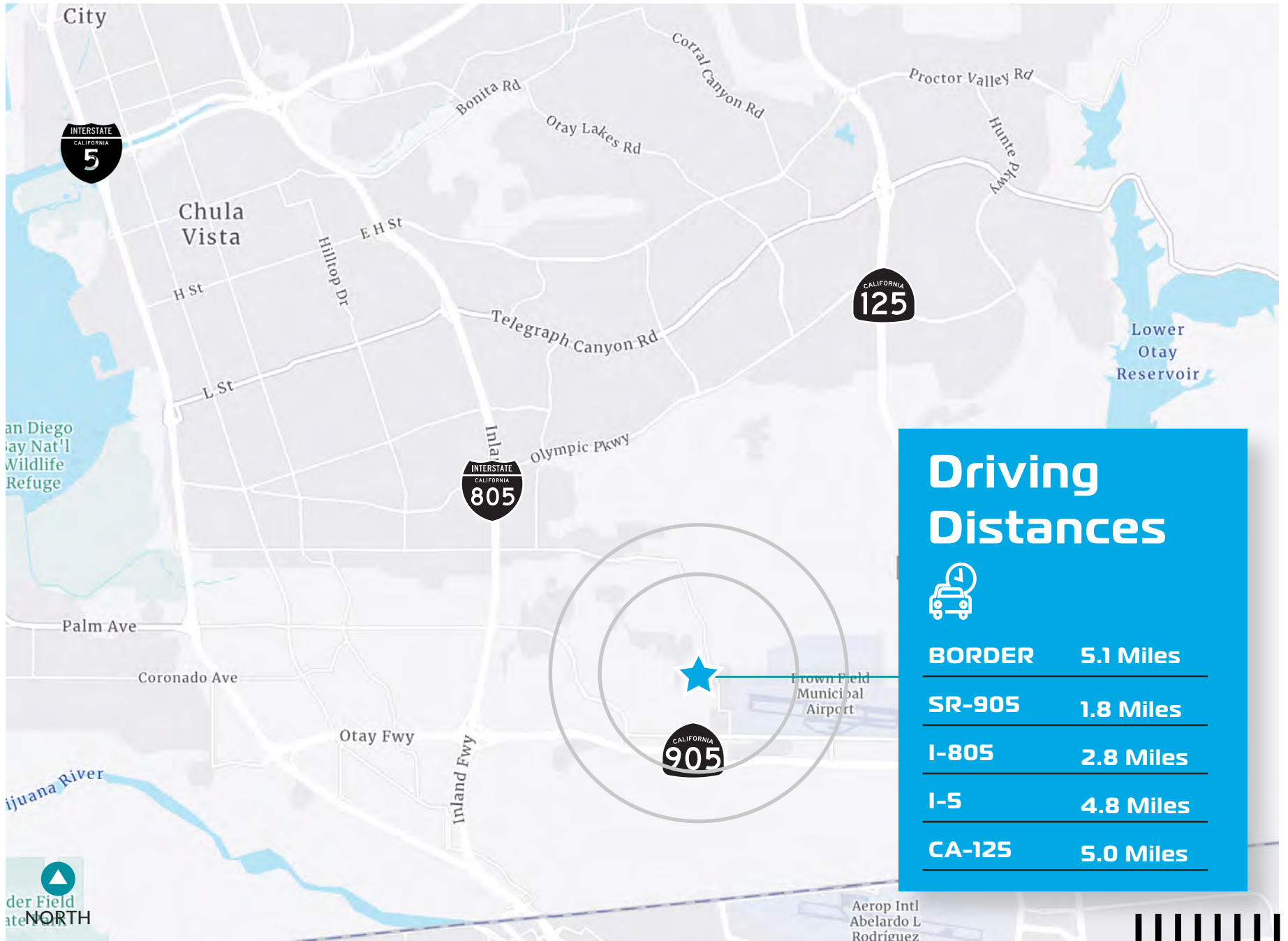
1 POINT OF
INGRESS/EGRESS



WATER, SEWER AND ELECTRIC
(GAS IN CUL-DE SAC)



DIRECT ACCESS TO
I-805, I-5, SR-905, SR-125



Driving Distances



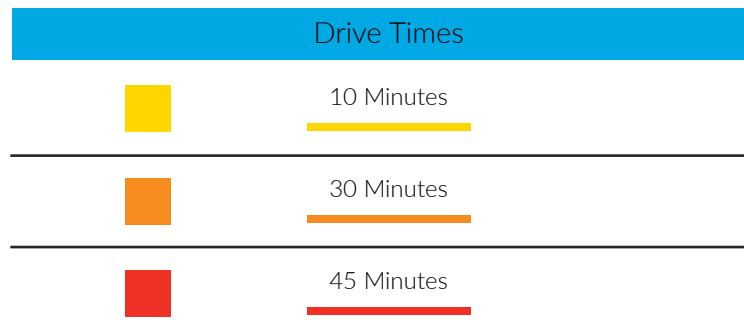
BORDER	5.1 Miles
SR-905	1.8 Miles
I-805	2.8 Miles
I-5	4.8 Miles
CA-125	5.0 Miles



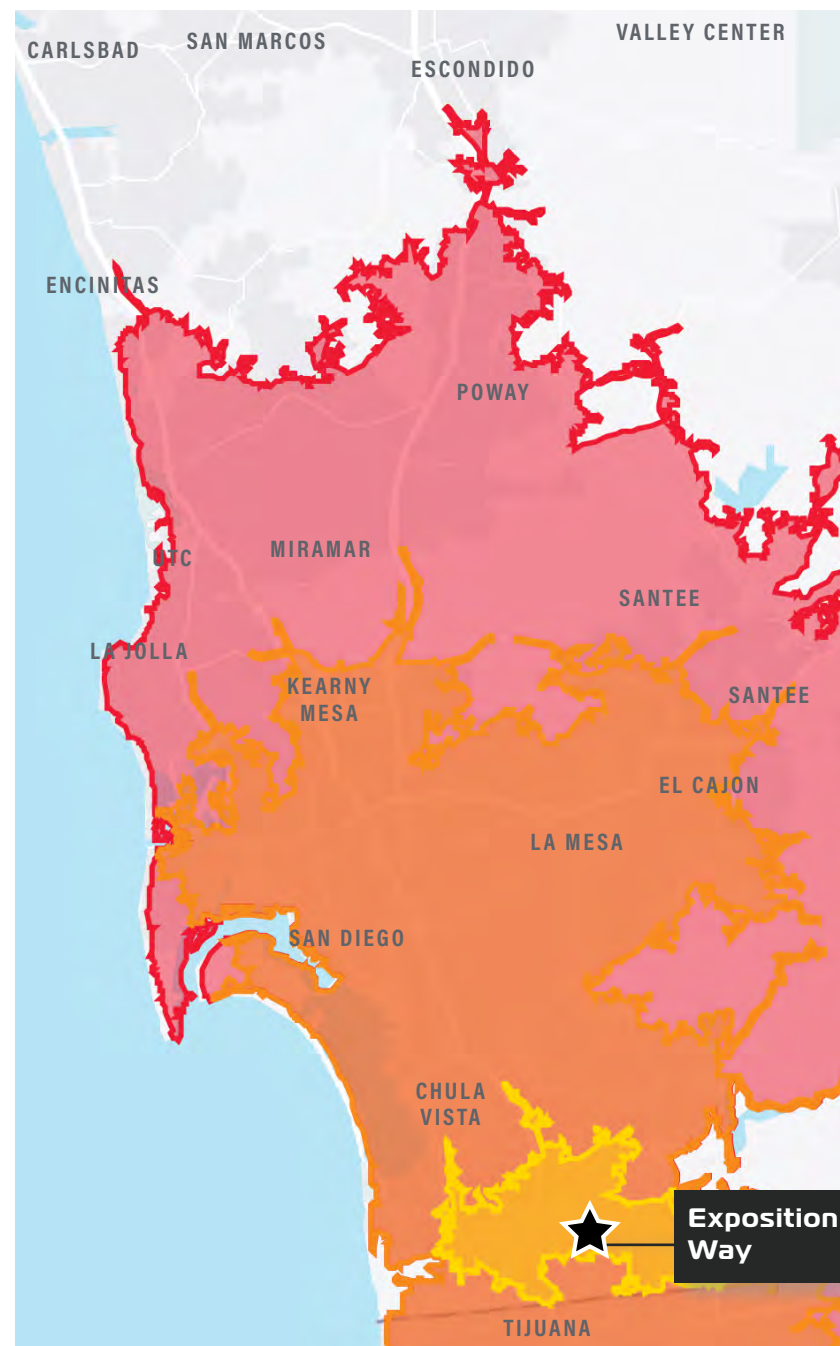
Aerop Intl
Abelardo L
Rodríguez



DRIVE TIMES



Minutes to San Ysidro Border Crossing	10
Minutes to Otay Mesa Port of Entry	12
Minutes to Chula Vista	9
Minutes to Port of San Diego	33
Minutes to Orange County	112
Minutes to Los Angeles	132



CORPORATE NEIGHBORS & ACCESSIBILITY

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Kraft Heinz **MAINFREIGHT**
SHARP
ups **MAD** ENGINE GLOBAL IRON MOUNTAIN®
Honeywell

Solar Turbines
 A Caterpillar Company
Raytheon
 UTC Aerospace Systems

BAE SYSTEMS
 GENERAL DYNAMICS WASSCO
EPSILON SYSTEMS

plantronics
Chipman Professional & Logistics **ZEBRA**
W WHALEN® **STERIS**
 Expeditors® **Mor**
Pilot

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

FUTURE SITE OF
 OTAY MESA EAST
 PORT OF ENTRY

SITE
 BROW FIELD AIRPORT

INTERNATIONAL BORDER

ALTA ROAD



NORTH

Exposition Way

FOR LEASE

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