



# ENRICO FERMI INDUSTRIAL

7129 ENRICO FERMI PLACE, SAN DIEGO, CA 92154



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

±150,530 SF | OTAY MESA | AVAILABLE NOW





# 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. Enrico Fermi 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, 22 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.



ENRICO FERMI  
INDUSTRIAL







amazon

XPO

Slompere Viva Rd

Kellanne Way



# PROJECT HIGHLIGHTS



±150,530 SF  
Building Total Size



ESFR Sprinklers



52' x 50'  
Column Spacing



±2,528 SF  
Building Office Area



Heavy Power  
4,000a



LED Lighting



32' Clear Height



Truck Loading  
22 Dock-High Doors



Parking  
110 Spaces



130'  
Truck Court Depth



Truck Loading  
4 Grade-Level Doors



Trailer Parking  
11 Stalls



Ideal  
East Otay Location



Immediate Access to Inbound  
CHP Inspection Facility



Potential for  
Gated, Secured Facility



Quick, Easy, Access  
to I-905 Freeway



Leading  
Corporate Neighbors



Sale Price: Contact Broker  
Lease Rate: Contact Broker



EARLY CONSTRUCTION  
MARKETING VIDEO





**BOSE**

**CUBIC**  
Global. Innovative. Trusted.

**TOYOTA**

GENERAL DYNAMICS

**Chosen**  
FOODS

**KraftHeinz**

**MAINFREIGHT**

**SHARP**



**MAD**  
ENGINE  
GLOBAL

**IRON MOUNTAIN**

**Honeywell**

**PACIFIC OCEAN**

**Solar Turbines**

A Caterpillar Company

**Raytheon**

UTC Aerospace Systems

**plantronics**

**Chipman**  
Relocation & Logistics

**ZEBRA**

**WHALEN**

**STERIS**

**Expeditors**

**Mor**  
Furniture for Less

**Pilot**

**BROWN  
FIELD  
AIRPORT**

**amazon**

OTAY MESA  
PORT OF ENTRY

**amazon**

**FedEx**



**COSTCO**  
WHOLESALE

**Panasonic**

**XPO**

**amazon**

**ALTA ROAD**



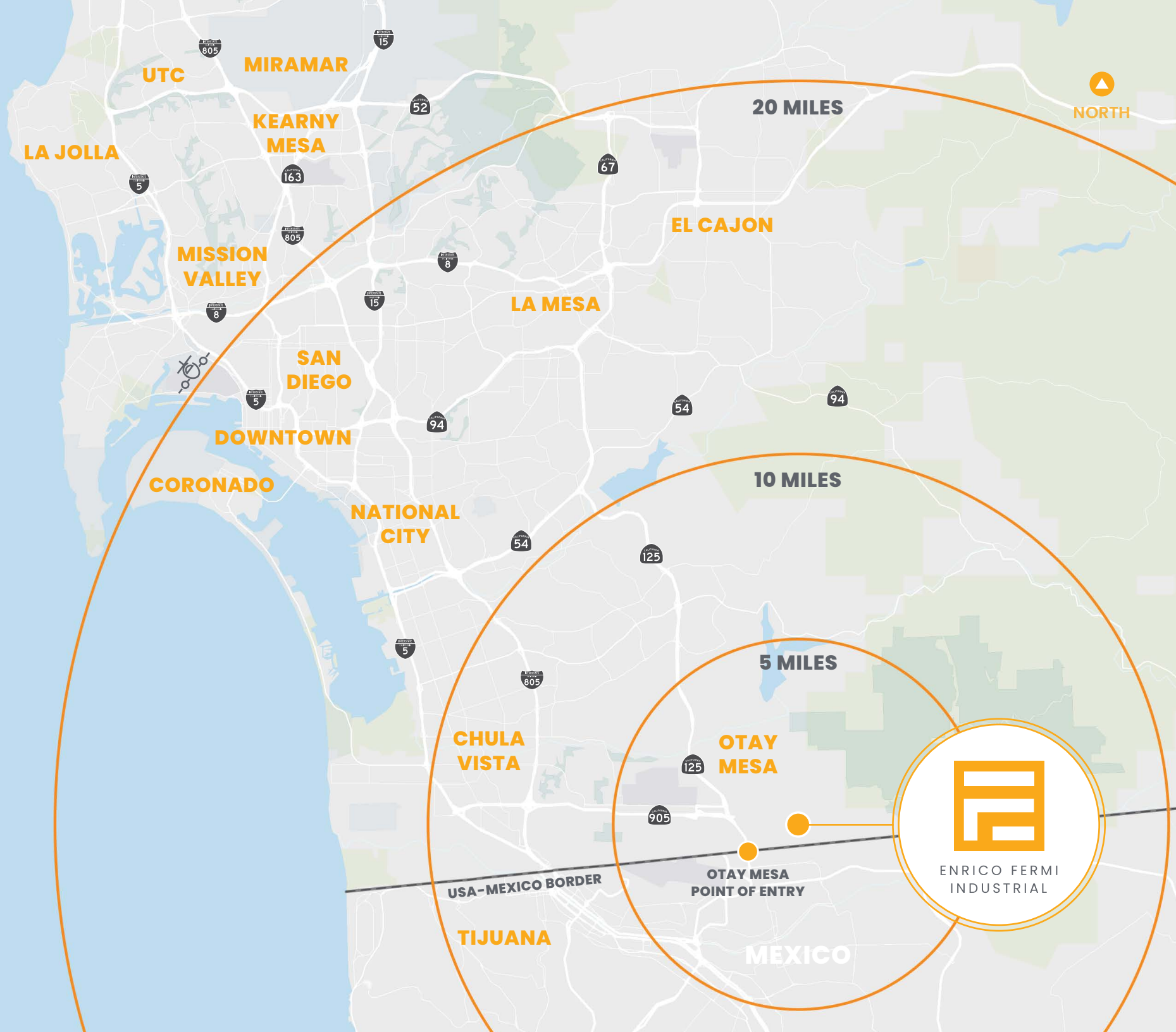
**ENRICO FERMI  
INDUSTRIAL**

**NORTH**

FUTURE SITE OF  
OTAY MESA EAST  
PORT OF ENTRY

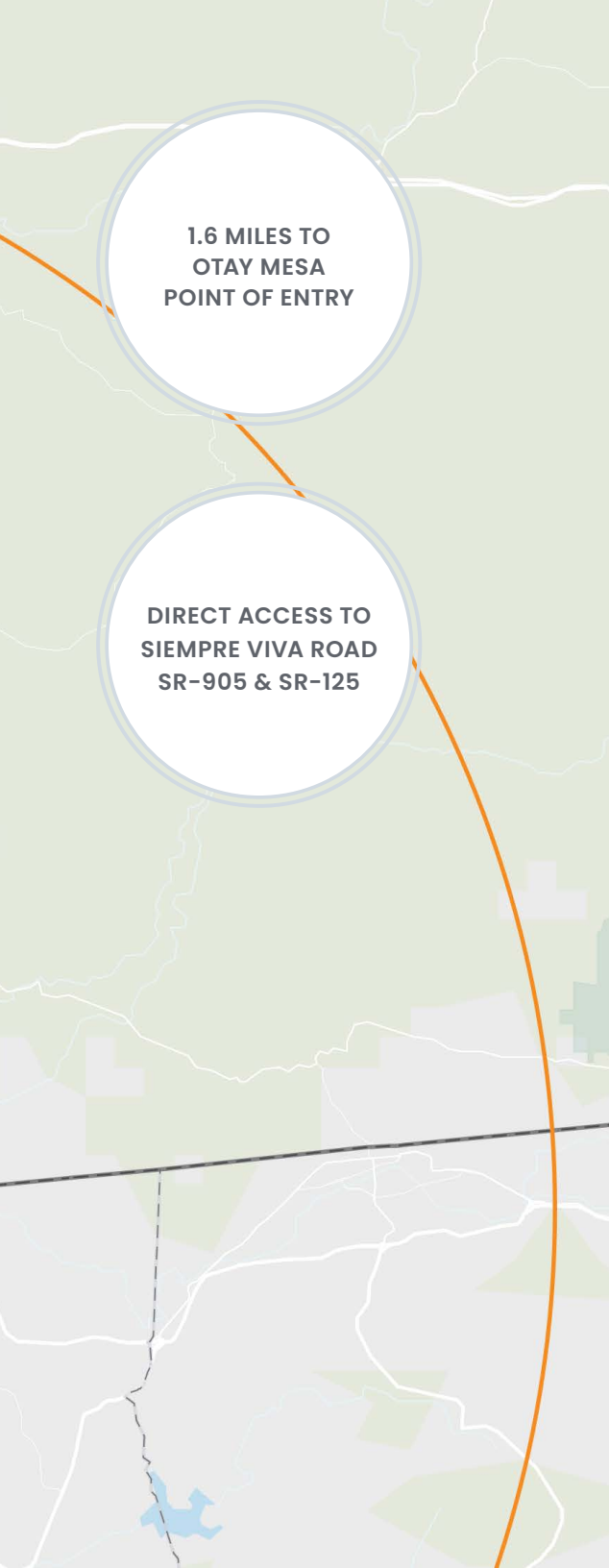
**CORPORATE NEIGHBORS  
& ACCESSIBILITY**





ENRICO FERMI  
INDUSTRIAL





1.6 MILES TO  
OTAY MESA  
POINT OF ENTRY

DIRECT ACCESS TO  
SIEMPRE VIVA ROAD  
SR-905 & SR-125

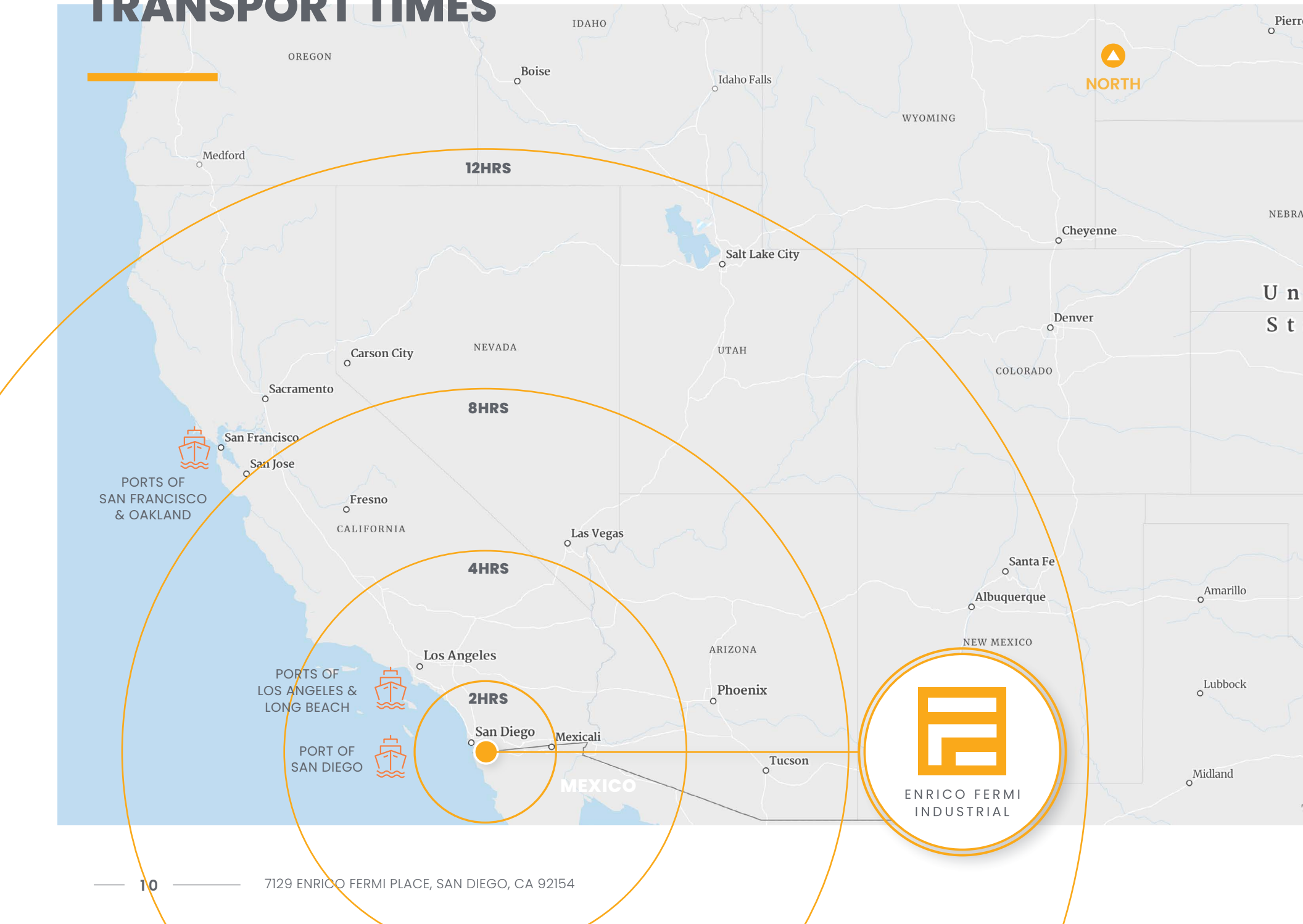
- **18 MILES**  
TO NAVAL BASE SAN DIEGO & SHIPYARD
- **21 MILES**  
TO DOWNTOWN SAN DIEGO
- **20 MILES**  
TO EL CAJON
- **24 MILES**  
TO SAN DIEGO INTERNATIONAL AIRPORT
- **26 MILES**  
TO KEARNY MESA
- **30 MILES**  
TO MIRAMAR/UTC

**MAXIMUM ACCESS**

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# TRANSPORT TIMES





# 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**



**CLICK TO LEARN MORE** 

## 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**





Enrico Fermi Pl

Kellanne Way

Siempre Viva Rd

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