



# 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





# 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

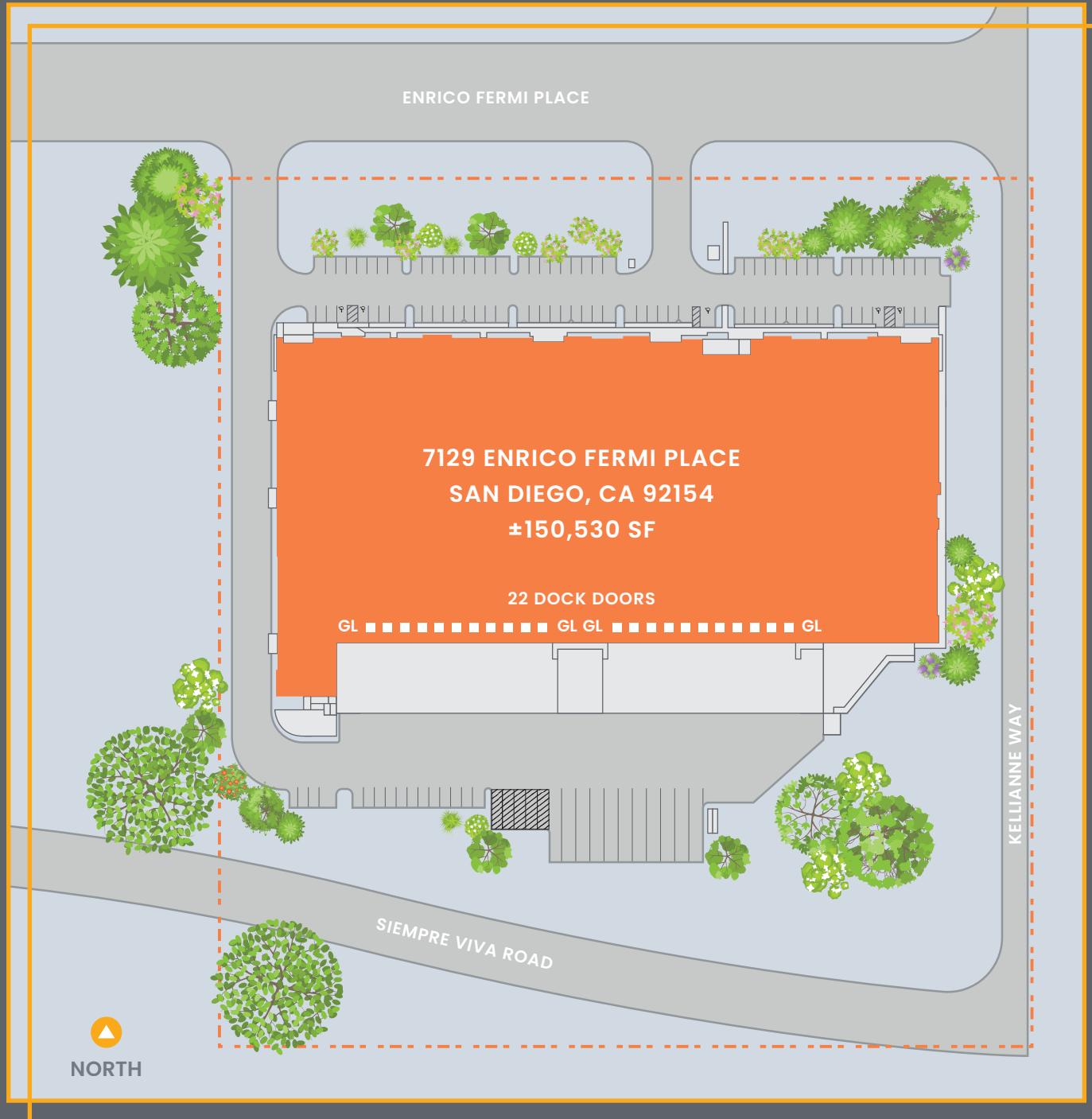


Sale Price: Contact Broker  
Lease Rate: Contact Broker

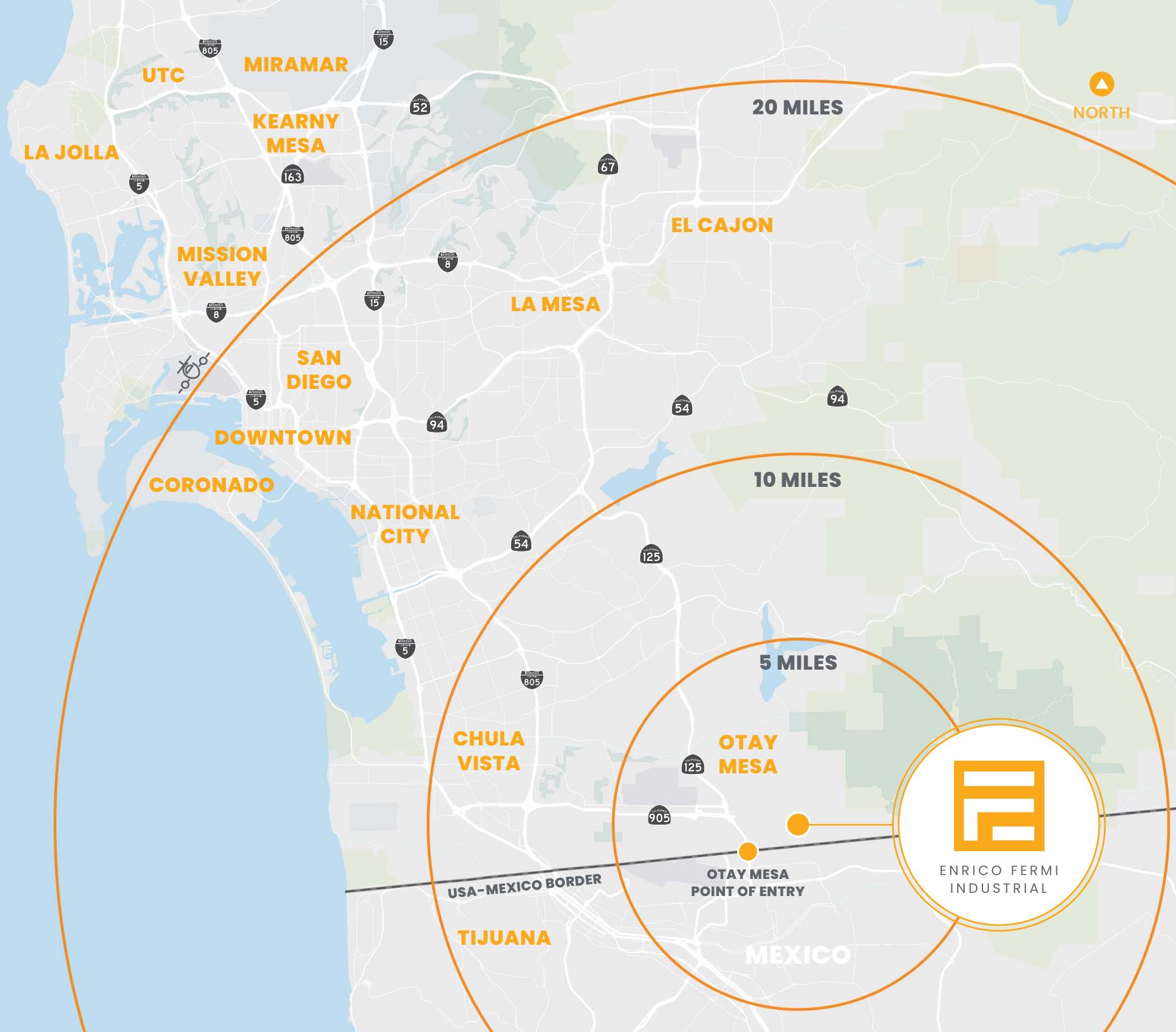


EARLY CONSTRUCTION  
MARKETING VIDEO

# THE SITE









- **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

OREGON

12HRS

# POR TS OF SAN FRANCISCO & OAKLAND

Carson City  
o

**8HRS**

PORTS OF  
LOS ANGELES &  
LONG BEACH

PORT OF  
SAN DIEG

**4HRS**

2HRS

## MEXICO

## MEXICO

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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



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



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