



Colliers

6180 BUSINESS CENTER COURT | SAN DIEGO, CA 92154

For Sale 92,694 SF Freestanding  
Industrial Building in Western Otay Mesa

**Bob Mooney**

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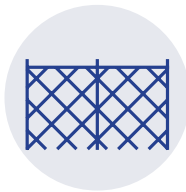
CA License# 00836061

# Property Details

<b>Building Size</b>	±92,694 SF Freestanding, divisible building. <i>(Currently divided into one large space and two smaller spaces - 12,200 SF and 10,700 SF.)</i>
<b>Lot Size</b>	5.62 Acres
<b>Truck Doors</b>	20 Original docks + 4 ground level
<b>Clear Height</b>	28'-30' Warehouse
<b>Parking/Yard</b>	Sides and rear parking/yard/truck court <i>(Can be fenced.)</i>
<b>Heavy Power</b>	2,000 Amps of 277/480 volt
<b>Location</b>	Located within the Ocean View Hills Business Park - 2.5 miles to Hwy 805  - 3.5 miles to SR 125  - 4.4 miles to Hwy 5  - 4.9 miles to Otay Mesa Port of Entry
<b>Flexible Zoning</b>	IL-2-1 City of San Diego
<b>Asking Price</b>	\$22,985,000 (\$248 PSF)
<b>Do Not Disturb Tenant</b>	



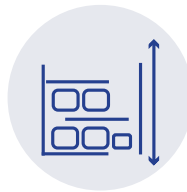
20 Original  
Docks + 4  
Ground Level



Truck Court  
Can Be  
Fenced



Heavy  
480 Volt  
Power



High  
Warehouse  
Clear Height

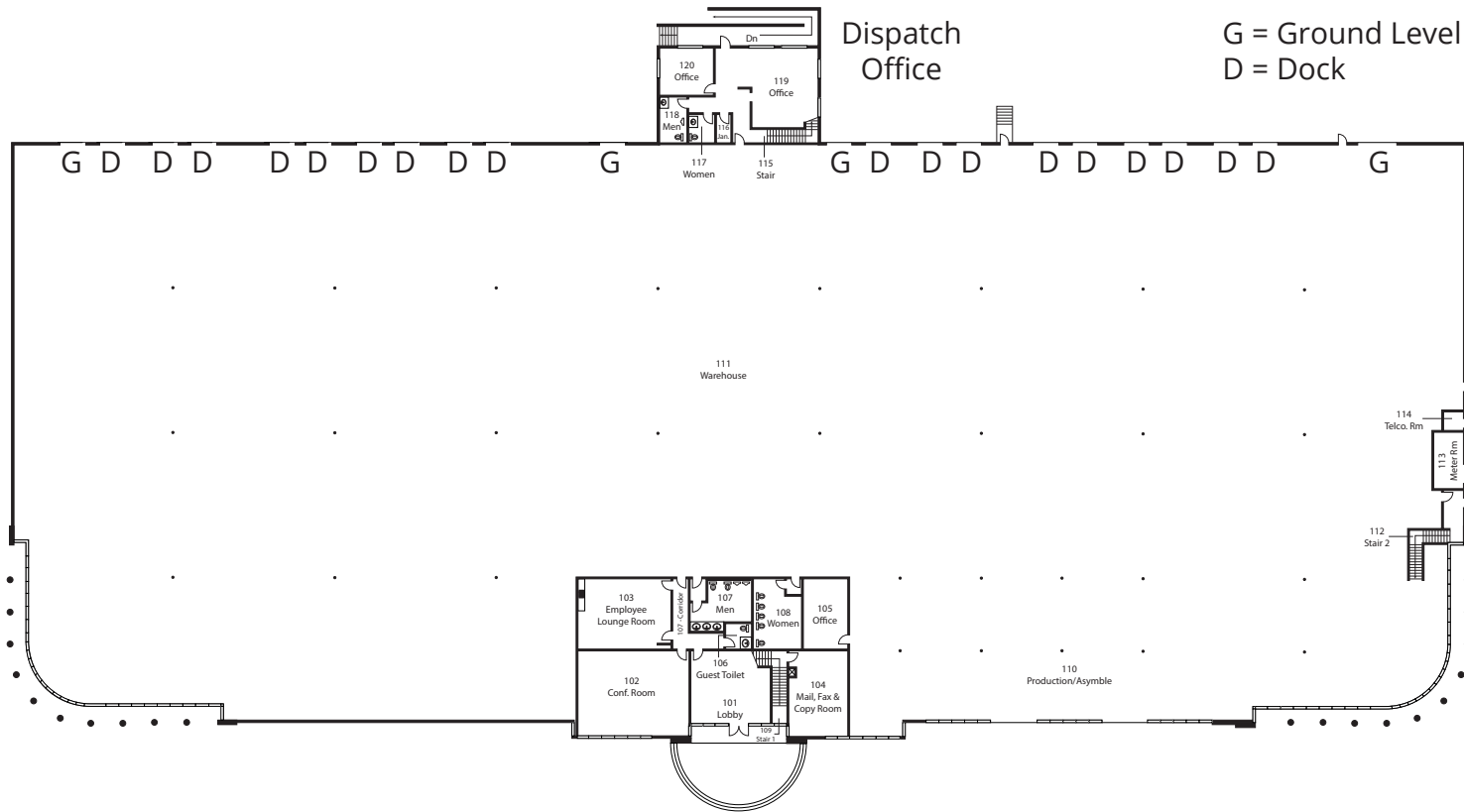




- Circulation vehicle driveway around the building
- Fenced sides and rear yard/parking/truck court is possible
- 20 Original docks + 4 Ground-level truck doors
- Dispatch office/"bullpen" at truck court



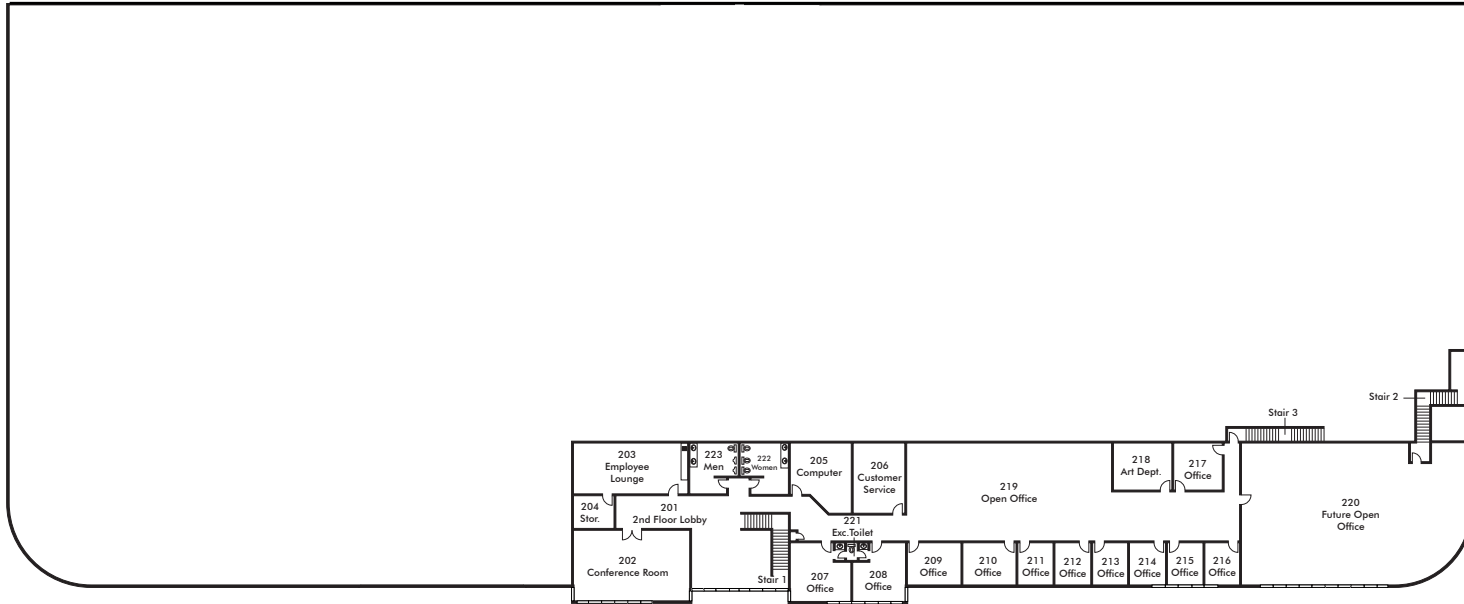




# Floorplan

## Ground Floor

- Total Ground Floor: 82,810 SF
- Office Space: 4,335 SF  
1,500 SF Dispatch  
 5,835 SF
- 20 Docks + 4 Ground Level



# Floorplan

## Mezzanine/ Second Floor

- 11,580 SF (Approximate) Office Spaces



## South County Map

**2.5 Miles**

To I-805

**3.5 Miles**

To SR-125

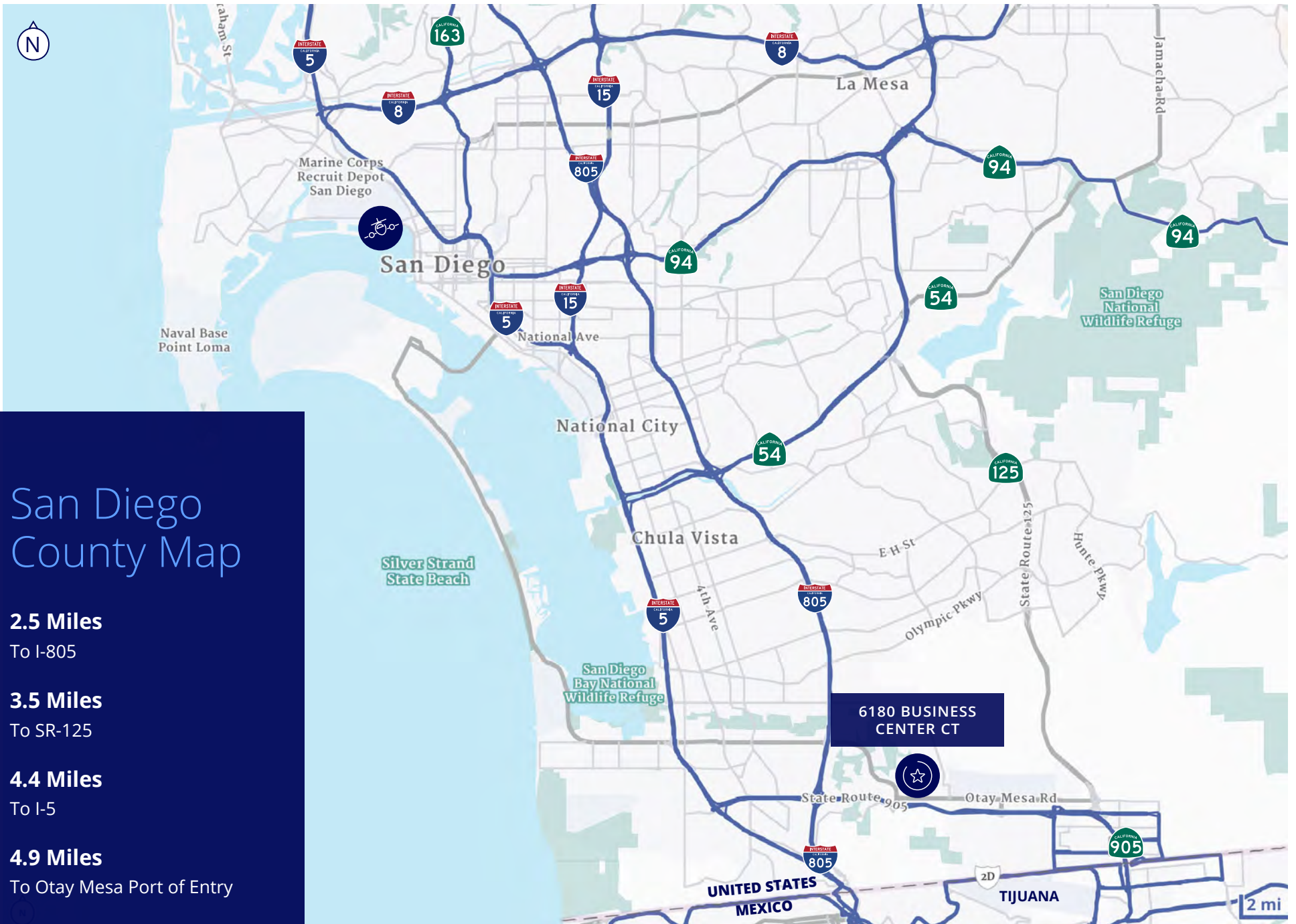
**4.4 Miles**

To I-5

**4.9 Miles**

To Otay Mesa Port of Entry





# San Diego County Map

**2.5 Miles**

To I-805

**3.5 Miles**

To SR-125

**4.4 Miles**

To I-5

**4.9 Miles**

To Otay Mesa Port of Entry

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