



EXPOSITION WAY

Both lots can be combined
for a Total of ± 7.58 AC

Parcel A: 646-050-45-00
 ± 2.00 acres (IL-2-1 Zoning)

Parcel B: 646-050-44-00
 ± 5.58 acres (IL-1-1 Zoning)

FOR LEASE

Western Otay Mesa Industrial Lots for Lease
Available Sizes from 0.5 Acres to 7.58 Acres

Exposition Way | San Diego CA 92154

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Property Highlights



Parcel Numbers:
645-050-44-00
645-050-45-00



Water, Sewer and
Electric
(Gas in cul-de-sac)



Perfect size for
owner-user or small
development



Ocean and city views
Quiet street with easy
access



Parcel A: 2.00 acres
Parcel B: 5.58 acres
Total: ± 7.58 acre lot



Trailer yard and
outdoor storage
allowed



Direct access to:
I-805, I-5, SR-905,
and SR-125



Otay Mesa submarket
Ideal Western Otay
location



2 points of ingress/
egress in both lots



IL-1-1 & IL-2-1 Zoning



Flat site



Lease rate:
Contact Brokers

IL-1-1 ZONING USES



Site Access B

LOT 1A
1.0 AC

LOT 1B
0.5 AC

LOT 1C
1.0 AC

LOT 1E
1.0 AC

LOT 1D
1.0 AC

LOT 2A
1.0 AC

LOT 2A
1.0 AC

PARCELS DIVISIBLE
TO 0.5 ACRE

Site Access A

Sites delivered with:

- Compacted road base
- 6' security fencing
- 1" water service
- Internet
- Security lighting
- 100A 3-Phase power

IL-2-1 ZONING USES





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± 2.00 acres (IL-2-1 Zoning)

Parcel B: 646-050-44-00
± 5.58 acres (IL-1-1 Zoning)

Both lots can be combined
for a Total of ±7.58 AC

Ocean, Bay & City Views

Imperial Beach Pier

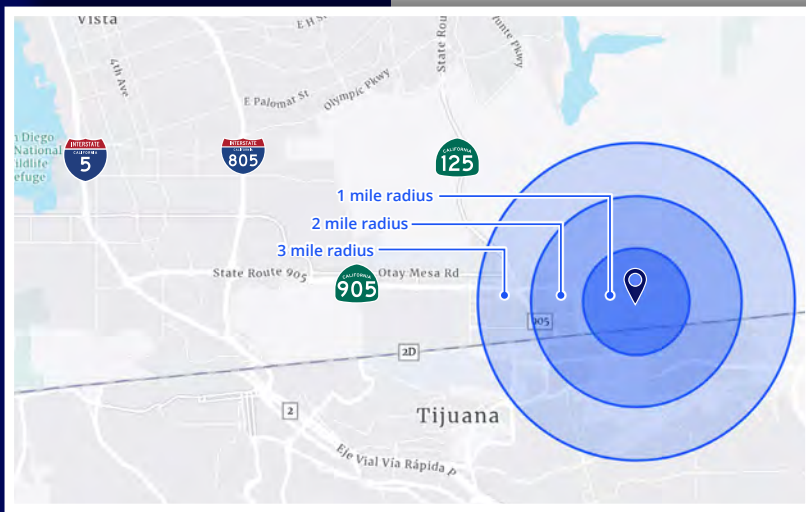
9.1 Miles
15 Minutes

Chula Vista

3.9 Miles
6-7 Minutes

Downtown San Diego

17.2 Miles
20 Minutes



Distances from an East Otay Property

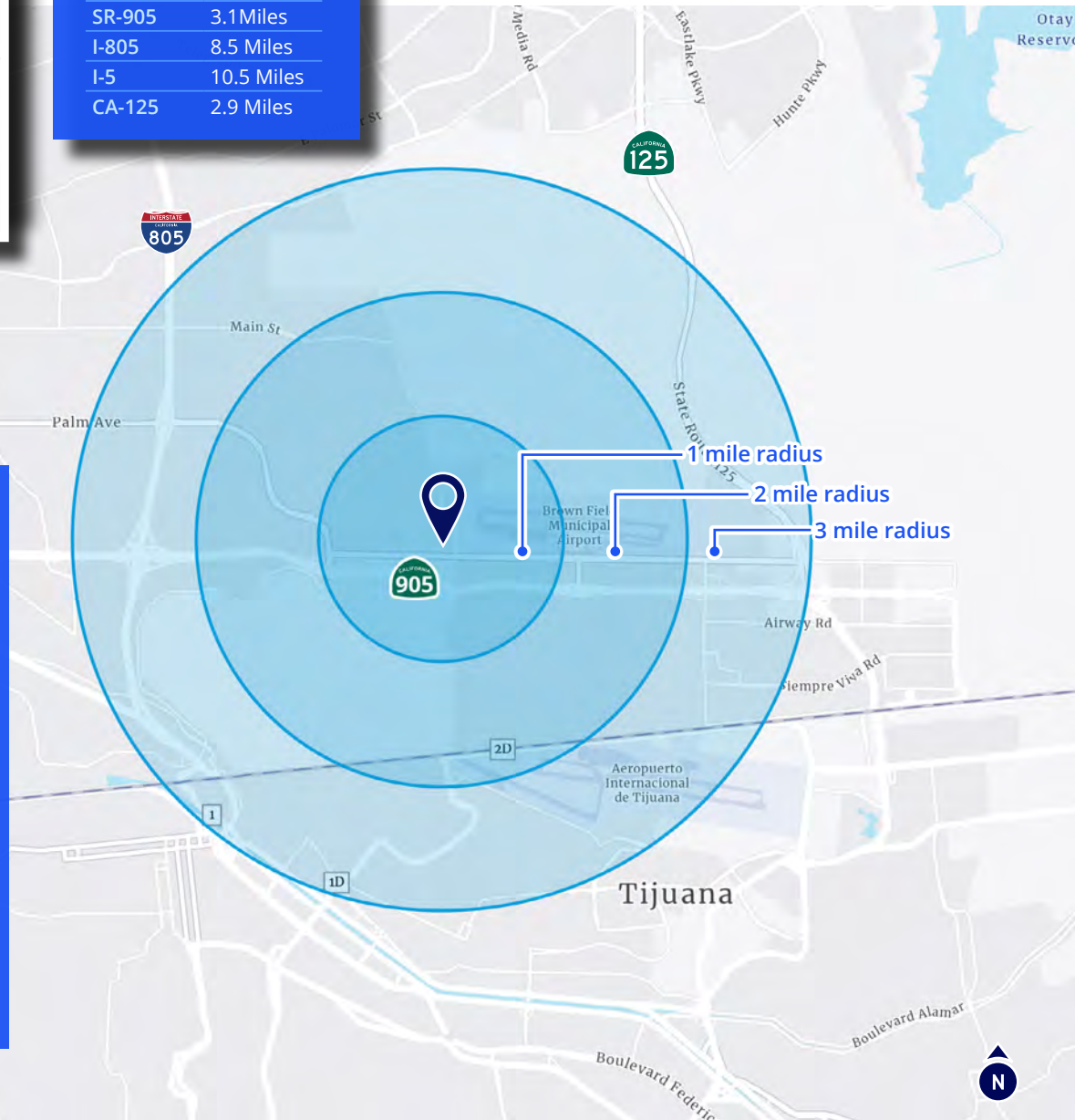


Border	3.3 Miles
SR-905	3.1 Miles
I-805	8.5 Miles
I-5	10.5 Miles
CA-125	2.9 Miles

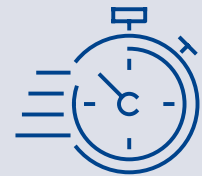
Driving Distances



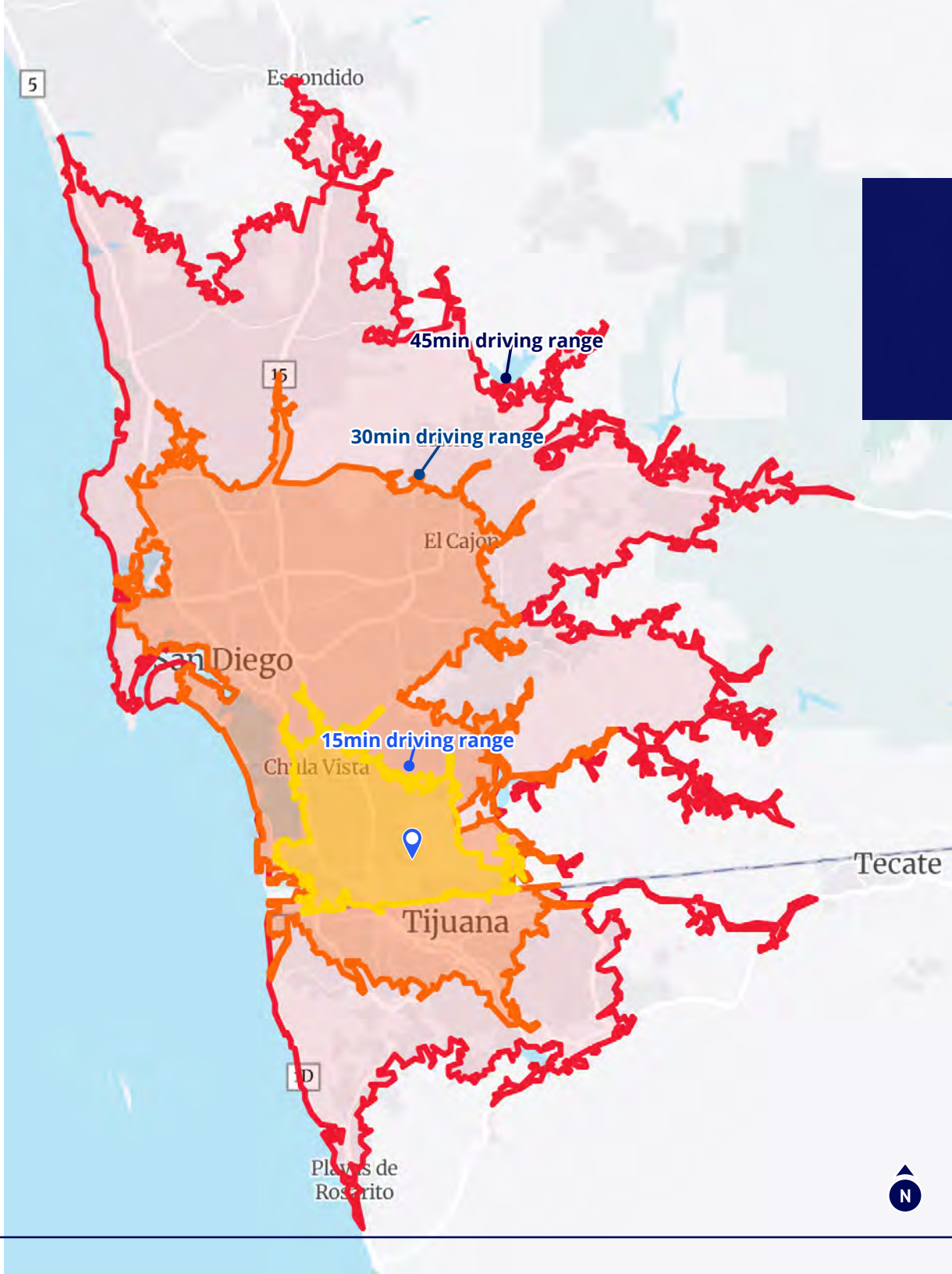
Border	5.1 Miles
SR-905	1.8 Miles
I-805	2.8 Miles
I-5	4.8 Miles
CA-125	5.0 Miles



Driving Times



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





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