



# 4 Building Project & Trailer Yard

Buildings from 46,177 SF - 125,801 SF  
Divisible to 24,910 SF  
Warehouse/Logistics/Manufacturing

Ready for  
**Occupancy**

905

11

SIEMPRE VIVA ROAD

PASEO DE LA FUENTE

3.6 AC YARD

7823

LEASED

7820

LEASED

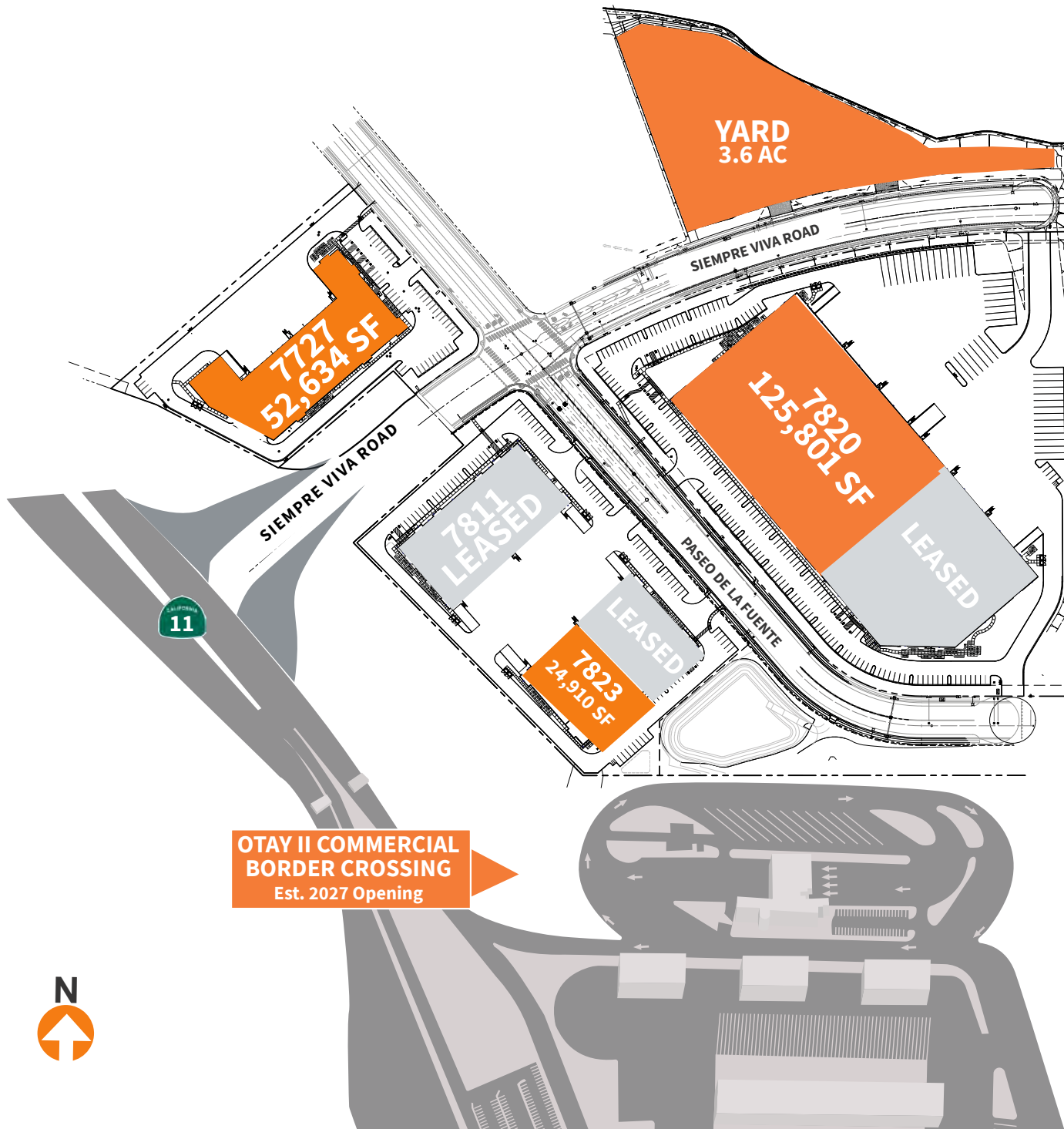
OTAY II  
BORDER  
CROSSING

UNDER  
CONSTRUCTION

New Class A Industrial Development  
**AVAILABLE**



# SITE PLAN



**4**  
BUILDINGS



**23,000 SF**  
DIVISIBLE TO



**1**  
TRAILER YARD



**87**  
TRAILER STALLS

## FOREIGN TRADE ZONE

LOCATED WITHIN FTZ 153

## ACCESS & VISIBILITY

LOCATED ON SR-11 @ SIEMPRE  
VIVA ROAD INTERCHANGE

## WALKING DISTANCE

TO THE OTAY II BORDER CROSSING



video



website



**7727 PASEO DE LA FUENTE**

The architectural floor plan illustrates the layout of 7727 Paseo de La Fuente. The main drawing shows the 1st floor, which is 1,989 SF. It features a large central area with dimensions of 130' by 128'. A smaller section on the right is 50' by 60'. The 2nd floor, which is 2,541 SF, is shown in an inset at the top right. The plan also includes a street view of the property, showing the intersection of Siempre Viva Road and Paseo De La Fuente. The building is situated on a corner lot, with a parking area and a driveway visible. The plan is color-coded, with blue lines indicating the building footprint and green lines indicating the parking area. The text '7727 PASEO DE LA FUENTE' is prominently displayed at the top left. The text '1st Floor Office | 1,989 SF' and '2nd Floor Office | 2,541 SF' are placed near their respective floor plans. The text 'Siempre Viva Road' and 'Paseo De La Fuente' are placed near the street view. The text 'DN' is visible near the stairs in the 2nd floor inset.

2nd Floor Office | 2,541 SF

1st Floor Office | 1,989 SF

130'

128'

50'




60'

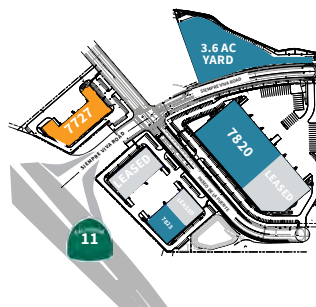
Siempre Viva Road

Paseo De La Fuente

1st Floor Office | 1,989 SF

# Siempre Viva Road

-  DOCK DOORS
-  GRADE DOORS
-  ON-SITE TRAILER PARKING



TOTAL SPACE AVAILABLE (SF)



NEW SPEC OFFICE (SF)



LOT SIZE



DOORS



DOORS



MINIMUM CLEAR HEIGHT



## SPRINKLERS



VEHICLE PARKING STALLS



## COLUMN SPACING



480v POWER



TRUCK COURT DEPTH



BUILDING DEPTH

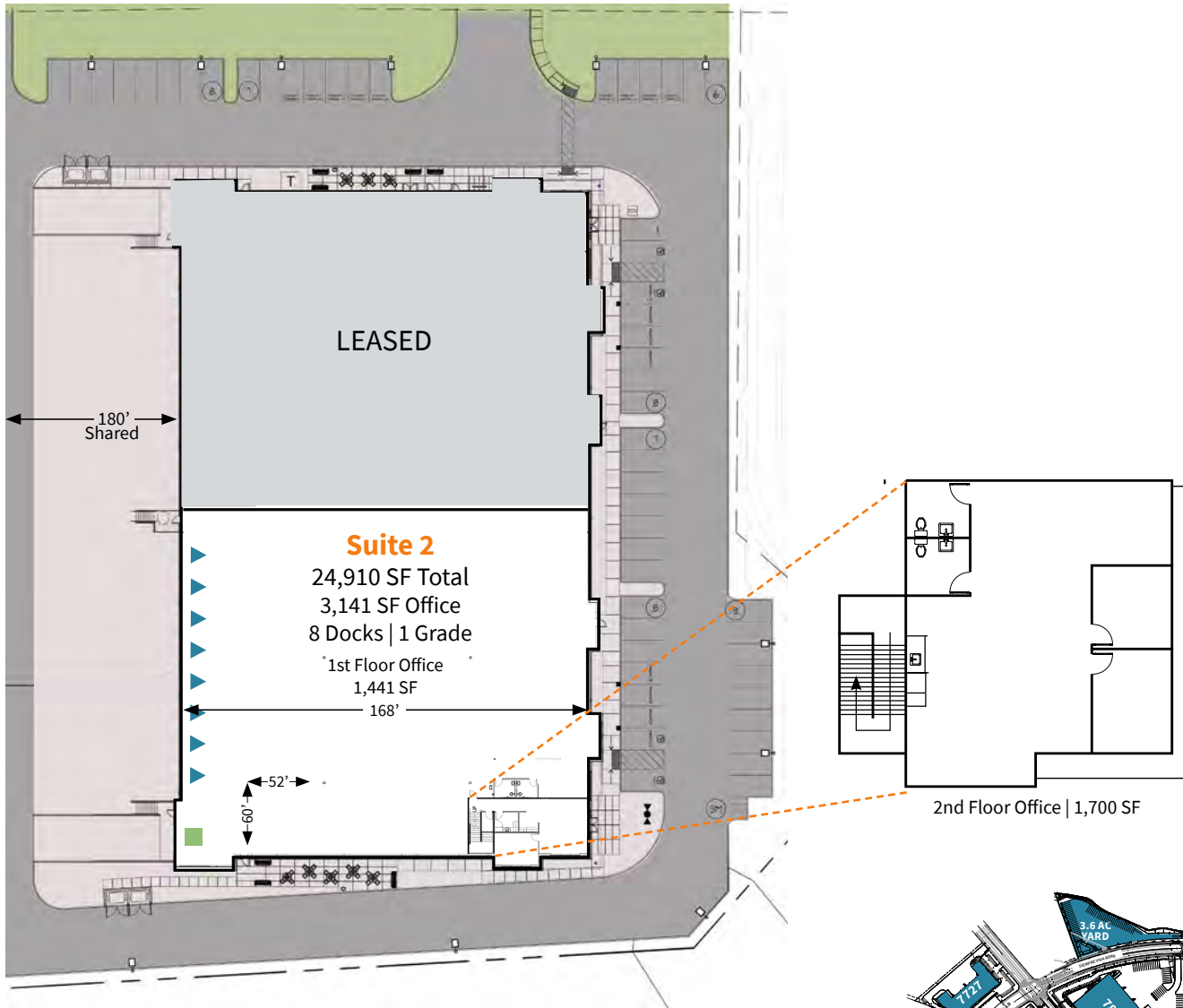


ON-SITE TRAILER PARKING ALTERNATE



3.6 ACRE YARD

# 7823 PASEO DE LA FUENTE



- ▲ DOCK DOORS
- GRADE DOORS



**24,910 SF**  
TOTAL SPACE AVAILABLE (SF)



**3,141 SF**  
NEW SPEC OFFICE (SF)



**8 DOCK**  
DOORS



**1 GRADE**  
DOORS



**32'**  
MINIMUM CLEAR HEIGHT



**ESFR**  
SPRINKLERS



**28 (1.34:1,000)**  
VEHICLE PARKING STALLS



**60'x52'**  
COLUMN SPACING



**700A**  
480v POWER



**180'**  
SHARED TRUCK COURT DEPTH



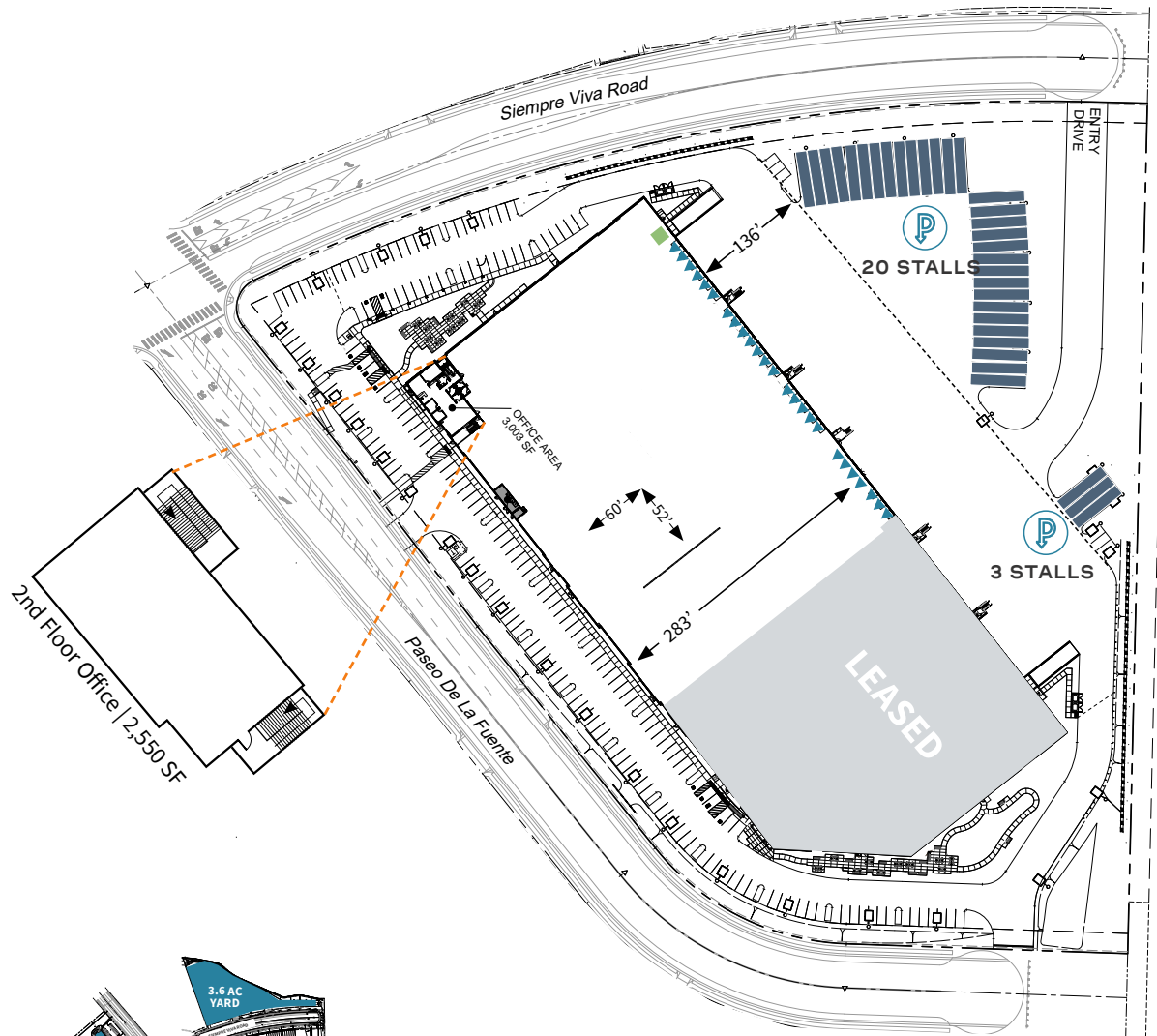
**168'**  
BUILDING DEPTH







**TRAILER YARD**  
3.6 ACRE YARD



# 7820 PASEO DE LA FUENTE



-  TRAILER PARKING STALLS
-  DOCK DOORS
-  GRADE DOORS
-  ON-SITE TRAILER PARKING



**125,801 SF**  
TOTAL SPACE AVAILABLE (SF)



**5,553 SF**  
NEW SPEC OFFICE (SF)



**47,000 SF**  
DIVISIBLE TO (SF)



**25 DOCK**  
DOORS



**1 GRADE**  
DOOR (EXPANDABLE)



**36'**  
MINIMUM CLEAR HEIGHT



**ESFR**  
SPRINKLERS



**125 (1:1,000)**  
VEHICLE PARKING STALLS



**60'x52'**  
COLUMN SPACING



**2,000A**  
480v POWER



**136**  
MINIMUM TRUCK COURT DEPTH



**283'**  
BUILDING DEPTH

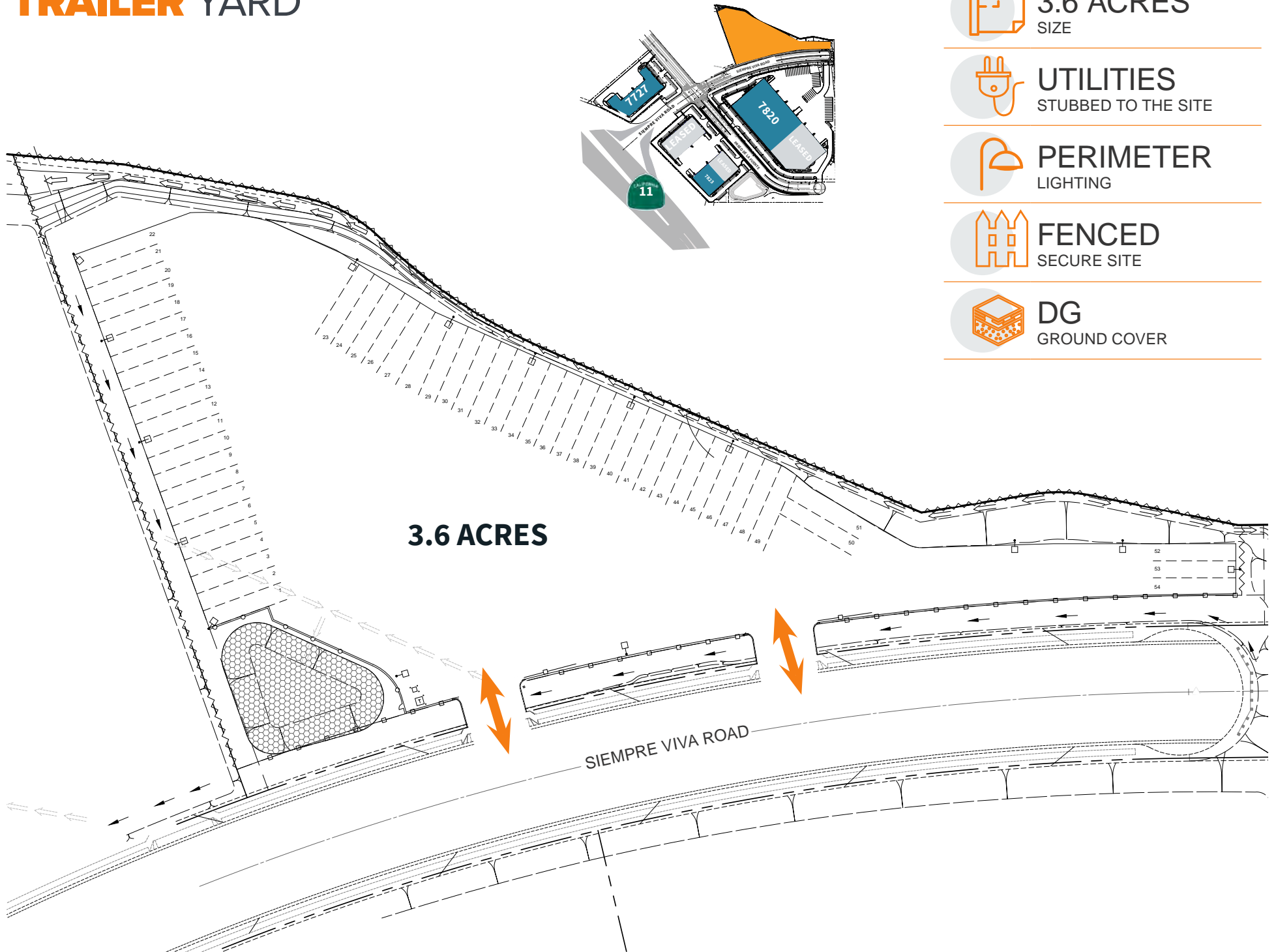


**20**  
AVAILABLE ONSITE TRAILER STALLS



**TRAILER YARD**  
3.6 ACRE YARD

# TRAILER YARD



**3.6 ACRES**  
SIZE



**UTILITIES**  
STUBBED TO THE SITE



**PERIMETER**  
LIGHTING



**FENCED**  
SECURE SITE



**DG**  
GROUND COVER





**7727** PASEO DE LA FUENTE



**7820** PASEO DE LA FUENTE



**7820** PASEO DE LA FUENTE



**7823** PASEO DE LA FUENTE



# ACCESS AT YOUR DOORSTEP

Large scale industrial opportunity with diversity of options located directly off the freeway in the highly desirable Otay Mesa submarket adjacent to future port of entry



## RARE OPPORTUNITY

Dwindling supply of large Industrial floor plate options throughout San Diego, increase efficiency and productivity by consolidating operations.



## ACCESS TO LABOR

Adjacent to the future Otay II Port of Entry. A short walk for employees crossing from Mexico.



## FUTURE INFRASTRUCTURE

Siempre Viva Road & SR-11 extension.

Otay II international commercial crossing.





L  
G

OTAY I COMMERICAL  
BORDER CROSSING  
SOUTHBOUND

TIJUANA  
AIRPORT

CHP  
INSPECTION

NEARBY RETAIL AMENITIES

7-ELEVEN	Starbucks	Starbucks COFFEE	IHOP	Carl's Jr.	COCINA 35	old school mexican	McDonald's	K
UPS	POSTAL ANNEX	Subway	ARCO	Holiday Inn	JACK IN THE BOX	76	TROMPO	TAQUERIA - BURGERS

BROWN FIELD  
AIRPORT

VA ROAD  
opening

2.0 mi to Otay I

Est. Summer  
2025 Opening

CROSS  
BORDER XPRESS

amazon

OTAY MESA ROAD

PASEO DE LA FUENTE

ing

20

YARD  
3.6 AC



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