

# For Sale

## Otay Mesa's Next Opportunity ±4.61 Acre Entitled Industrial Development Site

7280 Siempre Viva Road  
San Diego, CA 92154



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# 7280 Siempre Viva Rd Property Description

## Specifications

- Submarket: Otay Mesa
- APN: 646-100-40-00
- Site Area:  $\pm 4.61$  Acres ( $\pm 200,811$  SF)
- Entitled for: 80,800 SF Warehouse
- Zoning: IBT-1-1 [Click here for more information](#)
- Topography: Relatively flat site
- Utilities: Available to site (no meters installed)
- Water: Two (2) meters to site (domestic/landscape)
- Sale Price: Contact Broker

## Features

- Ideal Sized Development or Owner/User Property
- High visibility West Otay location
- Excellent access to Cross Border Xpress (CBX), Otay Mesa and San Ysidro port of entry
- Easy access to I-805, I-5, SR-905, SR-125, SR-11, Otay Mesa Rd, and within minutes of Chula Vista and National City



# 7280 Siempre Viva Rd Aerial Map

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