

**FOR LEASE**

**9802 Lone Star Rd**

San Diego, CA 92154 - Otay

**Colliers**



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## 39 Acre Yard Facility Largest Yard in San Diego County

### Property Highlights

- 20,000 SF Metal Warehouse
- 28' Minimum clear height
- Sprinklered and in-place warehouse lighting
- 8 Oversized grade-level doors
- 53' Trailer access
- Fully fenced and secure facility
- Electric and pole-lighting throughout
- Multiple entry points to yard
- Adjacent to 3 major Amazon warehouses
- Zoning S88 [LINK TO ZONING](#) Heavy Industrial Uses Allowed
- Direct access to Otay Mesa Rd and SR-905, SR-125, and new Port of Entry - Otay II
- Opportunity for a 100-acre expansion to the west
- Possibly divisible into two (2) twenty (20) AC facilities
- Lease Rate: Contact Broker





## 9802 Lone Star Rd - Otay

39 Acre Yard Facility (possible to divide) 20,000 SF Finished Warehouse Building





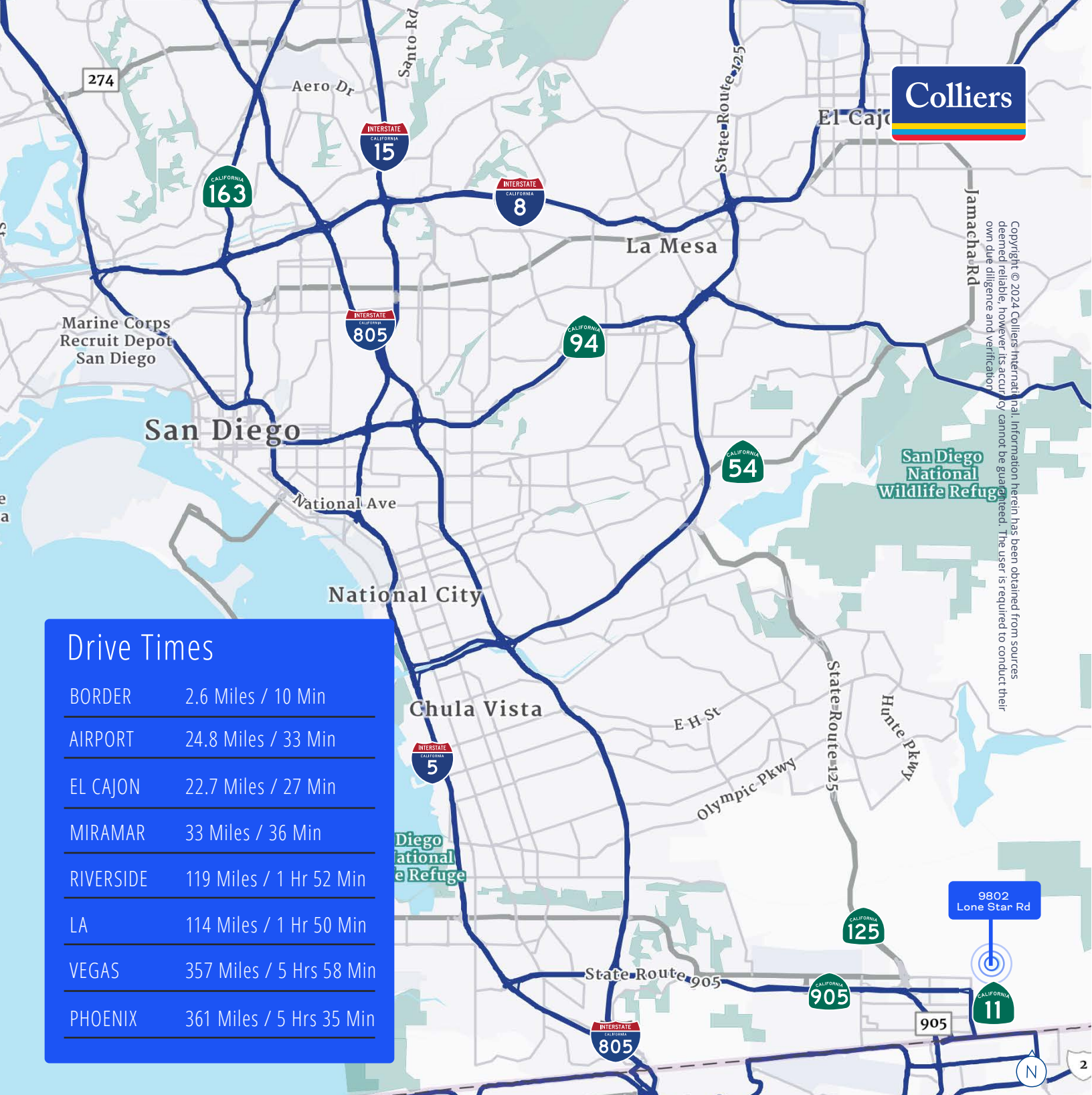


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### Drive Times

BORDER	2.6 Miles / 10 Min
AIRPORT	24.8 Miles / 33 Min
EL CAJON	22.7 Miles / 27 Min
MIRAMAR	33 Miles / 36 Min
RIVERSIDE	119 Miles / 1 Hr 52 Min
LA	114 Miles / 1 Hr 50 Min
VEGAS	357 Miles / 5 Hrs 58 Min
PHOENIX	361 Miles / 5 Hrs 35 Min

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