



Both lots can be combined  
for a Total of  $\pm 7.58$  Acres

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 OR SALE

$\pm 0.5$  to  $\pm 7.58$  Acre Industrial Lots

Exposition Way, San Diego, CA 92154



# Western Otay Mesa Industrial Lots

Exposition Way | San Diego, CA 92154



±2.00 Acres  
Parcel A

±5.58 Acres  
Parcel B

±7.58 Acres  
Total

Contact Brokers  
Lease Rate & Sale Price

## PROPERTY HIGHLIGHTS

- Parcel Numbers:  
645-050-44-00  
645-050-45-00
- 2 points of ingress/egress in both lots
- Water, Sewer and Electric (Gas in cul-de-sac)
- Trailer yard and outdoor storage allowed
- IL-1-1 & IL-2-1 Zoning
- Perfect size for owner-user or small development
- Flat Site
- Direct access to: I-805, I-5, SR-905, and SR-125
- Ocean and city views  
Quiet street with easy access
- Otay Mesa submarket  
Ideal Western Otay location

# Aerial View

Exposition Way | San Diego, CA 92154



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

# Built to Suit Site Plan

Exposition Way | San Diego, CA 92154



# Corporate Neighbors & Access

Exposition Way | San Diego, CA 92154



Imperial Beach Pier  
9.1 Miles  
15 Minutes

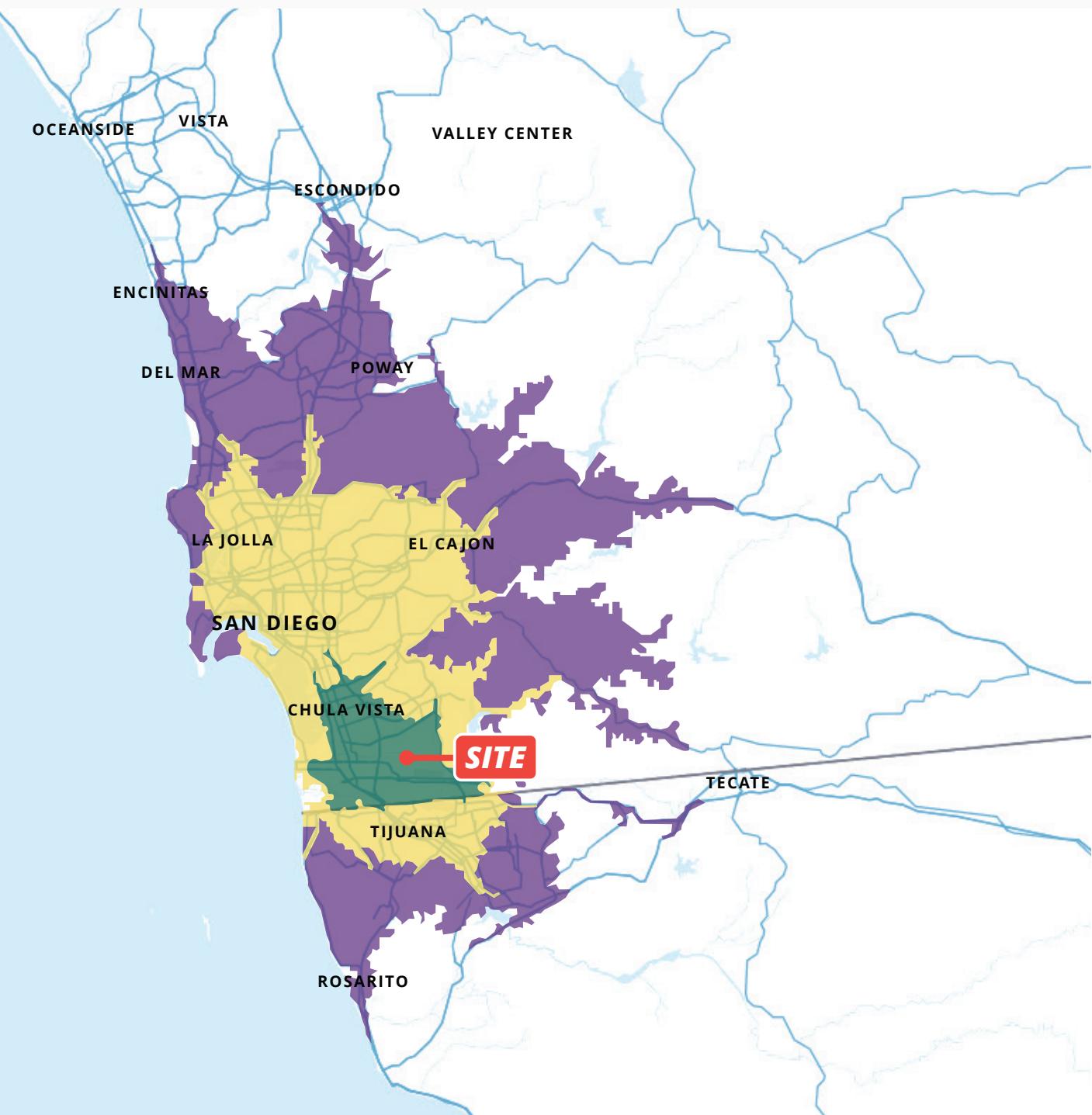
Chula Vista  
3.9 Miles  
6-7 Minutes

Downtown San Diego  
17.2 Miles  
20 Minutes



# Driving Times

Exposition Way | San Diego, CA 92154





**SRS Real Estate Partners**  
215 Highway 101, Suite 209  
Solana Beach, CA 92075

**Tucker Hohenstein, SIOR, MBA**

*Executive Vice President*

858.336.4104

[tucker.hohenstein@srsre.com](mailto:tucker.hohenstein@srsre.com)

CA License No. 00999360

**Hank Jenkins**

*Vice President*

602.882.0138

[hank.jenkins@srsre.com](mailto:hank.jenkins@srsre.com)

CA License No. 01981328

**SRSRE.COM/Industrial**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.