



STANTON ROAD  
CAPITAL

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



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

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

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

**FOR LEASE OR SALE**

±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



## IL-1-1 ZONING USES



LOT 1C  
1.0 AC

LOT 1B  
0.5 AC

LOT 1E  
1.0 AC

LOT 1A  
1.0 AC

LOT 1D  
1.0 AC

LOT 2A  
1.0 AC

LOT 2A  
1.0 AC

PARCELS DIVISIBLE  
TO 0.5 ACRE

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

## IL-2-1 ZONING USES





# Built to Suit Site Plan

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# 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

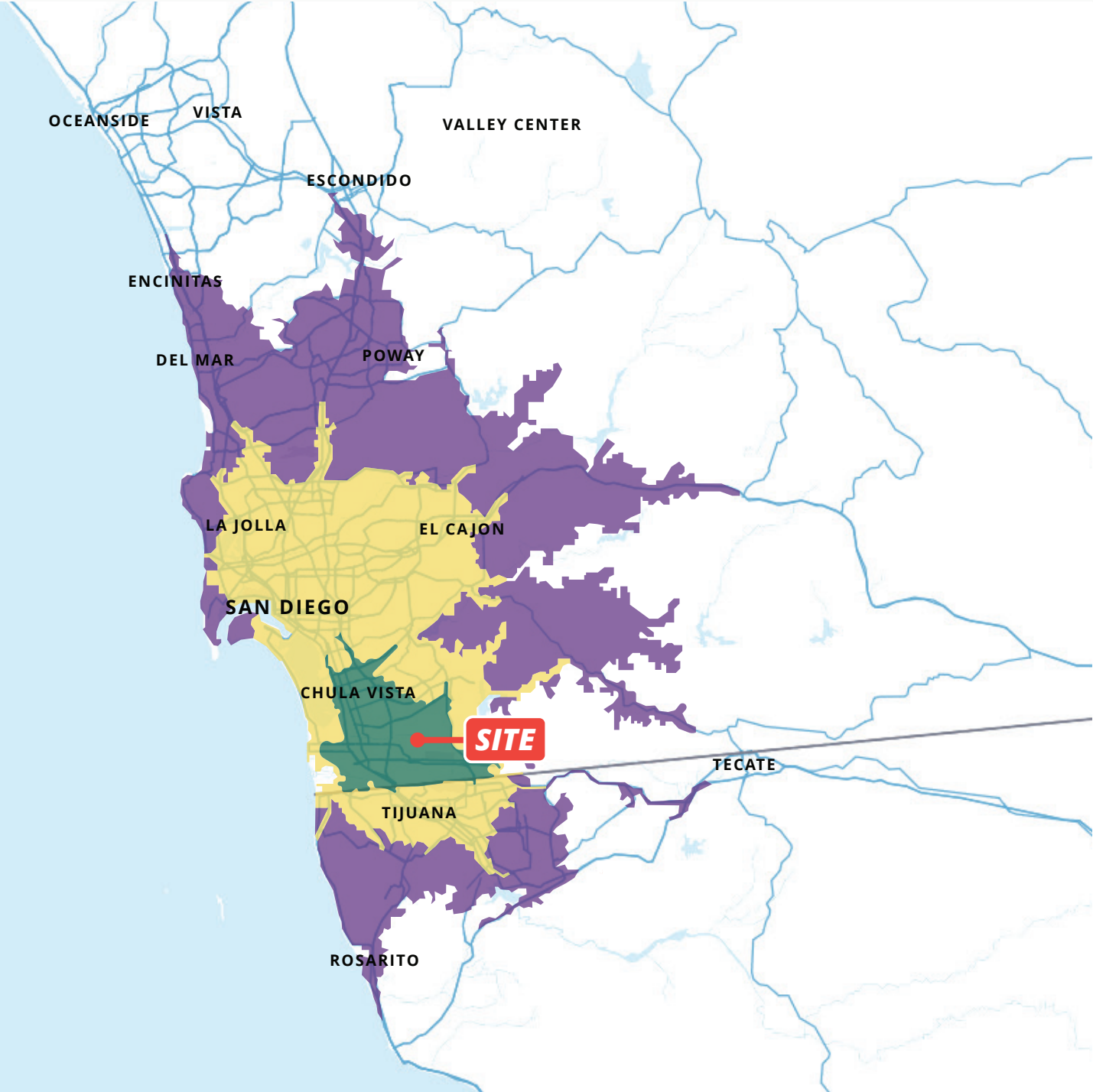
Downtown San Diego 17.2 Miles  
20 Minutes





# Driving Times

Exposition Way | San Diego, CA 92154





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