



STANTON ROAD
CAPITAL

FOR SALE OR LEASE

±0.5 to ±7.58 Acre Industrial Lots

Exposition Way & Vista Santo Domingo Road, San Diego, CA 92154



Western Otay Mesa Industrial Lots

Exposition Way & Vista Santo Domingo Road



±2.00 Acres

Site A

±5.58 Acres

Site B

±7.58 Acres

Total

Contact Broker

Lease Rate & Sale Price

PROPERTY HIGHLIGHTS

- Site A: 645-050-45-00
- Site B: 645-050-44-00
- IL-1-1 & IL-2-1 Zoning suitable for truck/trailer parking, material storage, contractor laydown yard
- Perfect size for owner-user or small development
- Two 30' double swing gate entry points
- 800A - 120/240V power – two meters (400A each)
- Water, Sewer and Electric COX fiber internet (Gas in cul-de-sac)
- Ideal Western Otay location with ocean and city views
- Direct access to I-805, I-5, SR-905, and SR-125

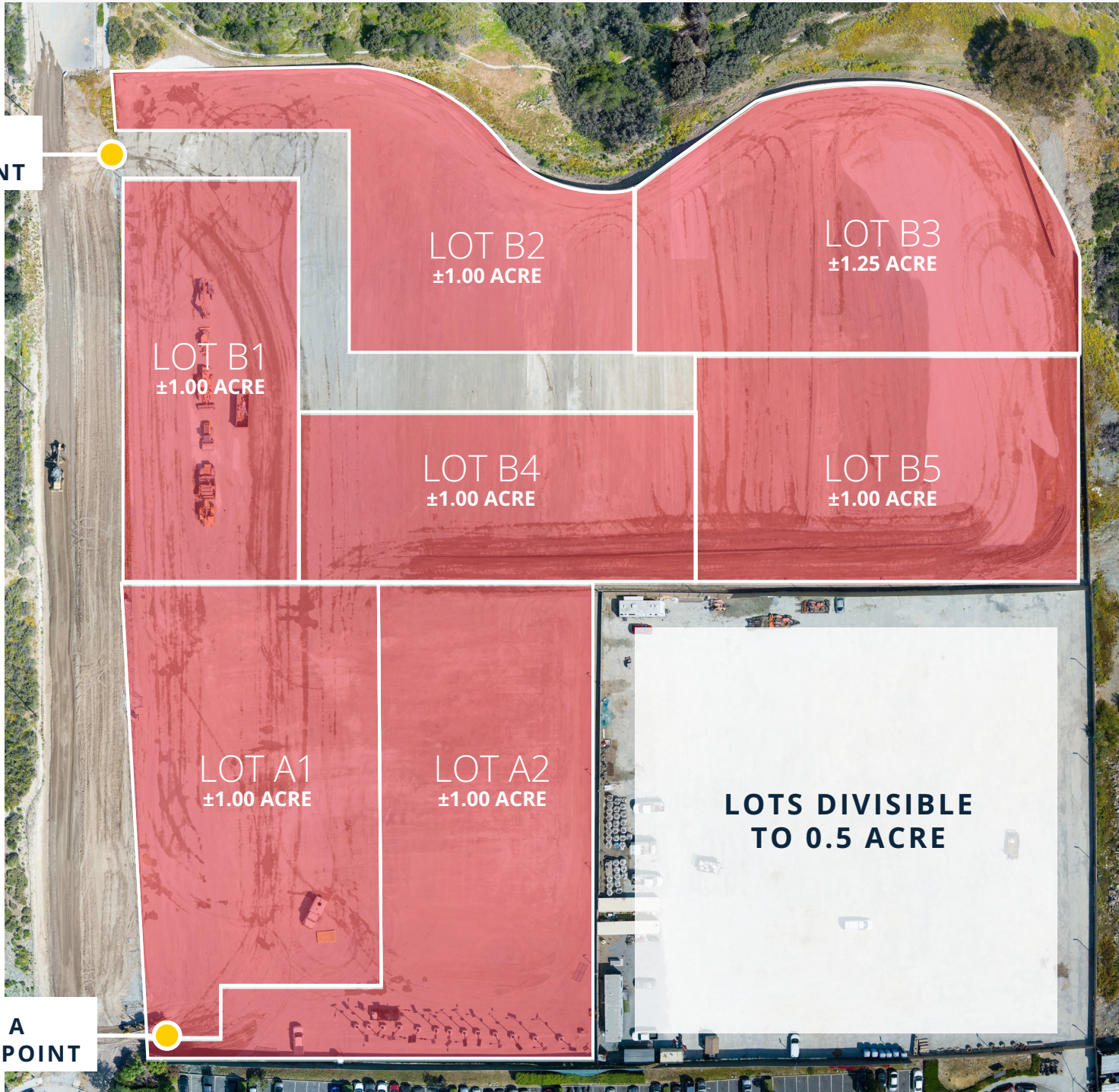
RECENT SITE UPGRADES

- Graded, flat lot
- 9" compacted road base
- 26' wide compacted gravel road base within city easement to West of property
- 6' slatted security fencing
- Domestic city potable water
- High-powered solar site lighting (config. to suit)
- Security installation ready

Divisibility Options

Exposition Way & Vista Santo Domingo Road

**SITE B
ACCESS POINT**



**SITE A
ACCESS POINT**

Built to Suit Option

Exposition Way & Vista Santo Domingo Road



Site Photos

Exposition Way & Vista Santo Domingo Road



SITE A - ACCESS POINT



SITE B - ACCESS POINT



6' SLATTED SECURITY FENCING



HIGH POWERED SOLAR SITE LIGHTS

Driving Times

Exposition Way & Vista Santo Domingo Road

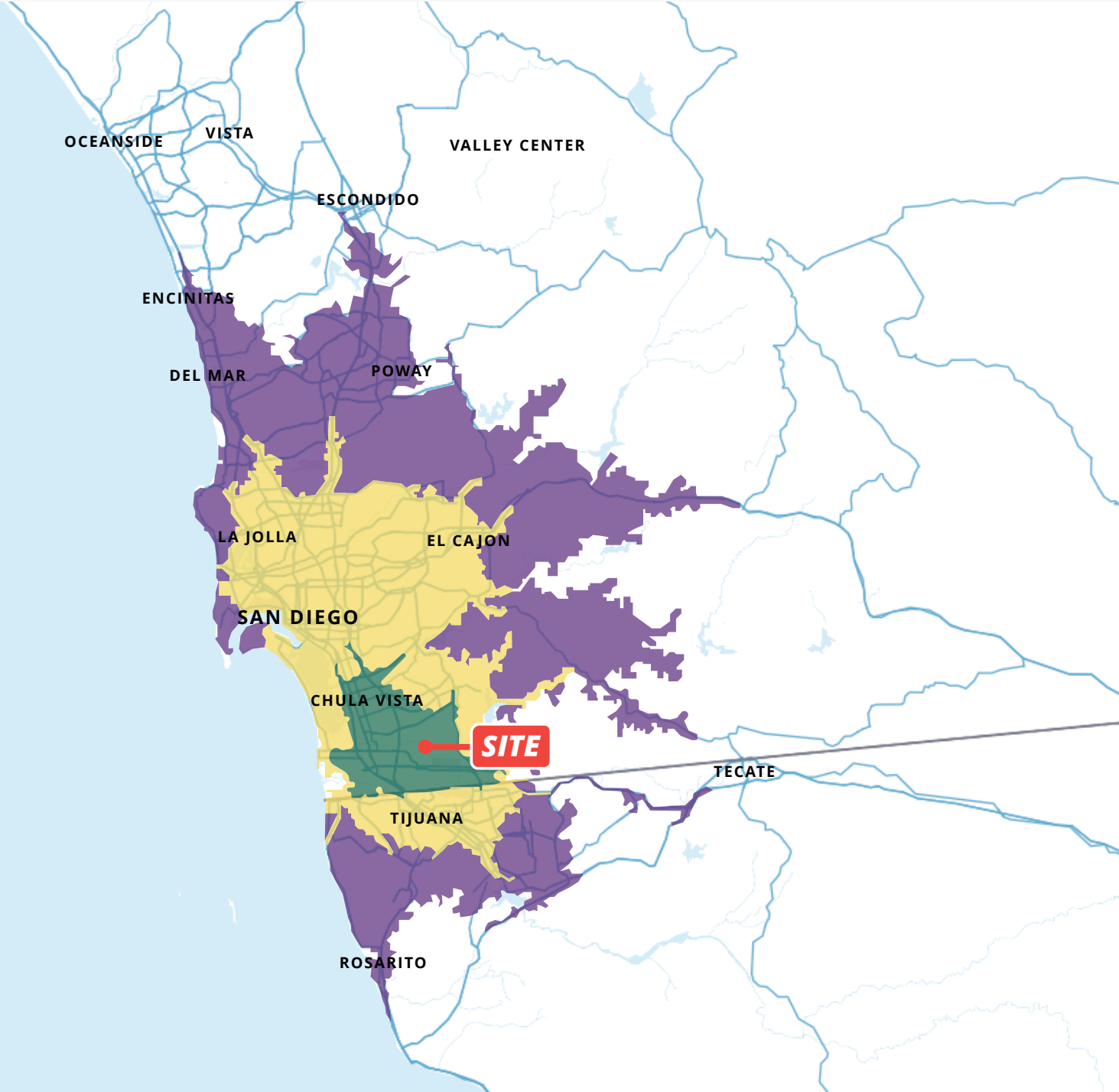


DRIVE TIMES



- 15 MINUTES
- 30 MINUTES
- 45 MINUTES

Minutes to San Ysidro Border Crossing	10 Min
Minutes to Otay Mesa Port of Entry	15 Min
Minutes to Chula Vista	9 Min
Minutes to Port of San Diego	33 Min
Minutes to Calexico	110 Min
Minutes to Orange County	112 Min
Minutes to Long Beach Port	120 Min
Minutes to Los Angeles	132 Min
Minutes to Yuma, AZ	160 Min





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