

# EXPOSITION WAY

**TWO (2) INDUSTRIAL  
LOTS FOR SALE OR LEASE  
7.58 AC**



**Parcel A: 645-050-45-00  
2.00 Acres (IL-2-1 Zoning)**

**Parcel B: 645-050-44-00  
5.58 Acres (IL-2-1 Zoning)**



## Western Otay Mesa Industrial Development Opportunities

- > IL-2-1 Zoning
- > Distribution
- > Manufacturing
- > Trailer Yard
- > BTS Available
- > Outdoor Storage Allowed
- > Perfect Size for Owner-User or Small Development



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# PROPERTY HIGHLIGHTS

CONTACT BROKER FOR LOT SALE AND LEASE PRICES



PARCEL NUMBERS:  
645-050-44-00, 645-050-45-00



TRAILER YARD AND  
OUTDOOR STORAGE ALLOWED



RELATIVELY FLAT SITE



PARCEL A: 2.00 AC  
PARCEL B: 5.58 AC  
TOTAL: ± 7.58 ACRE LOT



IL-2-1 ZONING



OCEAN AND CITY VIEWS  
QUIET STREET WITH EASY ACCESS



2 POINTS OF  
INGRESS/EGRESS IN BOTH  
LOTS



PERFECT SIZE FOR OWNER-USER  
OR SMALL DEVELOPMENT



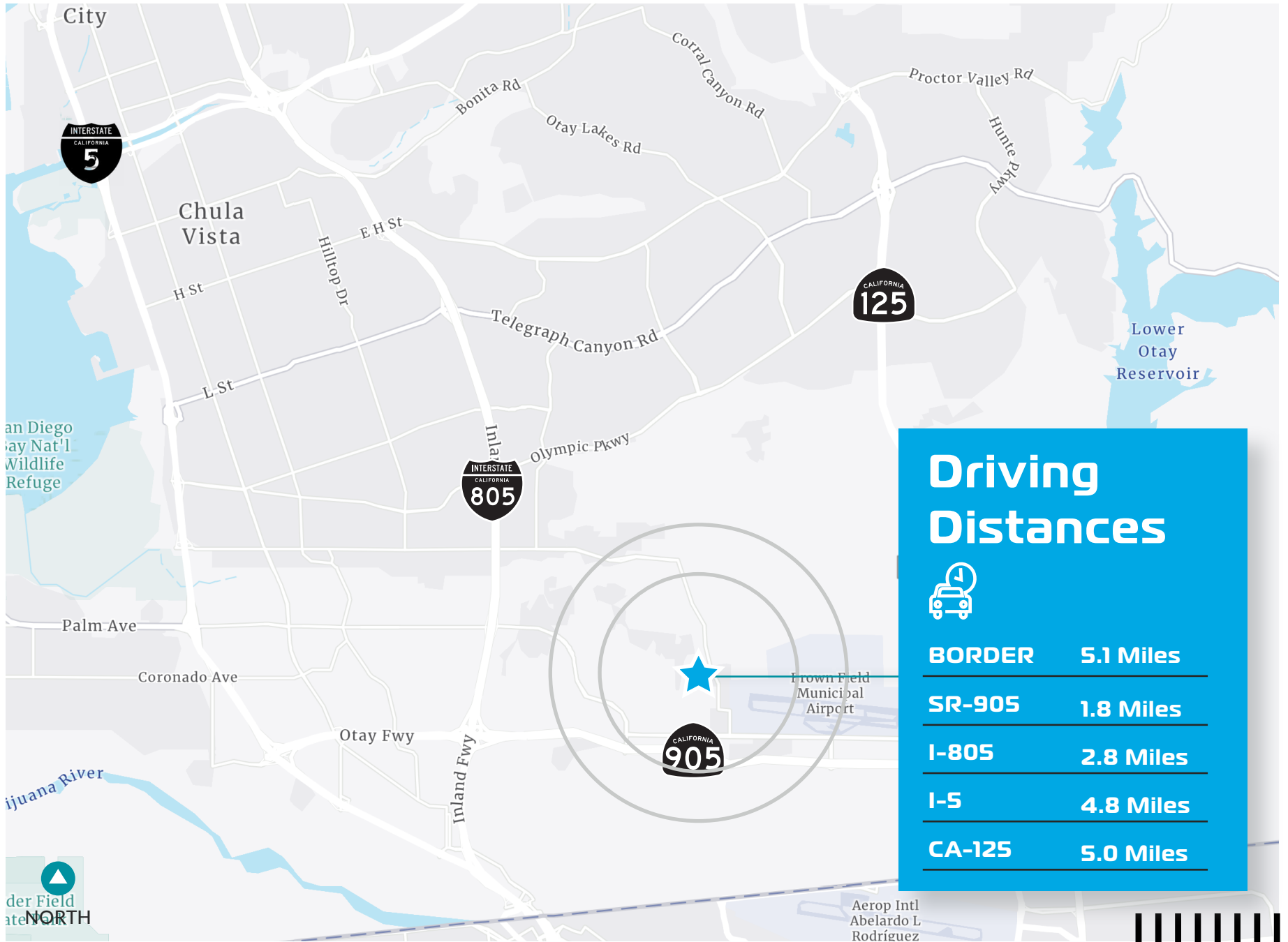
OTAY MESA SUBMARKET IDEAL  
WESTERN OTAY LOCATION



WATER, SEWER AND ELECTRIC  
(GAS IN CUL-DE SAC)



DIRECT ACCESS TO  
I-805, I-5, SR-905, SR-125



## Driving Distances



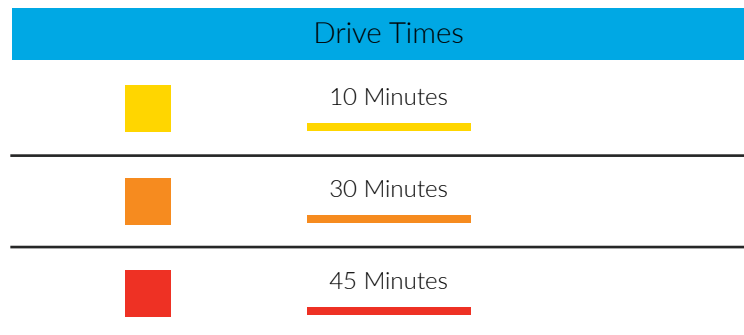
<b>BORDER</b>	<b>5.1 Miles</b>
<b>SR-905</b>	<b>1.8 Miles</b>
<b>I-805</b>	<b>2.8 Miles</b>
<b>I-5</b>	<b>4.8 Miles</b>
<b>CA-125</b>	<b>5.0 Miles</b>



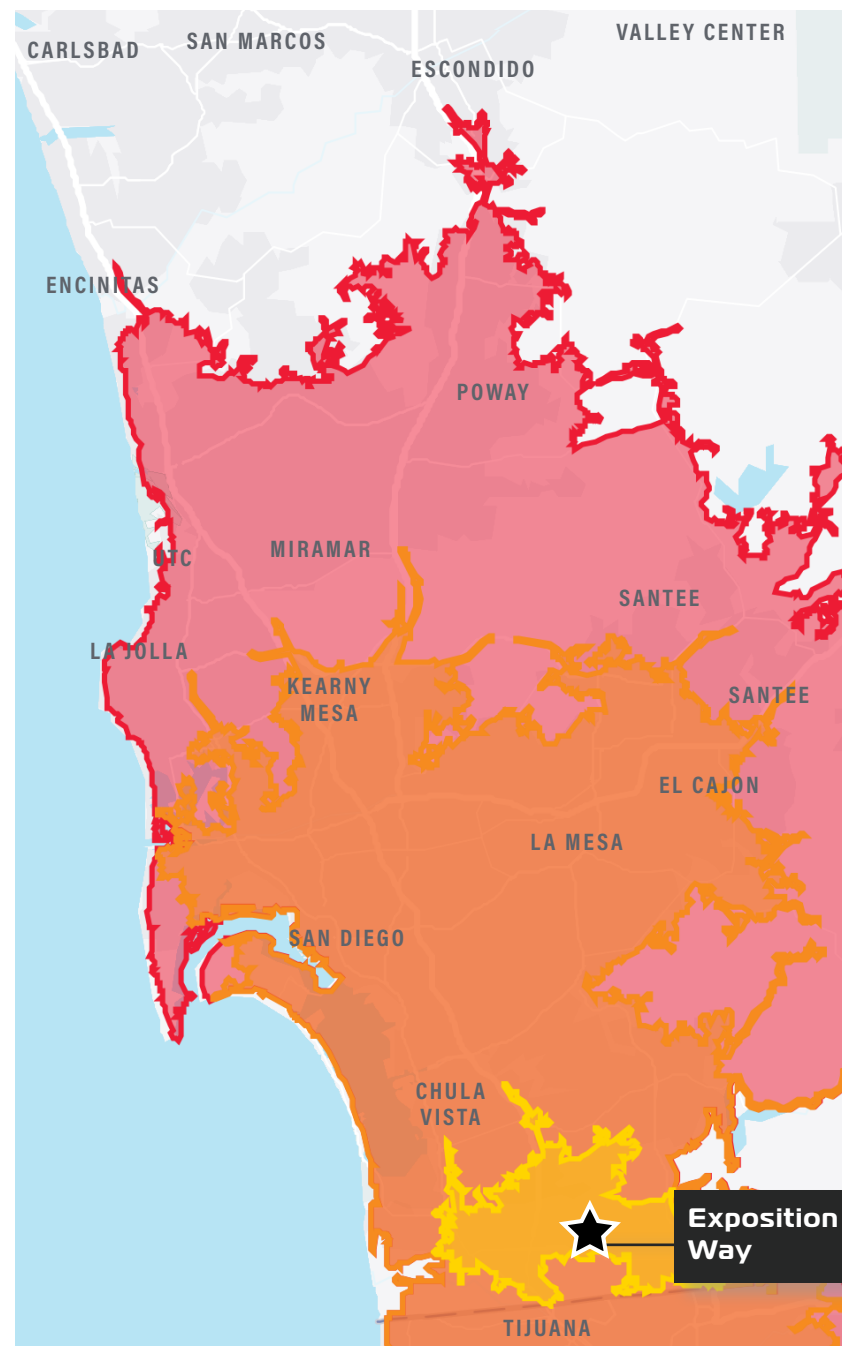
Aerop Intl  
Abelardo L  
Rodríguez



# DRIVE TIMES



Minutes to San Ysidro Border Crossing	10
Minutes to Otay Mesa Port of Entry	12
Minutes to Chula Vista	9
Minutes to Port of San Diego	33
Minutes to Orange County	112
Minutes to Los Angeles	132





# CORPORATE NEIGHBORS & ACCESSIBILITY

**BOSE**

**CUBIC** Global. Innovative. Trusted. **TOYOTA**

GENERAL DYNAMICS **Chosen FOODS**

**Kraft Heinz** **MANFREIGHT**

**SHARP**

**ups** **MAD ENGINE GLOBAL** IRON MOUNTAIN®

**Honeywell**

**Solar Turbines**  
A Caterpillar Company

**Raytheon**

UTC Aerospace Systems

**BAE SYSTEMS**

GENERAL DYNAMICS WASSCO

**EPSILON SYSTEMS**

**plantronics**

**Chipman** Precision & Logistics **ZEBRA**

**W** WHALEN® **STERIS**

Expeditors® **Mor** *TRANSITION FOR TRUCK*

**Pilot**

**amazon**

**FedEx**® **CHP**

**BD** **COSTCO WHOLESALE**

**Panasonic**

FUTURE SITE OF OTAY MESA EAST PORT OF ENTRY

**SITE**

**BROW FIELD AIRPORT**

INTERNATIONAL BORDER

ALTA ROAD

**INTERSTATE 5**

**INTERSTATE 805**

**NORTH**

## Exposition Way

FOR SALE OR LEASE

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