



EXPOSITION WAY

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

Parcel B: 646-050-44-00  
± 5.58 acres (IL-2-1 Zoning)

Two (2) Industrial Lots  
± 7.58 AC Total



FOR SALE OR LEASE

# Western Otay Mesa Industrial Development Opportunities

Exposition Way | San Diego CA 92154

**Tucker Hohenstein, SIOR**

Lic. No. 00999360

+1 760 930 7966

tucker.hohenstein@colliers.com

**Mark Lewkowitz, SIOR**

Lic. No. 01785338

+1 858 922 8988

mark.lewkowitz@colliers.com



# Property Highlights

Contact broker for lot sale and lease prices



Parcel Numbers:  
645-050-44-00  
645-050-45-00



Water, Sewer and  
Electric  
(Gas in cul-de-sac)



Perfect size for  
owner-user or small  
development



Ocean and city views  
Quiet street with easy  
access



Parcel A: 2.00 acres  
Parcel B: 5.58 acres  
Total:  $\pm$  7.58 acre lot



Trailer yard and  
outdoor storage  
allowed



Direct access to:  
I-805, I-5, SR-905,  
and SR-125



Otay Mesa submarket  
Ideal Western Otay  
location



2 points of ingress/  
egress in both lots



IL-2-1 Zoning



Relatively flat site





MAIN ST

VISTA SANTO DOMINGO

OTAY VALLEY RD

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

Parcel B: 646-050-44-00  
± 5.58 acres (IL-2-1 Zoning)



# Ocean, Bay & City Views

Imperial Beach Pier

9.1 Miles  
15 Minutes

Chula Vista

3.9 Miles  
6-7 Minutes

Downtown San Diego

17.2 Miles  
20 Minutes



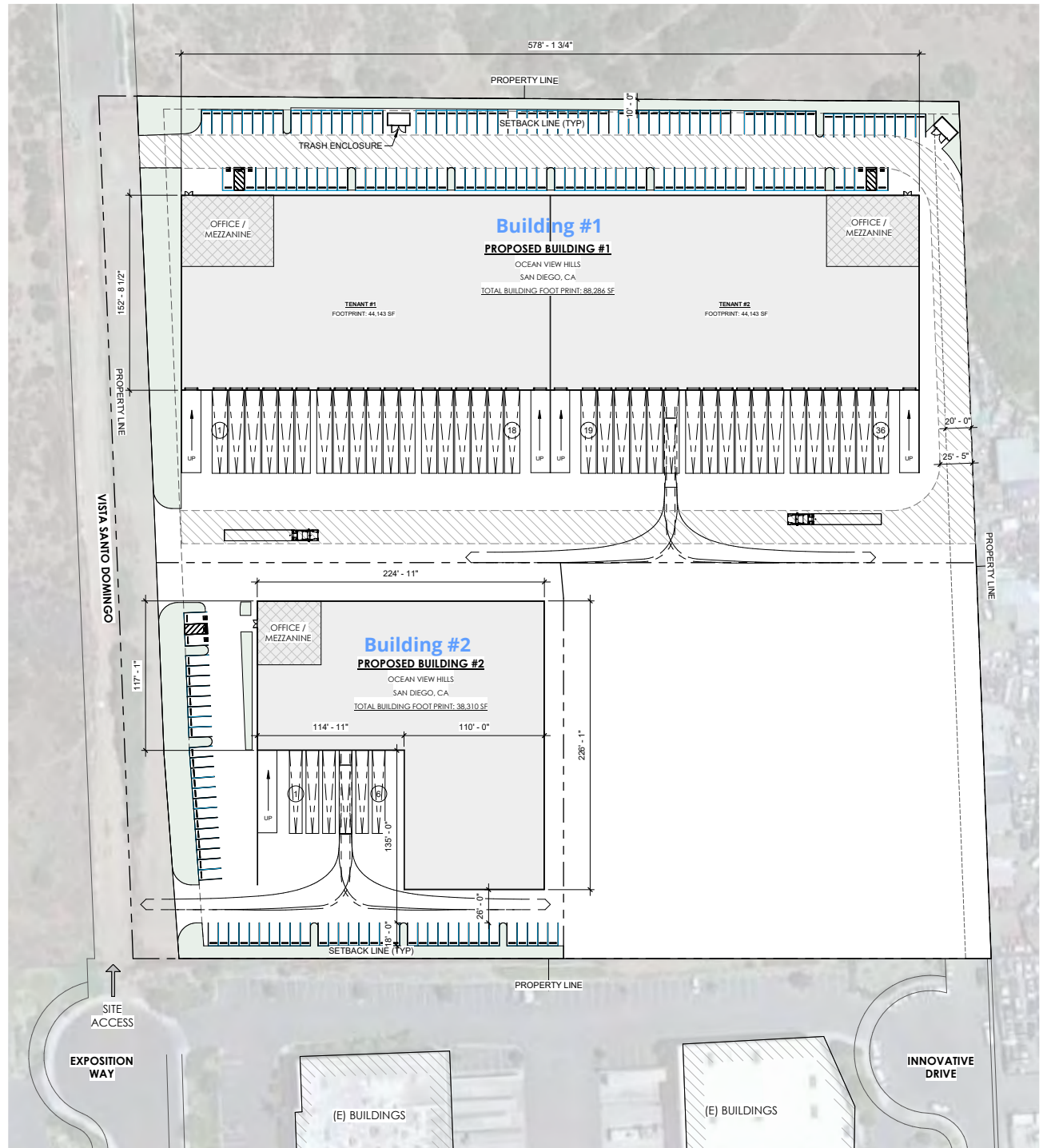
# Site Plan Finalization in Progress

Proposed Building #1  
Total Size: 88,286 SF

- > Dock High Doors (DH): Thirty-Six (36)
- > Ground Level Doors (GL): Four (4) with Ramps

Proposed Building #2  
Total Size: 38,310 SF

- > Dock High Doors (DH): Six (6)
- > Ground Level Doors (GL): One (1) with Ramp



# New Otay Developments

Click the links below to find out more information



Metropolitan Airpark at Brown Field Municipal Airport

Source: Otay Mesa Chamber of Commerce



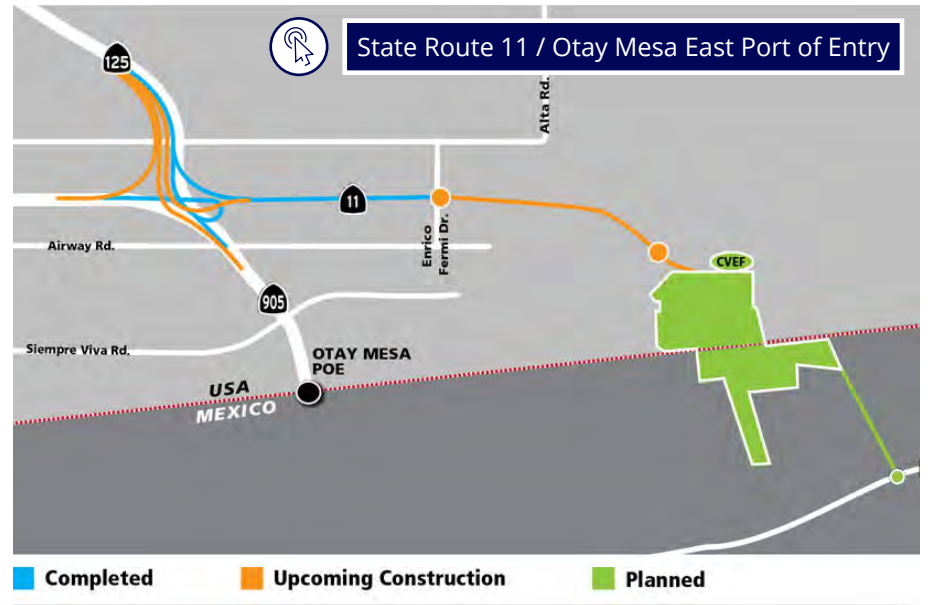
5 New-Home Neighborhoods for Sale & Rent

Source: Epoca



Candlelight Townhome Development

Source: connect cre



Source: Caltrans



# Exposition Way

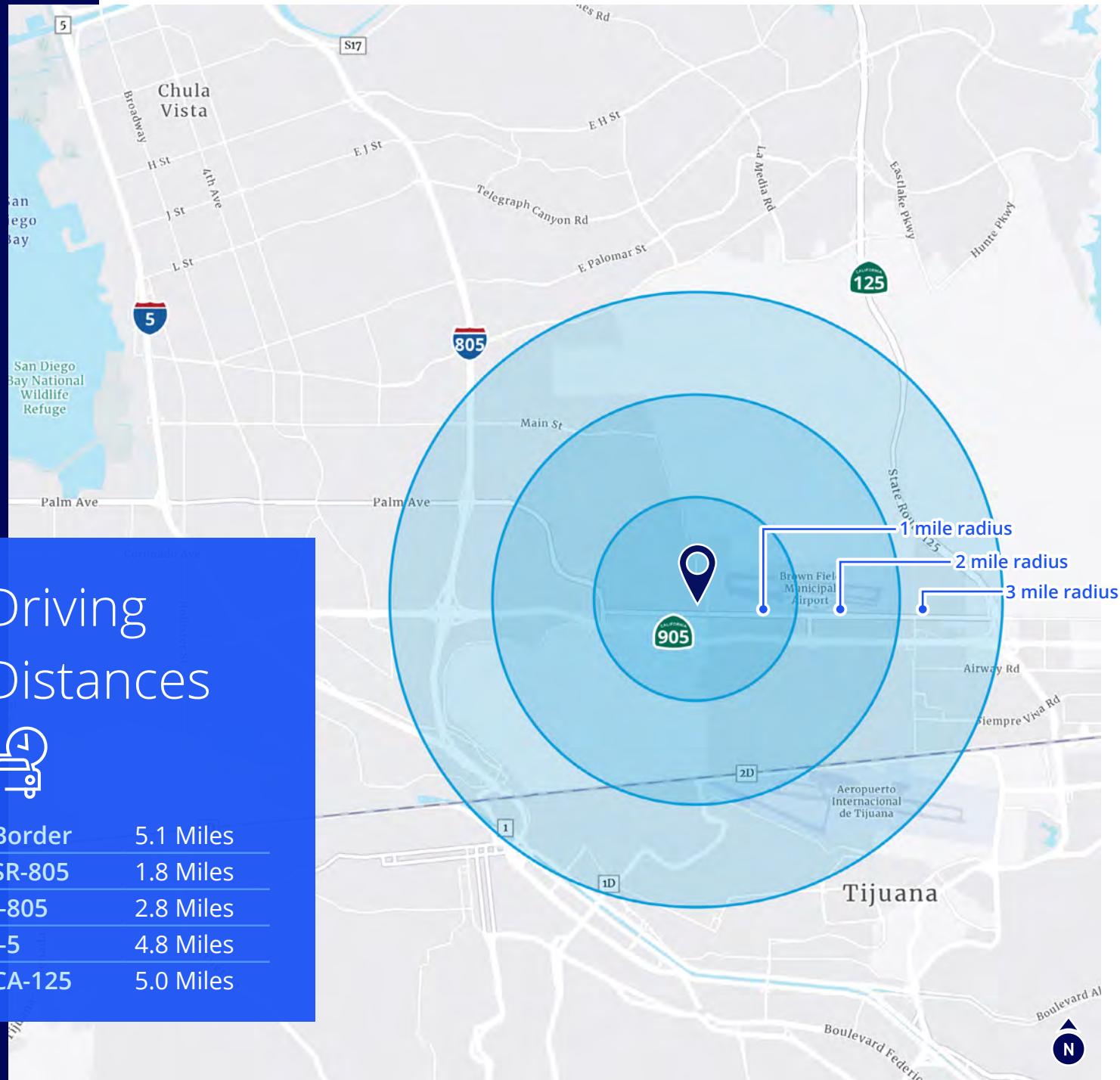
Two (2) Industrial Lots for Sale or Lease

± 7.58 Acres

## Driving Distances



|        |           |
|--------|-----------|
| Border | 5.1 Miles |
| SR-805 | 1.8 Miles |
| I-805  | 2.8 Miles |
| I-5    | 4.8 Miles |
| CA-125 | 5.0 Miles |









Colliers  
 4350 La Jolla Village Drive  
 Suite 500  
 San Diego, CA 92122  
 colliers.com

**CONTACT US**

**Tucker Hohenstein, SIOR**  
 Senior Executive Vice President  
 +1 760 930 7966  
 License No. 00999360  
 tucker.hohenstein@colliers.com

**Mark Lewkowitz**  
 Executive Vice President  
 +1 858 922 8988  
 License No. 01785338  
 mark.lewkowitz@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025 All rights reserved.