

Exposition Way

± 2.00 ACRE LOT

FOR SALE OR LEASE



Western Otay Mesa Industrial Land

- > IL-2-1 Zoning
- > Distribution
- > Manufacturing
- > Permitted Trailer Yard
- > Outdoor Storage

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IMPERIAL BEACH PIER

9.1 Miles
15 Minutes

CHULA VISTA

3.9 Miles
6-7 Minutes

DOWNTOWN SAN DIEGO

17.2 Miles
20 Minutes

OCEAN, BAY & CITY VIEWS



645-050-45-00
2.00 Acres

VISTA SANTO DOMINGO

MAIN ST

OTAY VALLEY RD

INNOVATIVE DR



PROPERTY HIGHLIGHTS

LEASE RATE: \$0.35/SF NNN

SALE PRICE: \$3,900,000



PARCEL NUMBERS:
645-050-45-00



PERMITTED TRAILER YARD
OUTDOOR STORAGE



RELATIVELY FLAT SITE



± 2.00 ACRE LOT



IL-2-1 ZONING



OTAY MESA SUBMARKET
IDEAL WESTERN OTAY LOCATION



FENCED AND
SECURED YARD



PERFECT SIZE FOR OWNER-USER`



OCEAN AND CITY VIEWS
QUIET STREET WITH EASY ACCESS



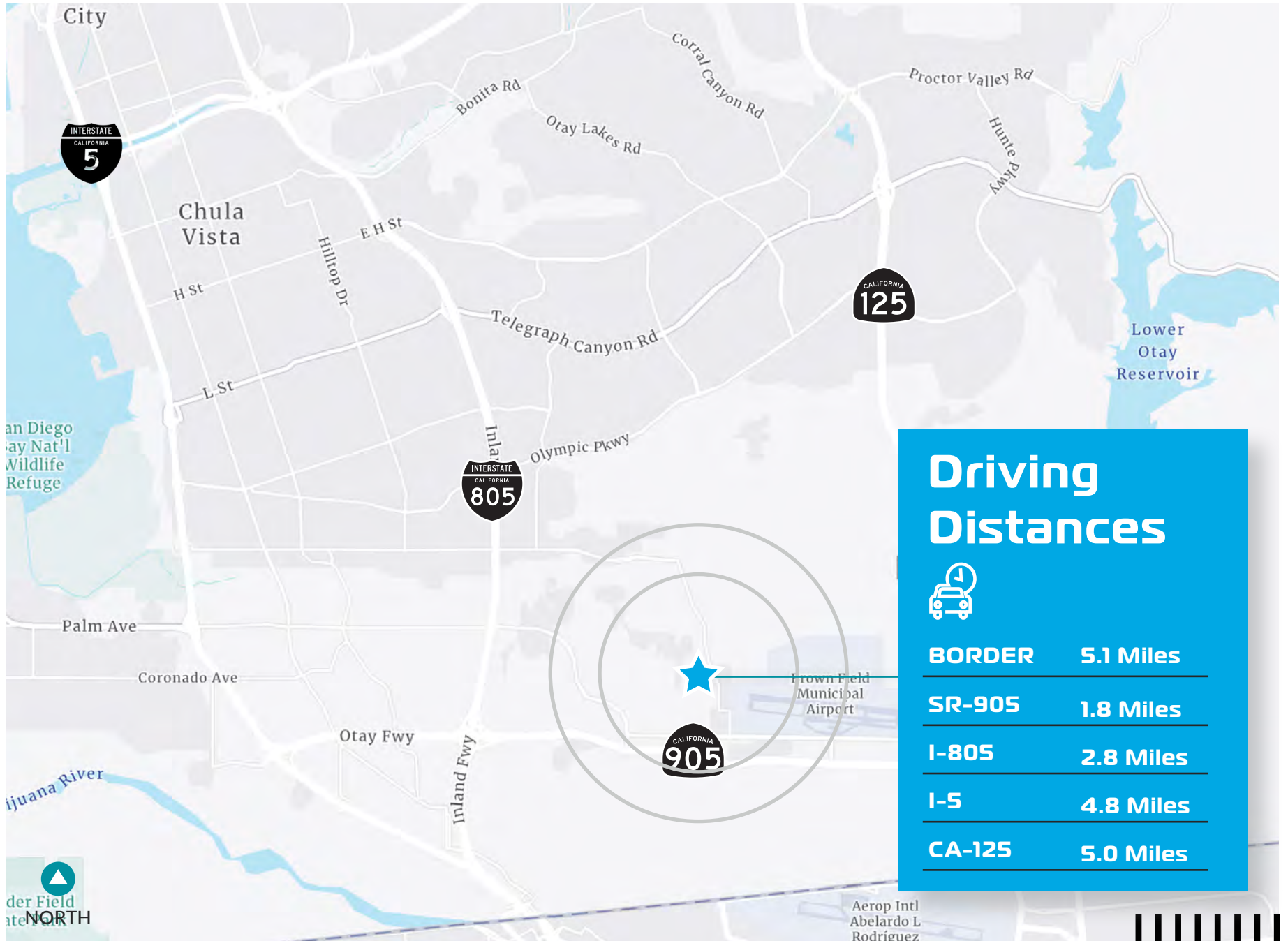
1 POINT OF
INGRESS/EGRESS



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



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



Driving Distances

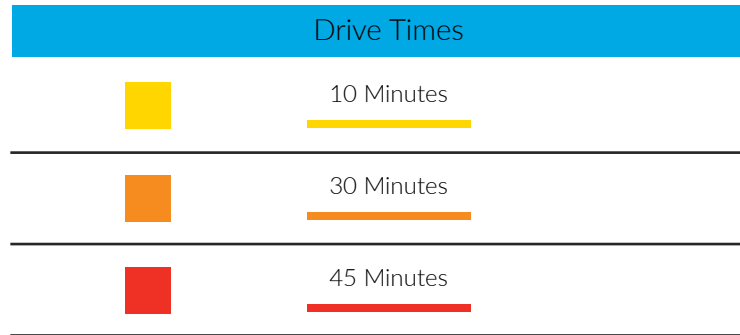
BORDER	5.1 Miles
SR-905	1.8 Miles
I-805	2.8 Miles
I-5	4.8 Miles
CA-125	5.0 Miles



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

BAE SYSTEMS
GENERAL DYNAMICS
WASSCO

EPSILON
SYSTEMS

NORTH



A Caterpillar Company

Raytheon
UTC Aerospace Systems

plantronics

Chipman
Professional & Logistics

ZEBRA

WHALEN STERIS

Expeditors Mor

Pilot

BROW
FIELD
AIRPORT

SITE



Amazon

FedEx CHP

BD COSTCO WHOLESALE

Panasonic



ALTA ROAD



INTERNATIONAL BORDER

BOSE

Global. Innovative. Trusted.

GENERAL DYNAMICS

Chosen FOODS

MAINFREIGHT

SHARP

ups

MAD ENGINE GLOBAL

IRON MOUNTAIN

Honeywell

Exposition Way

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CONTACT

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FUTURE SITE OF
OTAY MESA EAST
PORT OF ENTRY