

FRONTERA BUSINESS PARK

9295 Siempre Viva Road
San Diego, CA 92154

**UP TO \$21,000 BROKER
BONUS COMMISSION**

**5% TENANT REPRESENTATION
COMMISSION**



Approx. 2,600 SF to 21,880 SF Industrial Space for Lease

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

Property Features



9295 Siempre Viva Road
San Diego, CA 92154



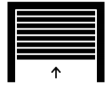
For Lease
± 21,880 SF
Warehouse Space: ±19,280 SF (divisible)
Office Space: ±2,600 SF (12%)



Frontera Business Park
Approx. 907,000 SF Warehouse/Distribution Project



Clear Height
22' - 24'



3 Double-Wide + 1 Single Dock High Loading Doors
4 Grade Level Loading Doors



Freeway Accessibility
Easy Access to SR-905, SR-11, SR-125 & Otay Mesa Port of Entry



Zoning
IBT-1-1



Entire Space Asking Rate: \$0.90 PSF + .25 NNN (± 21,880 SF)
Office-Only Rate: \$1.25 PSF + \$0.25 NNN (±2,600 SF)

5% Tenant Representation Commission
Up to \$21,000 Broker Bonus Commission

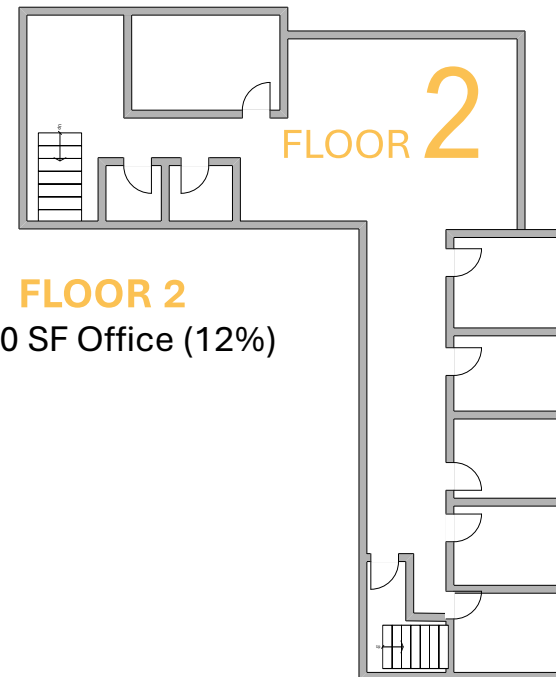
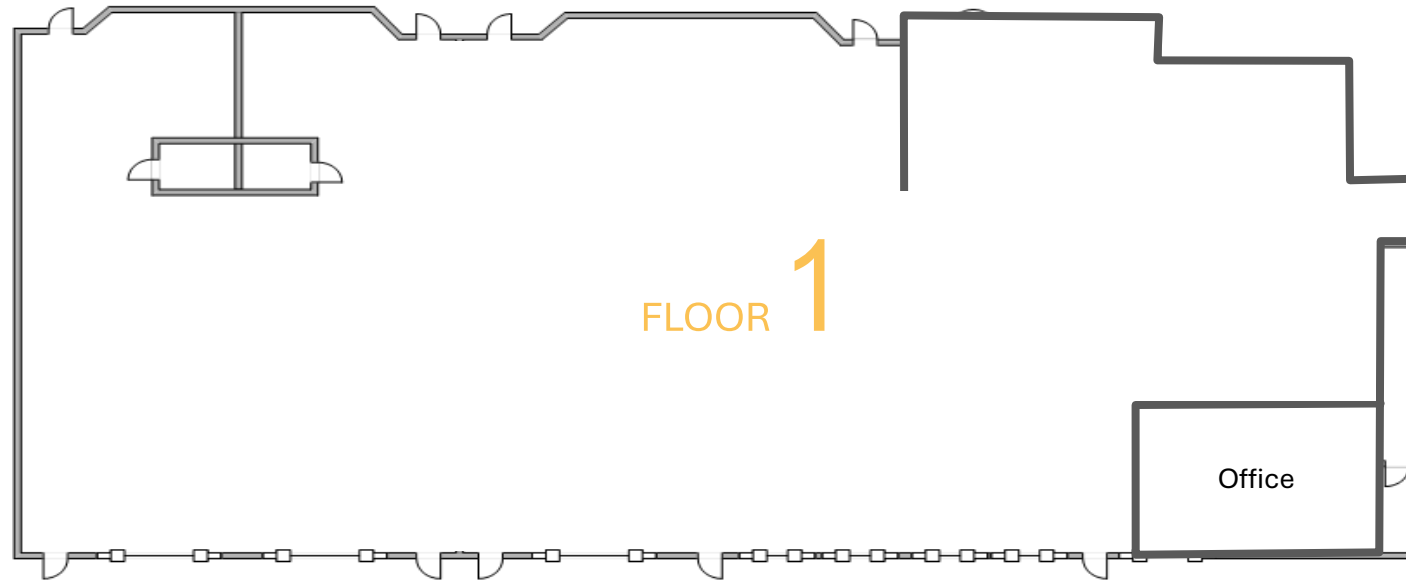
*Lease the entire space

*Lease shall be the remainder term of existing lease ending September 30, 2027

* New Direct lease bonus negotiable



Floor Plan



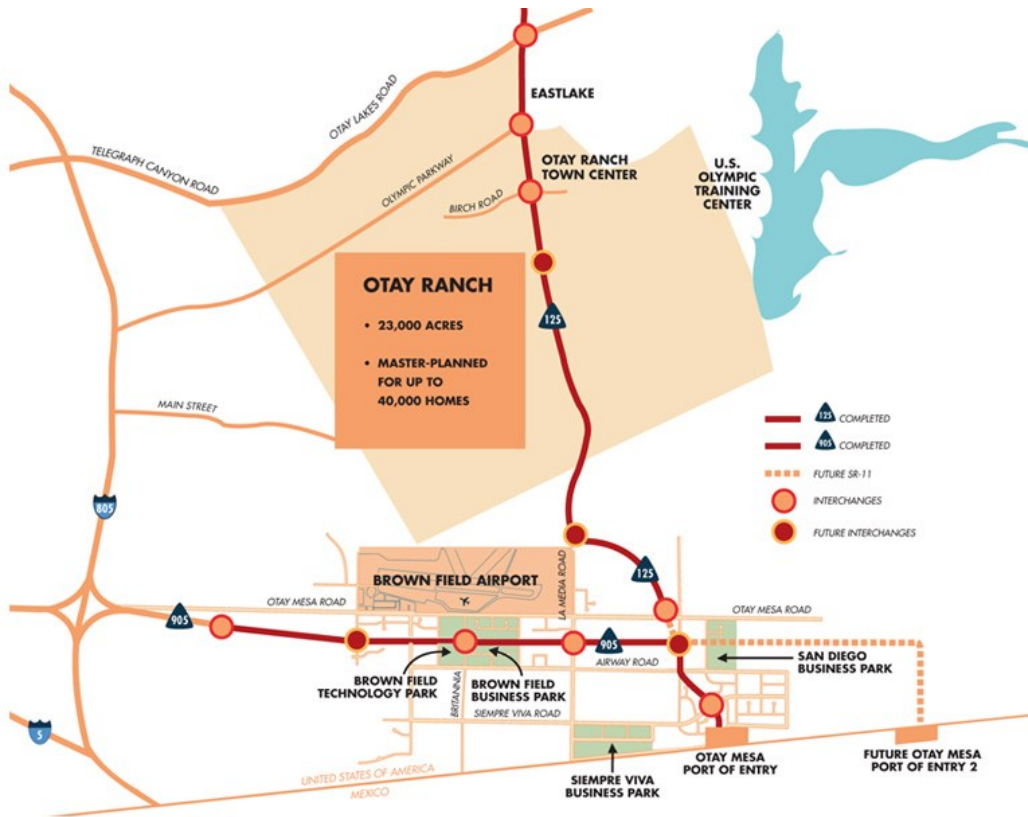
FLOOR 1

- Warehouse
- Four (4) Restrooms
- Three (3) Double-Wide Dock High Loading Doors
- Four (4) Grade Level Loading Doors
- One (1) Dock High Loading Door

Warehouse Space: $\pm 19,280$ SF
divisible to a minimum of $\pm 6,000$ SF

Otay Mesa Advantages

- South County offers San Diego County's largest labor supply.
- Brown Field Airport is slated for a 330-acre redevelopment.
- Recent Community Plan Update promotes new retail and business friendly land uses.
- Time-saving reverse commutes
- New Cross Border Terminal (CBX)
- Estate and family-oriented homes in Otay Ranch and Eastlake provide new housing for executives and staff.
- Otay I Port of Entry handles more than \$33 billion annually
- \$700 million Otay II Port of Entry.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

