

# AVAILABLE FOR SALE | ±19,240 SF FREESTANDING FLEX/INDUSTRIAL WAREHOUSE BUILDING (8 SEPARATE CONDO UNITS)



1555 - 1585 LAUREL BAY LANE  
8705 MESA POINT TERRACE & 8706 SHERWOOD TERRACE  
SAN DIEGO, CA 92154 (OTAY MESA)

MICHAEL MOSSMER, SIOR  
Senior Vice President, Partner  
858.405.4284  
[mmossmmer@voitco.com](mailto:mmossmmer@voitco.com)  
Lic. #00969674

PATRICK CONNORS, SIOR  
Senior Vice President, Partner  
760.822.1056  
[pconnors@voitco.com](mailto:pconnors@voitco.com)  
Lic. #02009924

**Voit**  
REAL ESTATE SERVICES



## PROPERTY OVERVIEW

- » An approximate 19,240 SF freestanding flex/ industrial building comprised of 8 condo units)
- » Building is easily divisible to allow for separate tenants or multiple business units operating their businesses independent of one another
- » Loading includes four (4) grade level doors
- » Gas is available to the building
- » 24' ceiling clear height
- » Fire sprinklers throughout
- » Insulated ceilings throughout the warehouse
- » Power: 1,200 amps, 208/120 volts plus an upgraded 4,000 amps, 480 volt, 3-phase, 4-wire additional power
- » 45kw solar panels are installed on the roof offering a savings of up to \$15,000 per month in electricity cost with NET energy metering 2.0
- » CANNABIS Conditional Use Permit ("CUP") in place on all 8 condo units
- » Easy access to Highway 905 and 125 toll road
- » Zoning: Otay Mesa IL2-1, Light Industrial Zone
- » HOA for 2025 is estimated at \$0.17/SF per month
- » APN: 646-240-79-24, 26, 28, 30, 32, 34, 36, 37
- » Entire building can be available for owner/ user to occupy or entire property can be sold with approximately 9,416 SF (4 condo units) leased based at prevailing market rental rate.

**ASKING PRICE FOR ENTIRE BUILDING:  
\$5,752,760 (\$299/SF)**



HVAC



HIGHLY BUILT OUT



SKYLIGHTS THROUGHOUT



EXCELLENT PARKING



SIGNAGE/VISIBILITY



WHEELCHAIR ACCESS



SPRINKLERED



STORAGE SPACE



±19,240 SF  
FREESTANDING BUILDING  
(8 CONDO UNITS)  
FOR SALE



HIGH-END OFFICE  
(MEZZANINE FLOOR)



45 KW SOLAR PANELS  
- SPRINKLERS  
THROUGHOUT



4 GRADE LEVEL DOORS



AMPLE PARKING



CANNABIS CUP IN PLACE



4,000 AMPS  
480 VOLT + 1,200 AMPS  
208/120 VOLT POWER



24' CLEAR HEIGHT



1555-1585 LAUREL BAY LANE is well located near Hwy 905 and the 125 Toll Road. Located close to the Otay Mesa border crossing and near future 3rd border crossing. Labor pool is within a short distance of the property. Rare opportunity to own with the ability to sell off condo units individually in the future at a projected significantly higher price per square foot.

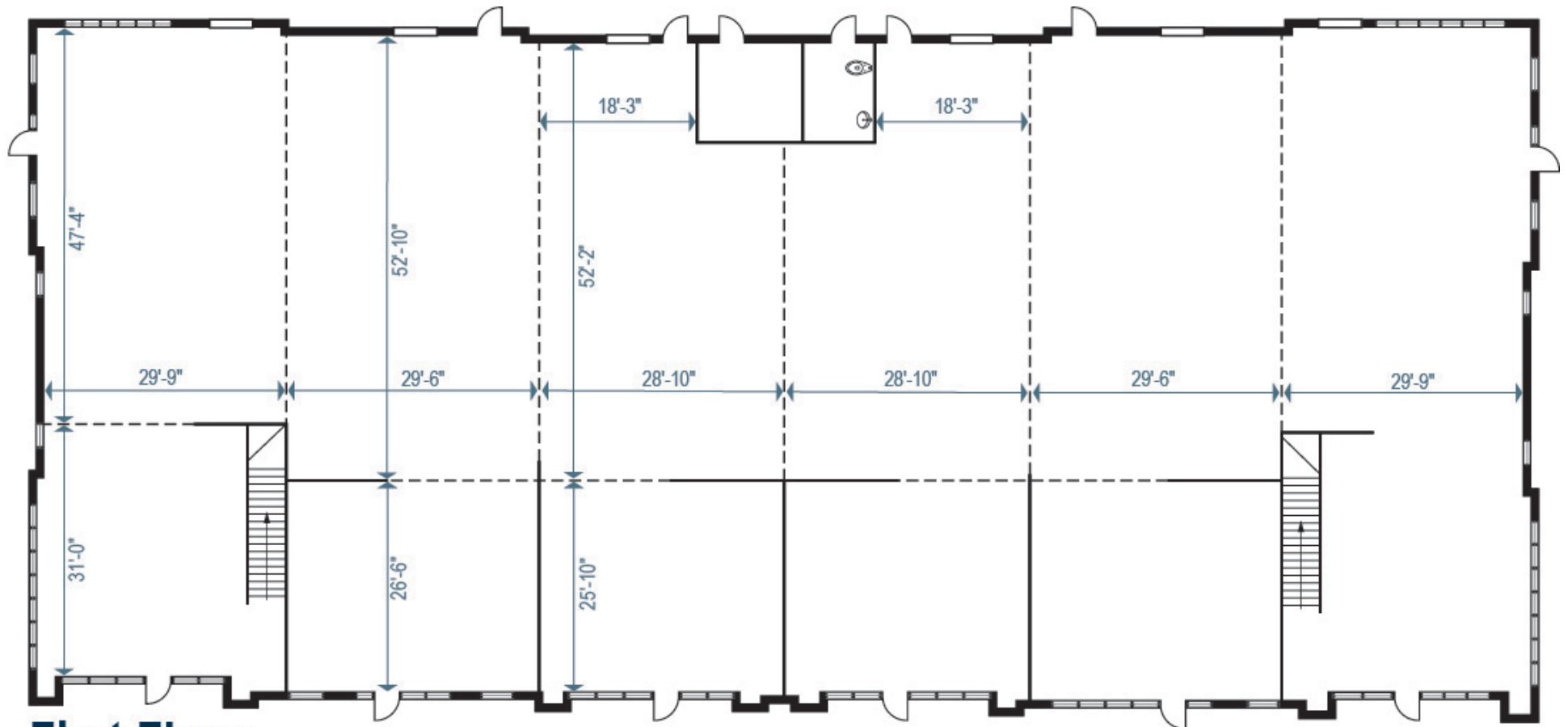




APN#: 646-240-79-24,26,28,30,32,34,36, 37

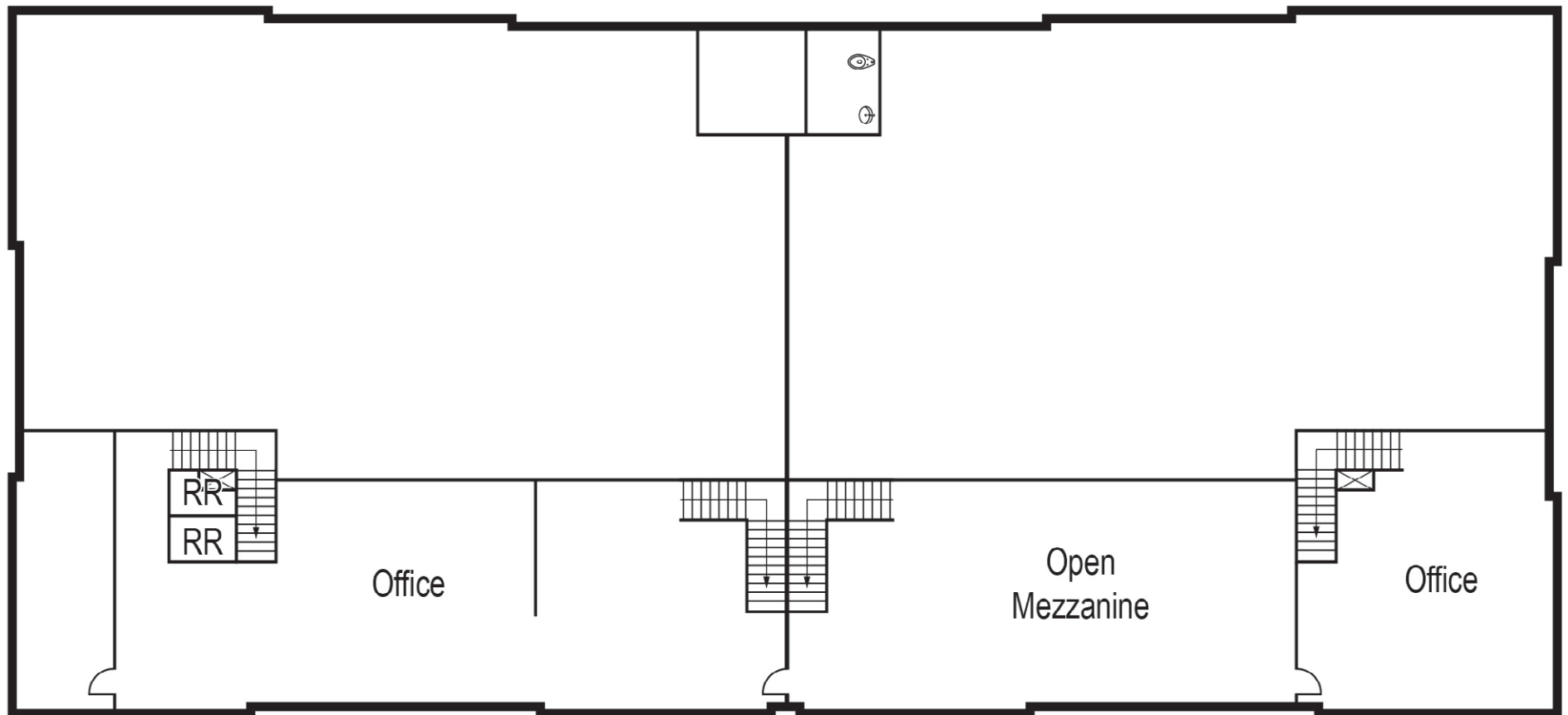


1<sup>ST</sup>  
FLOOR



First Floor

## 2<sup>ND</sup> FLOOR



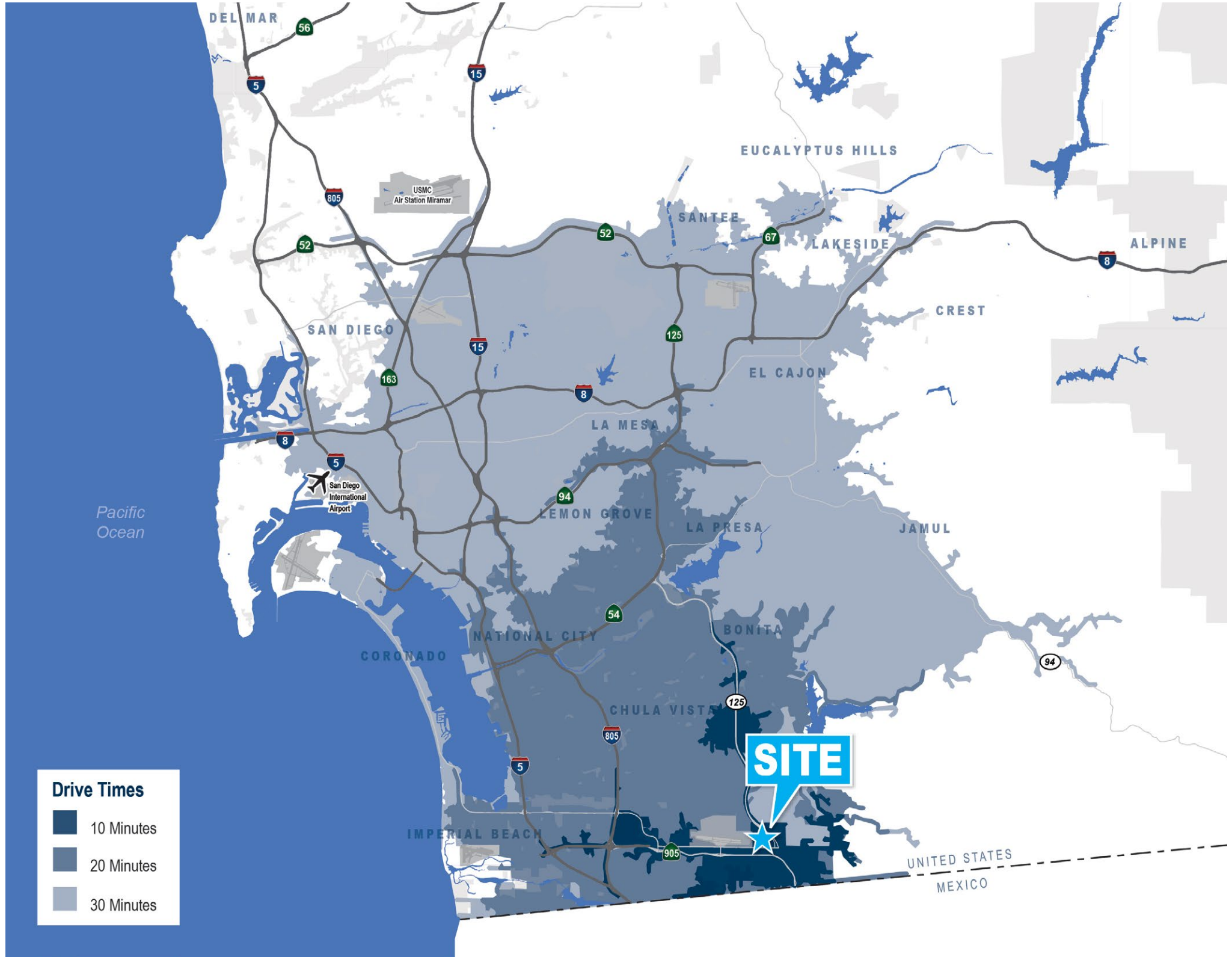
## Second Floor

\*Not drawn to scale/exact representation

# SITE PLAN







### Drive Times

- 10 Minutes
- 20 Minutes
- 30 Minutes









MICHAEL MOSSMER, SIOR  
Senior Vice President, Partner  
858.405.4284  
[mmosmer@voitco.com](mailto:mmosmer@voitco.com)  
Lic. #00969674

PATRICK CONNORS, SIOR  
Senior Vice President, Partner  
760.822.1056  
[pconnors@voitco.com](mailto:pconnors@voitco.com)  
Lic. #02009924

**Voit**  
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, California • 858.453.0505 Phone • 858.408.3976 Fax • Lic #01991785 | [www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.