

For Sale or Lease
±61,599 SF Freestanding Industrial Building



7685 Siempre Viva Rd
San Diego, CA 92154

20 DOCKS!



Chris Holder, SIOR
Executive Vice President
Lic. No. 00894854
+1 619 871 9028
chris.holder@colliers.com

Mark Lewkowitz, SIOR
Executive Vice President
Lic. No. 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

Will Holder
Vice President
Lic. No. 02034306
+1 619 964 1307
will.holder@colliers.com

7685 Siempre Viva Rd Property Description

Specifications

- ±61,599 SF industrial freestanding building
- Land Size: 3.82 Acres
- 20 Dock-high doors
- 2 Over-sized Grade Level doors
- Sprinklered
- 26' Clear height
- 3,000 Amp 277/480 V
- Sprinklered (0.60/3,000 GPM)
- Approximately 5,000 SF office
- 4 Restrooms (2 single, 2-4 unit)

Features

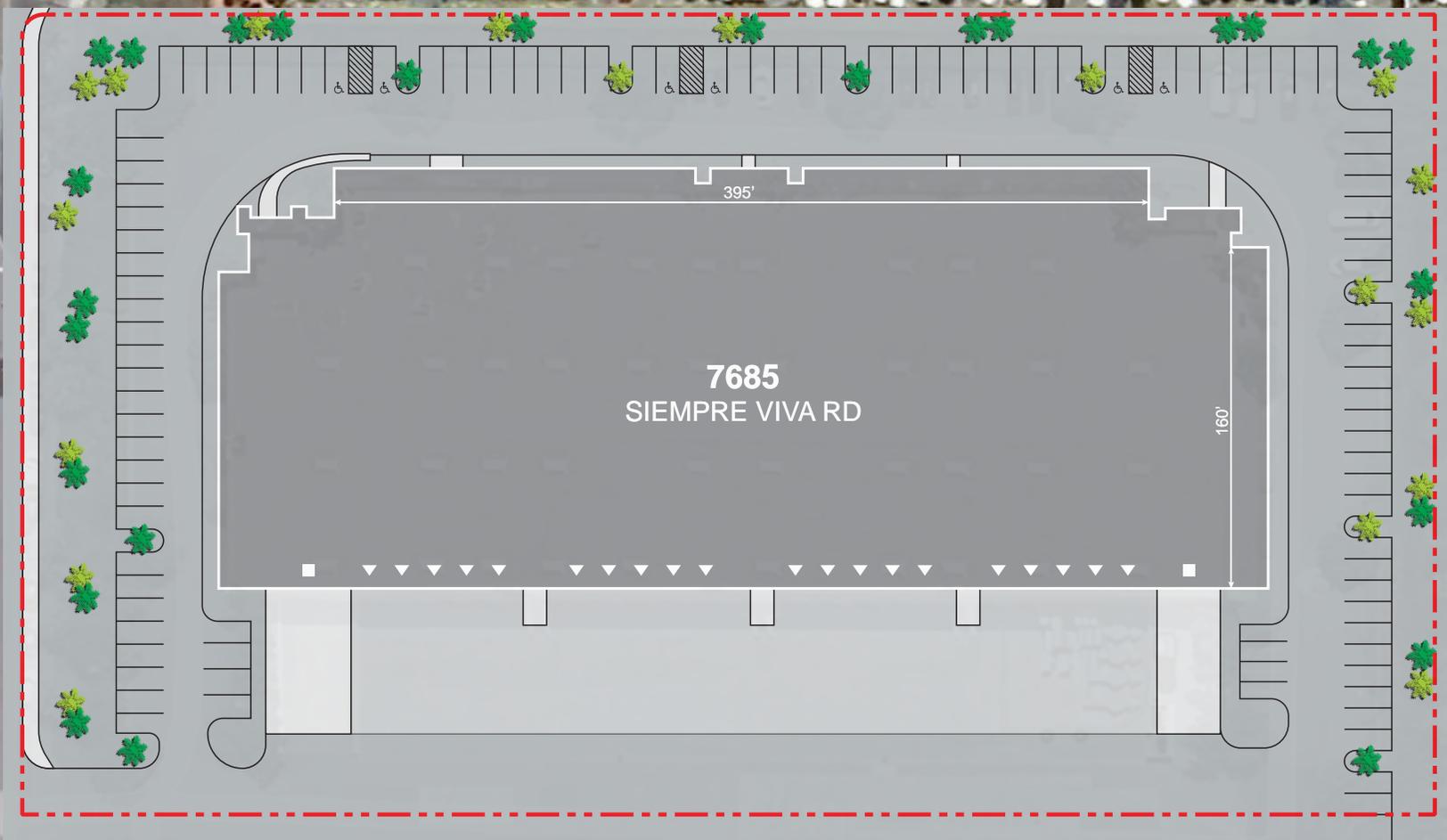
- Visibility / signage on Siempre Viva Road
- Excellent access to Cross Border Xpress (CBX), SR-905, Otay Mesa Port of entry
- Sale Price / Lease Rate: Contact Broker
- OPEX Est. \$0.20/SF/MO



Building Plan
± 61,599 SF Available



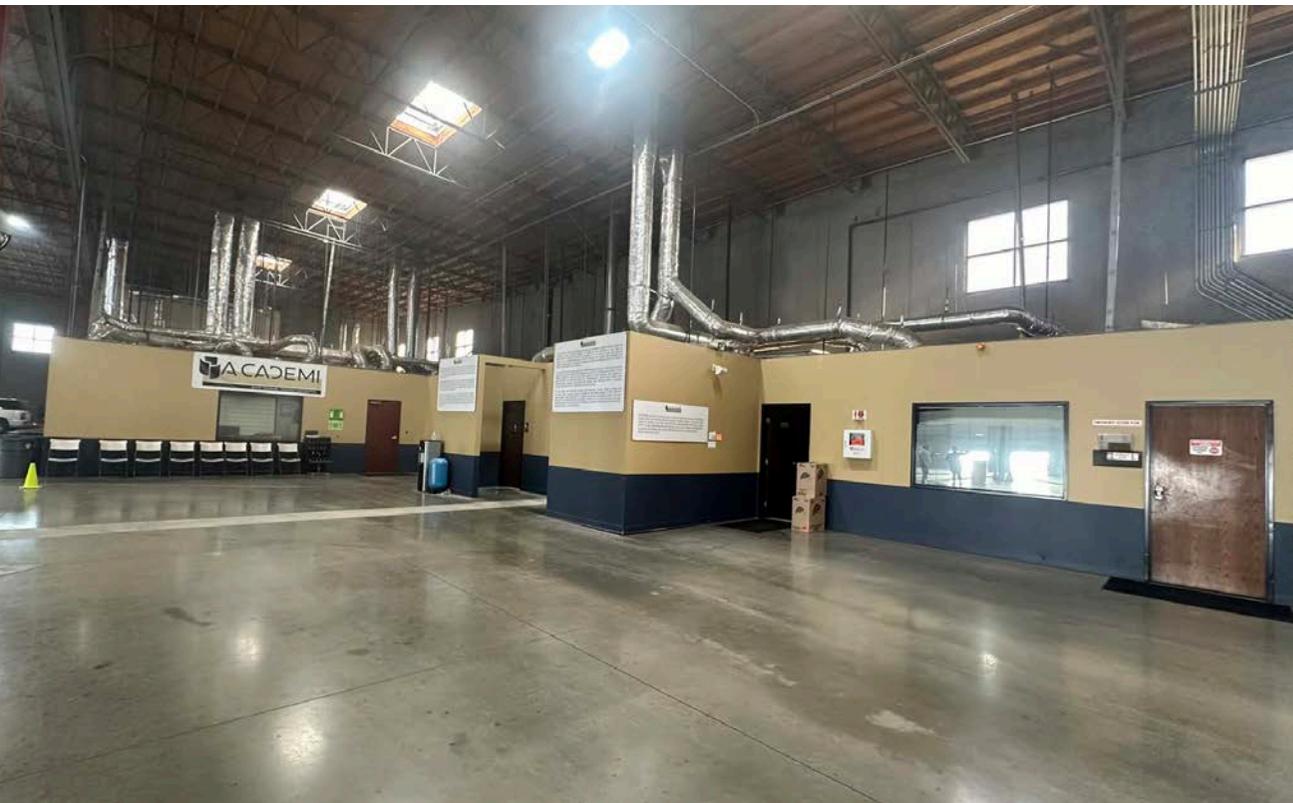
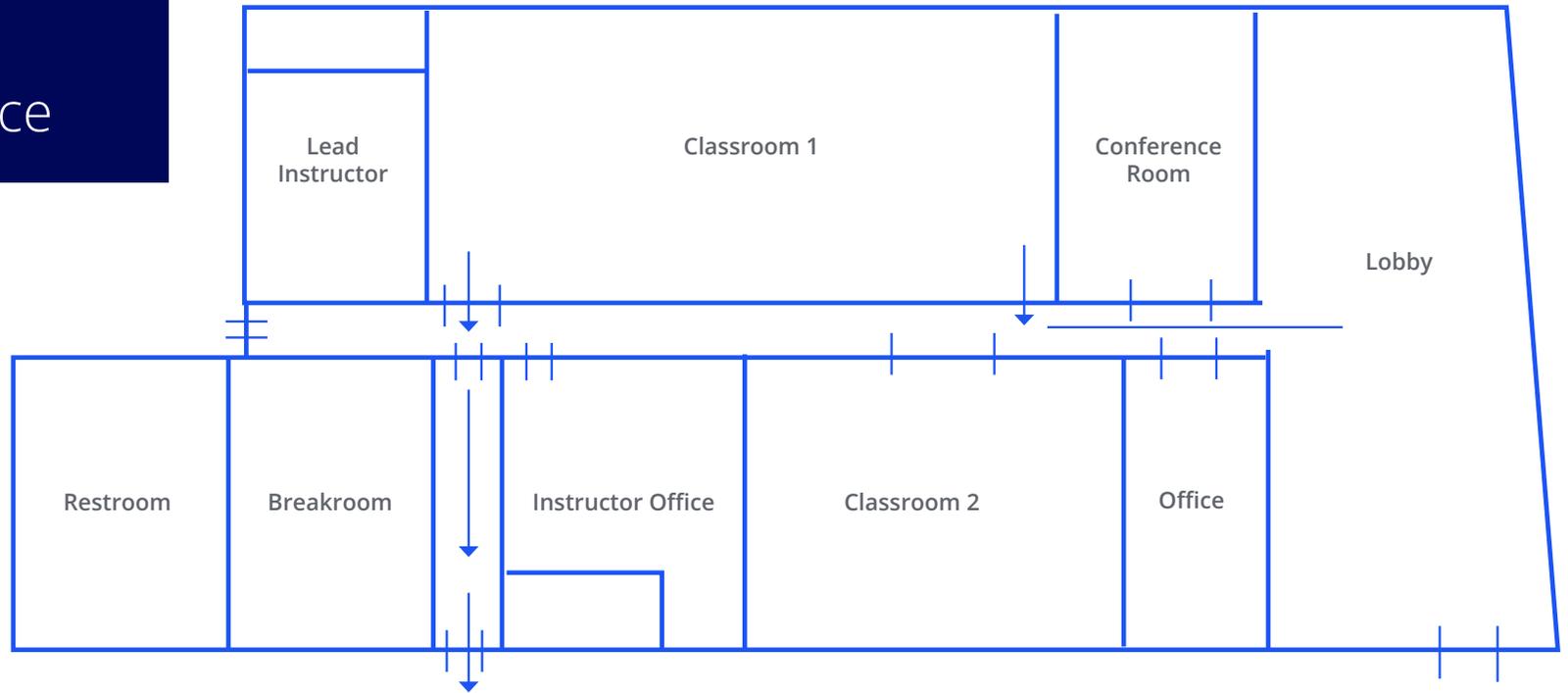
Siempre Viva Rd



Siempre Viva Rd



Floor Plan ±5,000 SF Office





PACIFIC OCEAN

BOSE

CUBIC **TOYOTA**

GENERAL DYNAMICS **Chosen FOODS**

KraftHeinz **MAINFREIGHT**

SHARP

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

Honeywell

7685 SIEMPRE VIVA RD

Solar Turbines
A Caterpillar Company

Raytheon

UTC Aerospace Systems

plantronics

Chipman **ZEBRA**

WHALEN **STERIS**

Expeditors **Mor**

Pilot

OTAY MESA
PORT OF ENTRY

amazon

FedEx **CHP**

BD **COSTCO WHOLESALE**

Panasonic

Corporate
Neighbors
&
Accessibility



Mark Lewkowitz, SIOR
Executive Vice President
Lic. No. 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

Chris Holder, SIOR
Executive Vice President
Lic. No. 00894854
+1 619 871 9028
chris.holder@colliers.com

Will Holder
Vice President
Lic. No. 02034306
+1 619 964 1307
will.holder@colliers.com

4350 La Jolla Village Dr
Suite 500
San Diego, CA 92122
P: +1 858 455 1515

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). ©2026. All rights reserved.