

2.02 ACRE INDUSTRIAL IOS YARD
AVAILABLE FOR SALE/LEASE

Subject Property

7622 PASEO DE LA FUENTE
OTAY MESA, SAN DIEGO, CA 92154

IDEAL FOR TRAILER AND/OR
EQUIPMENT STORAGE

CBRE



40% of population resides in communities along the U.S.-Mexico border



3 public U.S. ports of entry:
San Ysidro, Otay Mesa & Tecate



4 Mexican ports of entry: Otay Mesa,
El Chaparral, San Ysidro, and Tecate



+106M individual
crossings per year



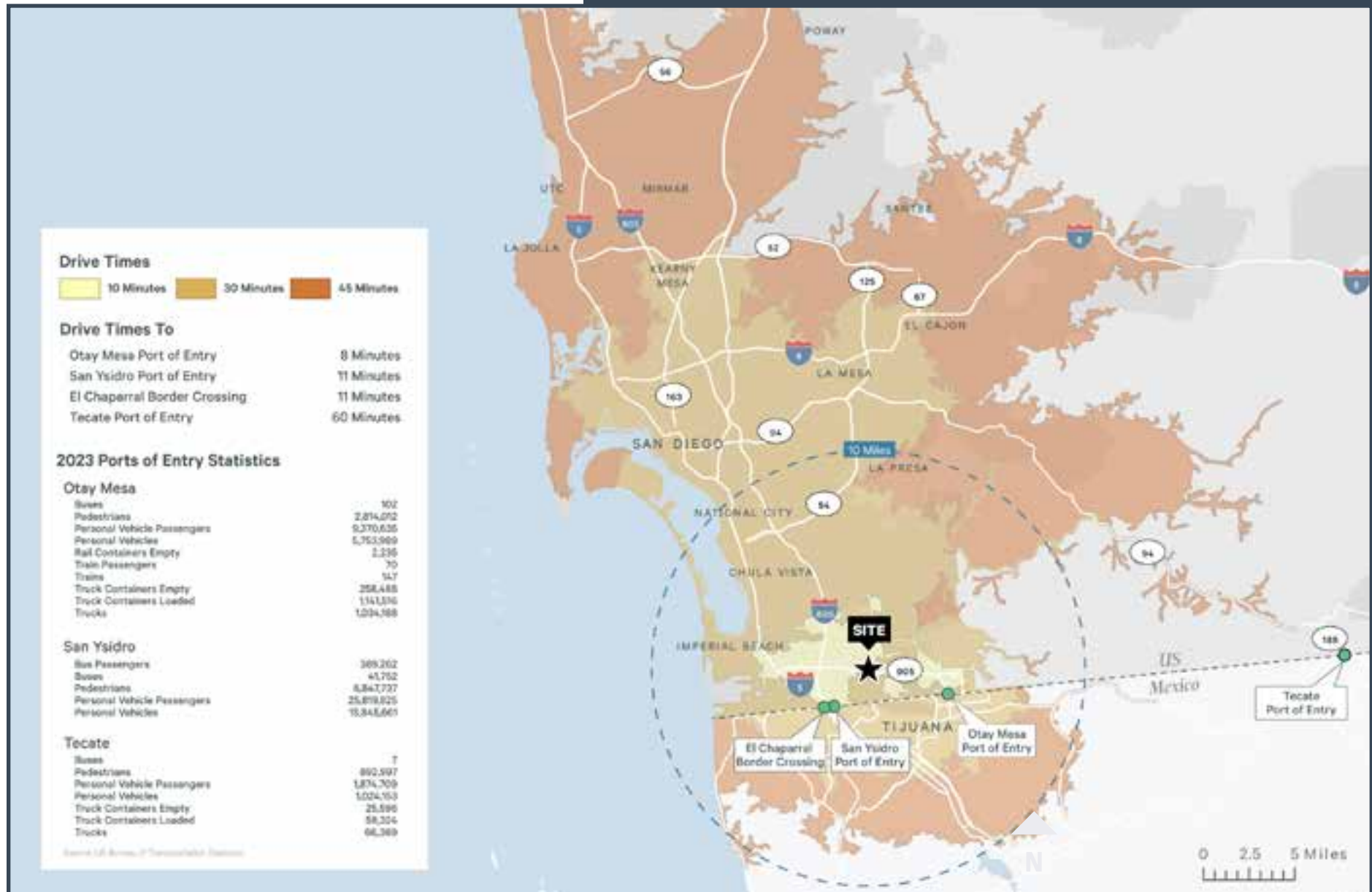
+48M cars and trucks
cross the border per year



\$49B in trade crosses annually through
Otay Mesa ports of entry



HEAT MAP





Zoned Mixed Industrial



Allows for truck / auto parking and material storage



8' Perimeter fencing



Located minutes from the U.S.-Mexico border with direct access to major freeways



Property to be delivered with plans for outside storage with utilities

CONTACT BROKER FOR PRICING

Otay Mesa II POE

**Elevation Land Co.
Proposed Project**

Paseo de la Fuente

Subject Property

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