



**PRICE
REDUCED**
\$225 PSF

Colliers

6180 BUSINESS CENTER COURT | SAN DIEGO, CA 92154

For Sale 92,694 SF Freestanding
Industrial Building in Western Otay Mesa

Bob Mooney

+1 619 227 9414

bob.mooney@colliers.com

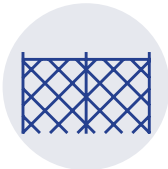
CA License# 00836061

Property Details

Building Size	±92,694 SF Freestanding, divisible building. (Currently divided into one large space and two smaller spaces - 12,200 SF and 10,700 SF.)
Lot Size	5.62 Acres
Truck Doors	20 Original docks + 4 ground level
Clear Height	28'-30' Warehouse
Parking/Yard	Sides and rear parking/yard/truck court (Can be fenced.)
Heavy Power	2,000 Amps of 277/480 volt
Location	Located within the Ocean View Hills Business Park - 2.5 miles to Hwy 805  - 3.5 miles to SR 125  - 4.4 miles to Hwy 5  - 4.9 miles to Otay Mesa Port of Entry
Flexible Zoning	IL-2-1 City of San Diego
Asking Price	\$22,985,000 (\$248 PSF) \$20,856,150 (\$225 PSF)
Do Not Disturb Tenant	



20 Original
Docks + 4
Ground Level



Truck Court
Can Be
Fenced



Heavy
480 Volt
Power



High
Warehouse
Clear Height

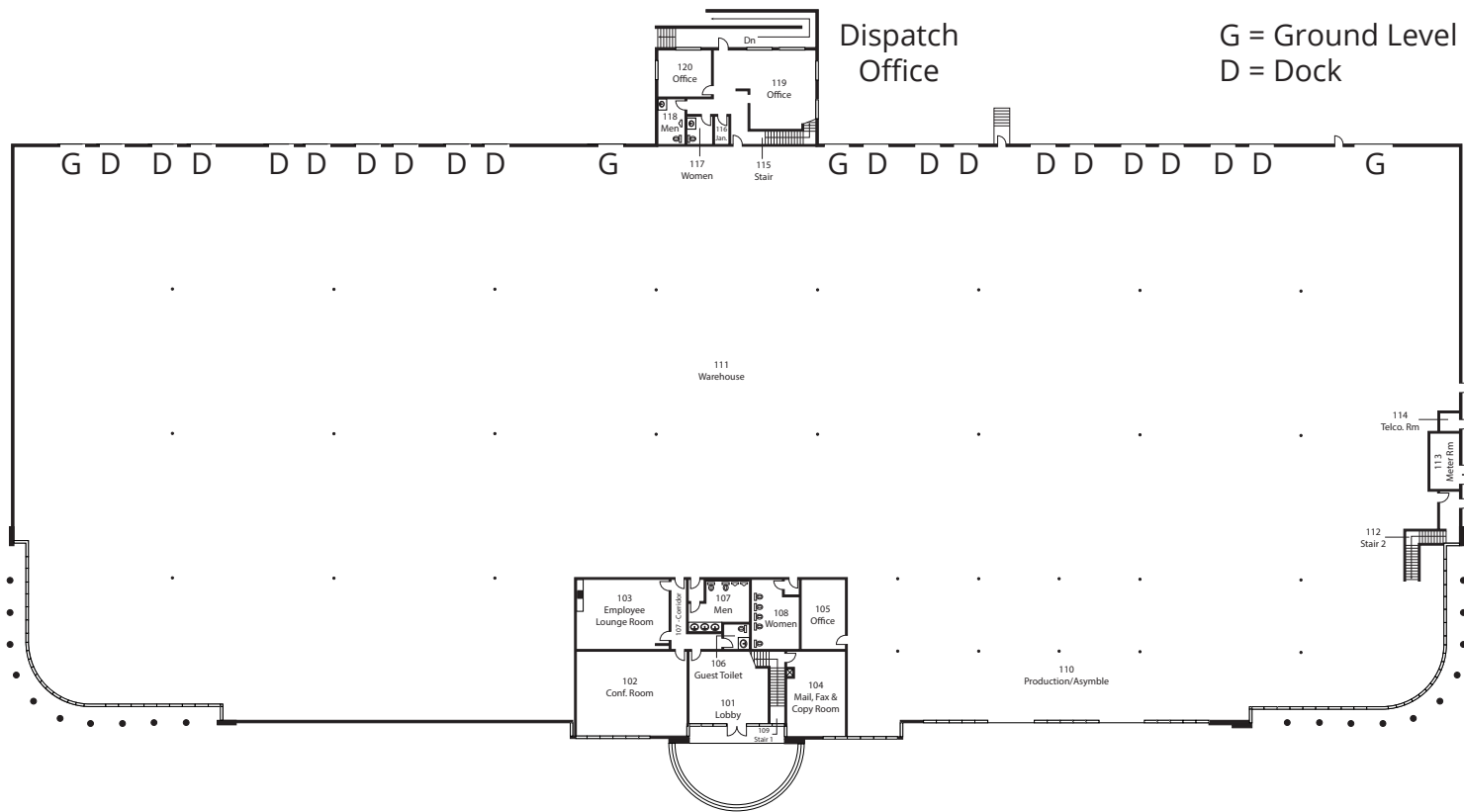




- Circulation vehicle driveway around the building
- Fenced sides and rear yard/parking/truck court is possible
- 20 Original docks + 4 Ground-level truck doors
- Dispatch office/"bullpen" at truck court



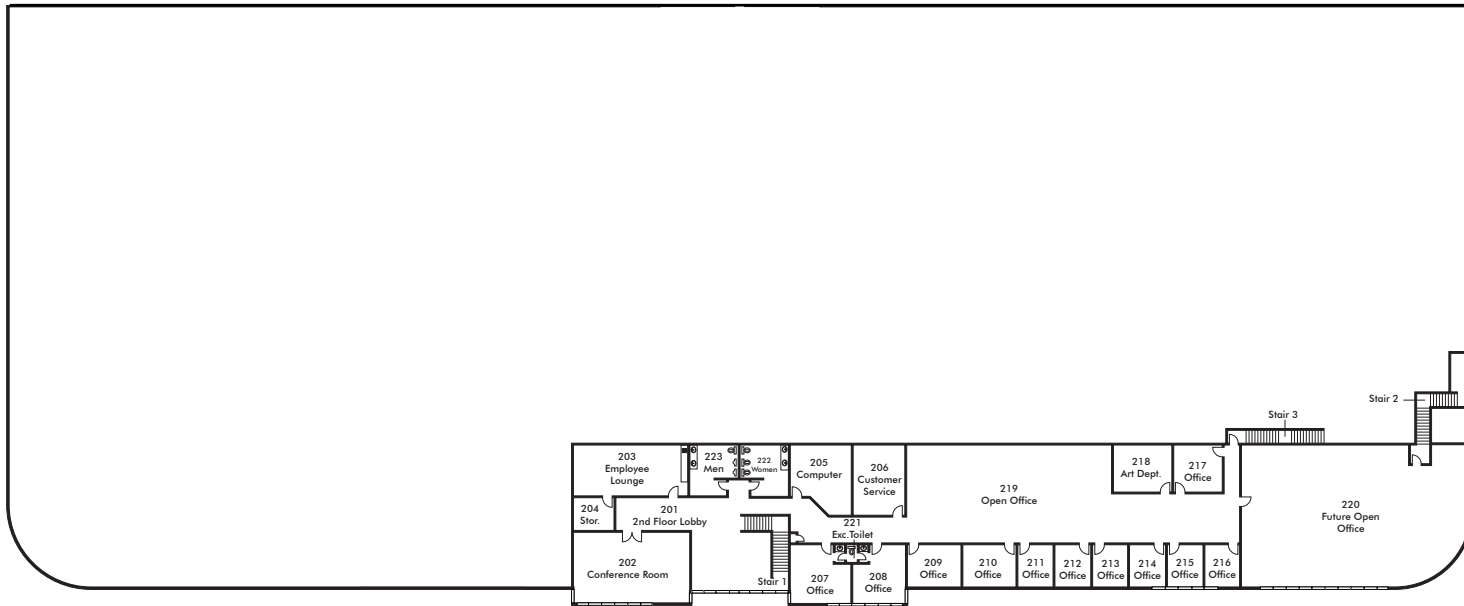




Floorplan

Ground Floor

- Total Ground Floor: 82,810 SF
- Office Space: 4,335 SF
1,500 SF Dispatch
 5,835 SF
- 20 Docks + 4 Ground Level



Floorplan

Mezzanine/ Second Floor

- 11,580 SF (Approximate) Office Spaces



South County Map

2.5 Miles

To I-805

3.5 Miles

To SR-125

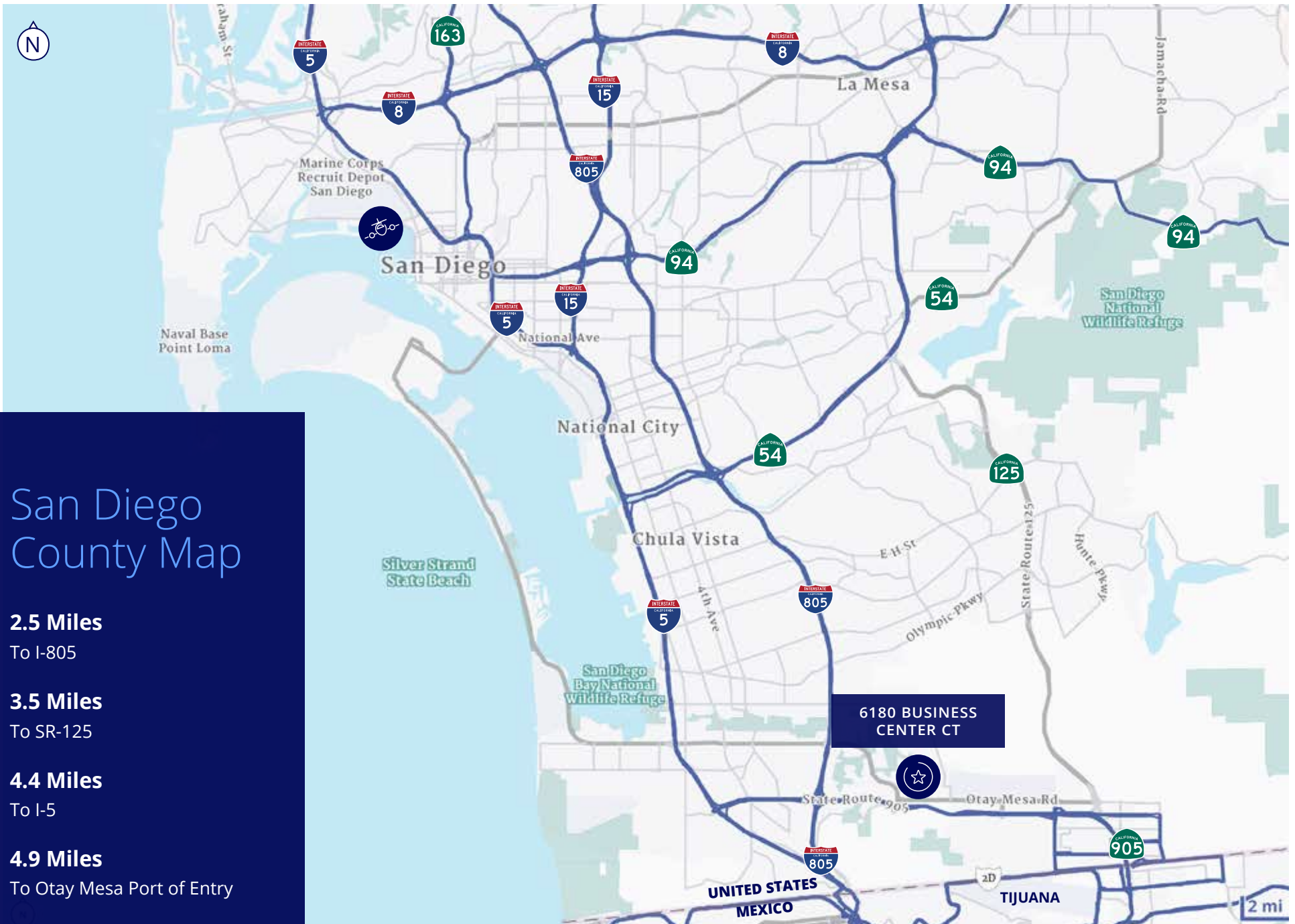
4.4 Miles

To I-5

4.9 Miles

To Otay Mesa Port of Entry





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Colliers

12780 High Bluff Drive

San Diego, CA 92130

colliers.com

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