

1588 Corporate Center Drive

Ocean View Hills · Otay Mesa, San Diego, CA 92154 · Map 13882 · APNs 645-180-12, 13 & 14

TOTAL AREA 3.28 Acres 142,877 SF · 3 parcels	ZONING IL-2-1 Light Industrial	BASE FAR 2.0 SDMC Table 131-06C	SITE Pad Ready Mass graded · cleared	UTILITIES In Street Water · Sewer · SDG&E	ACCESS Permitted Corp. Center Drive
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1 · ZONING & PERMITTED USES

Designation: IL-2-1 Light Industrial — Otay Mesa Community Plan
Base zone FAR: 2.0 per SDMC Table 131-06C — Map 13882 pre-dates May 18, 2014; Otay Mesa 0.50 cap does not apply per §131.0643
Buildable area: ~285,754 SF at 2.0 FAR · ~71,438 SF at 0.50 FAR — verify with City DSD
Permitted (P): Light mfg · R&D · Warehousing & distribution · Wholesale · Storage · Repair · Office · Medical
Zoning code: [SDMC §131.0603, Table 131-06B & 131-06C](#)
Zoning map: [City of San Diego Development Services — Zoning](#)

2 · EXISTING PLANS, APPROVALS & PERMITS

Recorded map: Ocean View Hills Corporate Center Unit 1, Final Map 13882 — recorded prior to May 18, 2014
Grading: Site mass graded under approved Final Map — pad-ready, no additional rough grading required
Active permits: No pending applications or active building permits known — verify with City of San Diego DSD
Overlay: CPIOZ Type A applies — Otay Mesa Community Plan requirements
Verify permits: [City of San Diego Development Services Portal](#)
Otay Mesa Plan: [Otay Mesa Community Plan — City of San Diego Planning](#)

3 · UTILITIES

Water: City of San Diego — mains in Corporate Center Drive ROW
Sewer: City of San Diego — mains in Corporate Center Drive ROW
Electricity: San Diego Gas & Electric (SDG&E) — available from Corporate Center Drive
Gas: San Diego Gas & Electric (SDG&E) — available from Corporate Center Drive
Water/Sewer: [City of San Diego Public Utilities](#)
SDG&E: [San Diego Gas & Electric — New Construction](#)

4 · EASEMENTS, RESTRICTIONS & ENVIRONMENTAL

Easements: No known easements or deed restrictions — buyer to verify via title company
MHPA: Site is NOT within the City's Multiple Habitat Planning Area
Environmental: Environmental tech letters available to qualified buyers upon request
Vernal pools: No vernal pools on site per City of San Diego mapping
Maintenance: Site regularly cleared and grubbed — clean, pad-ready condition
MHPA map: [City of San Diego MHPA Viewer](#)

5 · TOPOGRAPHY & GRADING

Topography: Site mass graded per approved Final Map 13882 — level, pad-ready condition
Grading records: Available through City of San Diego grading permit records for Final Map 13882
Soils: No known soil issues — buyer to conduct independent geotechnical investigation
Grading records: [City of San Diego DSD — Permit Records](#)

6 · ACCESS

Legal access: Established and permitted legal access from Corporate Center Drive per Final Map 13882
Road: Corporate Center Drive — fully improved 4-lane collector with dedicated left-turn lane
Freeway: Direct connection to Otay Mesa Rd — SR-905 and I-805 access
Border: ~1 mile to Otay Mesa Port of Entry · Otay Mesa II (Otay East) targeted for 2026
Transit: MTS Routes 905A/B & 950 — stop approx. 600 ft from site
MTS routes: [MTS San Diego — Route & Schedule Information](#)

7 · DEVELOPMENT IMPACT FEES (estimates only)

Otay Mesa FBA: \$747/acre industrial (~\$2,450 est. for 3.28 ac) — City FY 2026
Mobility DIF: \$368/ADT non-residential — Otay Mesa community DIF
Warehouse DIF: \$274 Fire + \$359 Underserved + \$695 Library + \$1,343 Mobility per 1,000 SF
SYSD (K-8): \$0.84/SF — San Ysidro School District, Level I (State SAB max)
SUHS (9-12): \$0.33/SF — Sweetwater UHSD, San Ysidro HS boundary (April 2024)
Combined school: ~\$1.17/SF — estimates only, verify with each district
City fee schedule: [City of San Diego FY 2026 Fee Schedule \(PDF\)](#)
Sweetwater UHSD fees: [Sweetwater Union High School District — Developer Fees](#)
Facilities Financing: [City of San Diego — Facilities Financing Dept. 619-533-3670](#)

8 · REASON FOR SALE & MARKET STATUS

Reason: Long-term investment holding — seller now maximizing asset value
Encumbrances: No known pending liens or encumbrances
Status: Newly offered — contact listing agent for current pricing and availability

9 · DISCLOSURES & SUPPLEMENTAL DOCUMENTS

Environmental: Environmental tech letters available to qualified buyers upon request
Final Map: Map 13882 — City of San Diego official records
Grading: Mass grading records available through City of San Diego DSD
Title: Preliminary title report available through listing agent upon request
Zoning source: [SDMC Ch. 13 Art. 01 Div. 06 — Industrial Base Zones \(PDF\)](#)
Fee source: [City of San Diego FY 2026 Fee Schedule](#)

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APNs 645-180-12 · 13 · 14 · 3.28 acres · 142,877 SF · IL-2-1 · Environmental tech letters available upon request

LISTING CONTACT

Judge Ryan
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