












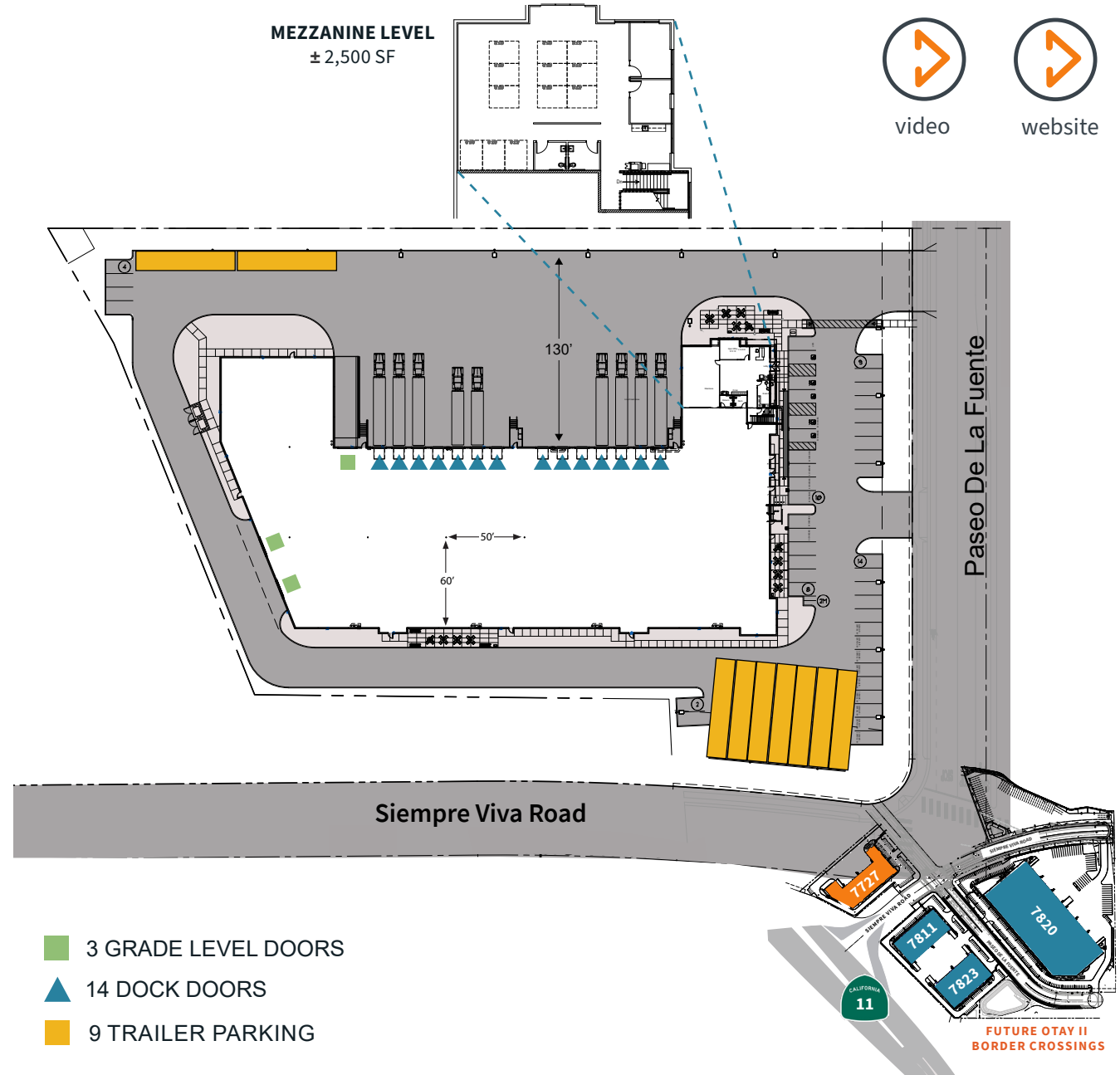
# AVAILABLE 7727 PASEO DE LA FUENTE | 52,643 SF

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING



## BUILDING HIGHLIGHTS




-  TOTAL SPACE AVAILABLE (SF)  
**52,643**
-  DIVISIBILITY (SF)  
**27,000**
-  TOTAL OFFICE (SF)  
**4,200**
-  LOT SIZE  
**3.8**  
ACRES
-  VEHICLE PARKING  
**55 (1:1,000)**  
STALLS
-  CLEAR HEIGHT  
**32'**  
MINIMUM
-  **14 DOCK**  
DOORS
-  **3 GRADE**  
DOORS
-  COLUMN SPACING  
**60' X 50'**
-  **ESFR**  
SPRINKLERS
-  **2,000A**  
480V POWER
-  **130'**  
TRUCK COURT DEPTH
-  **TRAILER YARD**  
53 NEARBY STALLS FOR LEASE



video



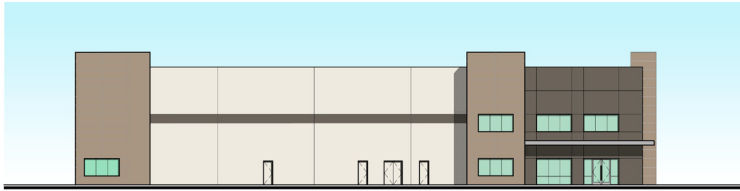
website

-  3 GRADE LEVEL DOORS
-  14 DOCK DOORS
-  9 TRAILER PARKING

FUTURE OTAY II  
BORDER CROSSINGS

# NEW CLASS A INDUSTRIAL DELIVERING Q1 2024

FREESTANDING SITE WITH THE ABILITY TO FENCE AND SECURE



**Andy Irwin**  
+1 858 232 1709  
andy.irwin@jll.com  
RE lic. #01302674

**Greg Lewis**  
+1 858 699 1629  
greg.lewis@jll.com  
RE lic. #01365602



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