

FOR SALE

Otay Mesa Industrial Warehouse Building

8650 Avenida Costa Blanca | San Diego, CA 92154



PROPERTY HIGHLIGHTS

- ±11,442 square feet of industrial/warehouse space immediately available for sale
- Eight (8) grade level doors
- One (1) exterior common dock high ramp
- High Power (approximately 800 Amps/277 480V, 3 Phase)
- 2.5:1,000 parking ratio

SALE PRICE

\$1,130,000.00 (\$98.76 PSF)

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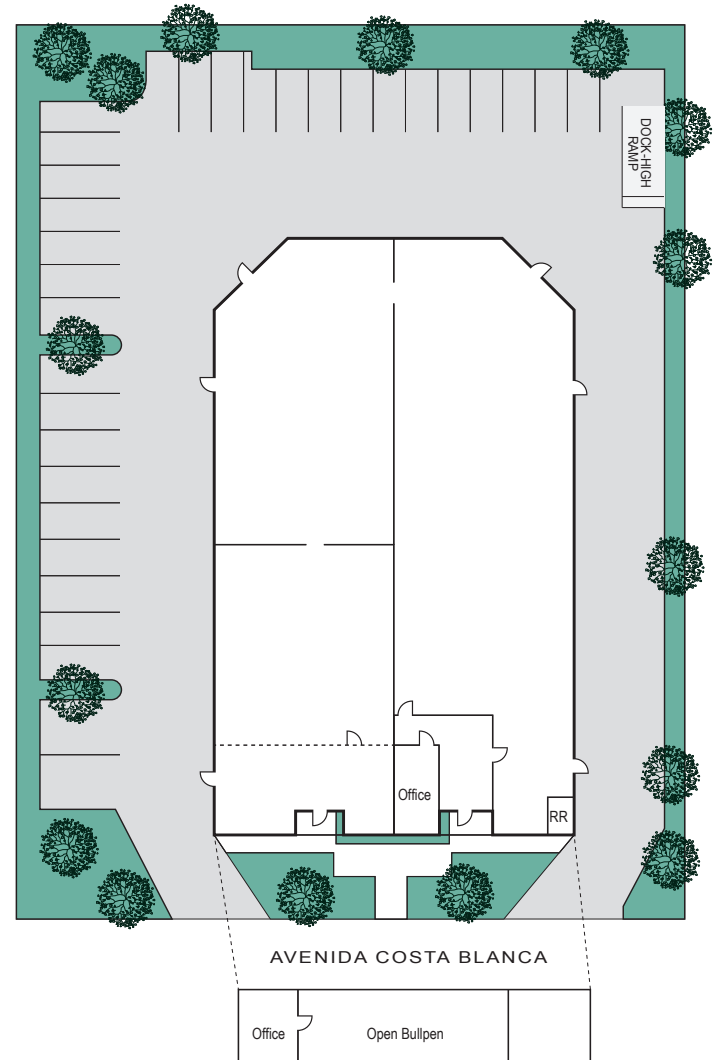
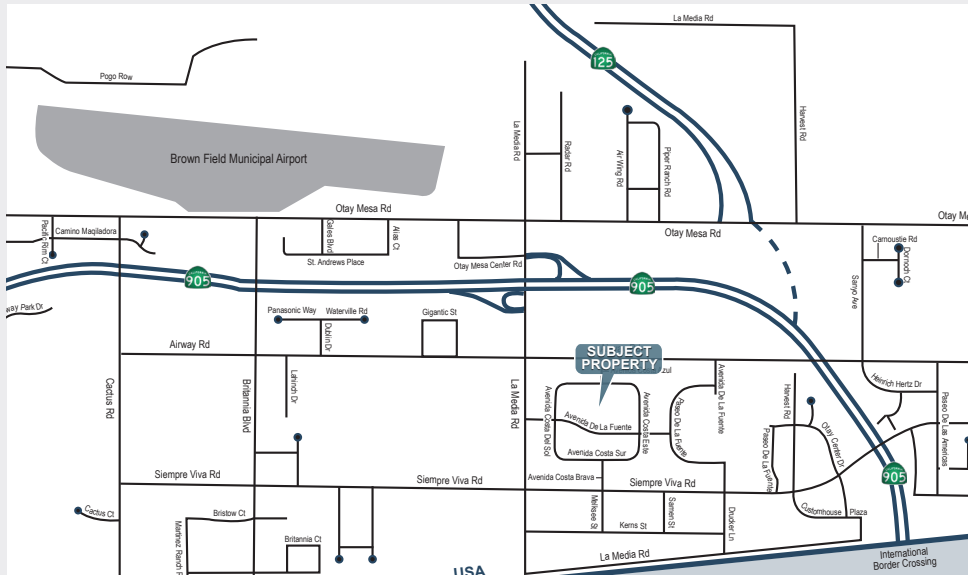
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PROPERTY HIGHLIGHTS (CONT.)

- Less than 5 minute drive to international border crossing and fifteen minutes from Downtown
- Fenceable, secure yard with full drive-around concrete lot
- Ample grade-level loading and approximately 20 foot clear height
- Building can be demised to accommodate multiple tenants if necessary
- Low subset market vacancy ($\pm 9\%$ in buildings < 25,000 SF)



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