HARVEST ROAD OTAY MESA, CA 92154









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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Incredbible Location- Less than 2 minutes from the Otay Border Crossing
- Zoning: International-Business and Trade zone Overlay
- One block Off Freeway SR-905
- Potential to combine with neighboring parcels for additional scale
- Flat & Rough Graded
- Street Improvements coming Soon
- · Rare Opportunity to Purchase or Lease a small finished lot
- Located between Harvest Road and Otay Center Drive

SALE PRICE / LEASE RATE NEGOTIABLE

LAND SIZE 4.77 ACRES (207,781 SF)

PROPERTY TYPE LAND

ZONING
IBT-1-1 LIGHT INDUSTRIAL ZONE

APN 646-141-05-00

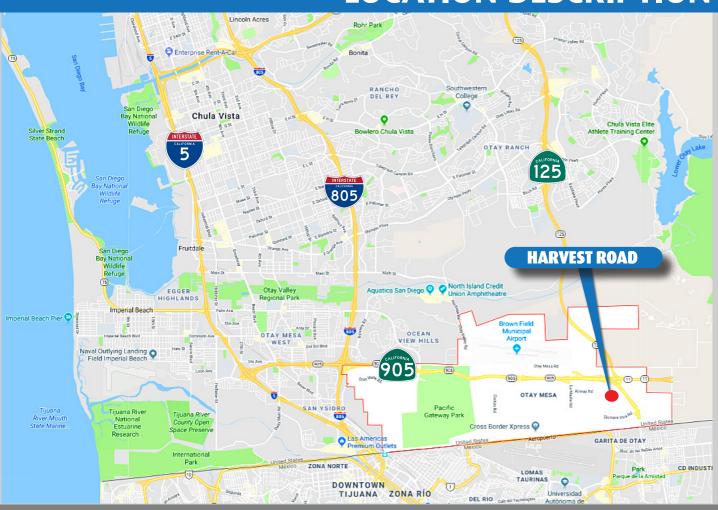
PROPERTY DESCRIPTION

The purpose of the IBT zone is to provide for a wide variety of base sector industrial and office uses. It is intended to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries.

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LOCATION DESCRIPTION



The Otay Mesa Community planning area is a dynamic and rapidly developing area of the City of San Diego. The area is bounded by the Otay River Valley and the City of Chula Vista on the north, the International Border on the south, Interstate 805 on the west, and the County of San Diego on the east.

The recent completions of the SR-125 tollway, and SR-905 freeways connects Otay Mesa and the International Port of Entry to the Interstate highway system, providing Otay Mesa with two major new transportation catalysts to drive continued growth. In addition, the new Community Plan Update was adopted in early 2014, creating a clear road map for Otay's future land use and planning.



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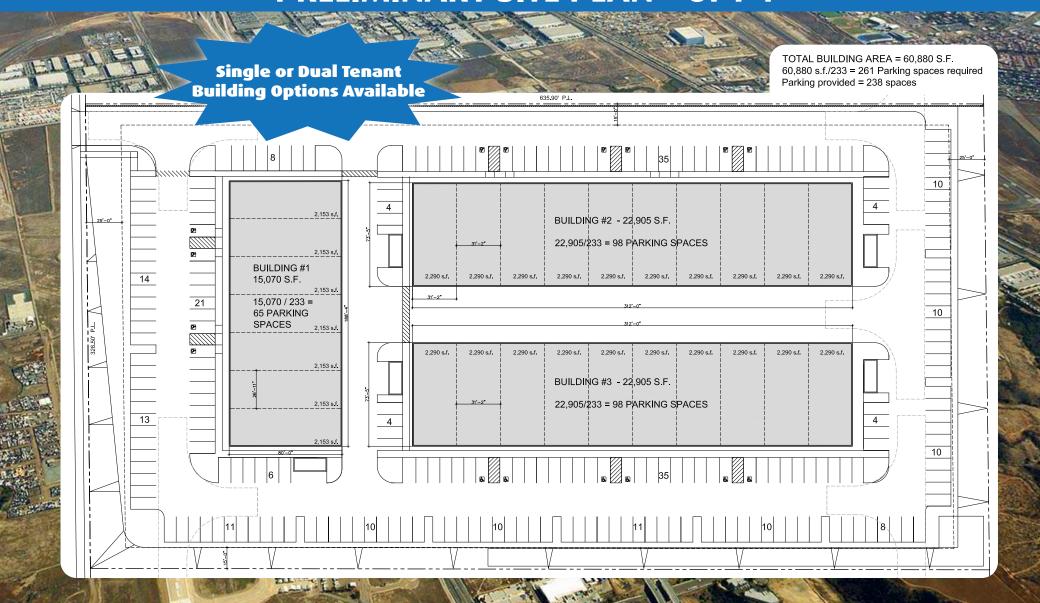
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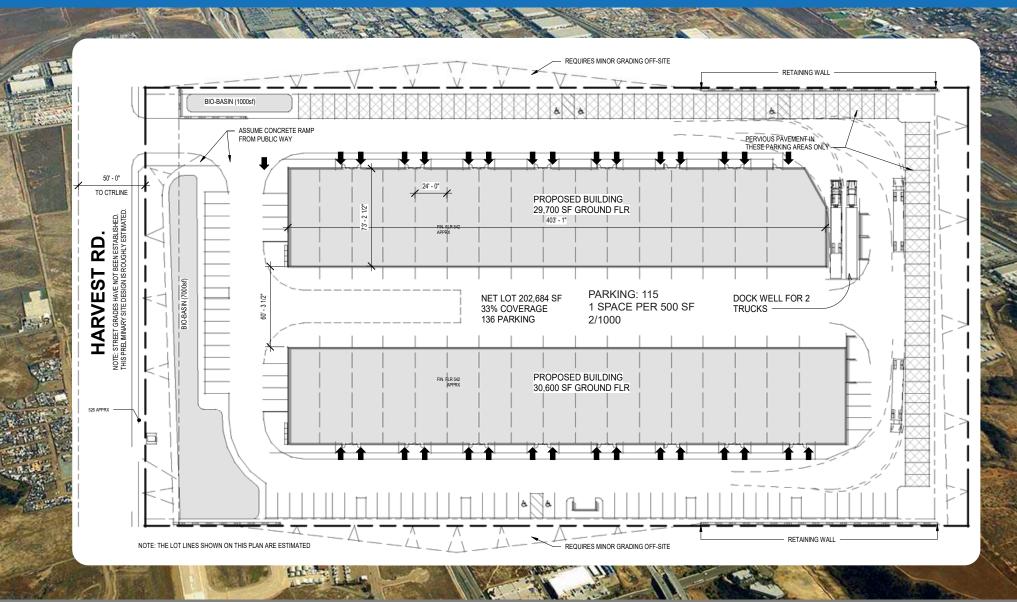
PRELIMINARY SITE PLAN - OPT 1



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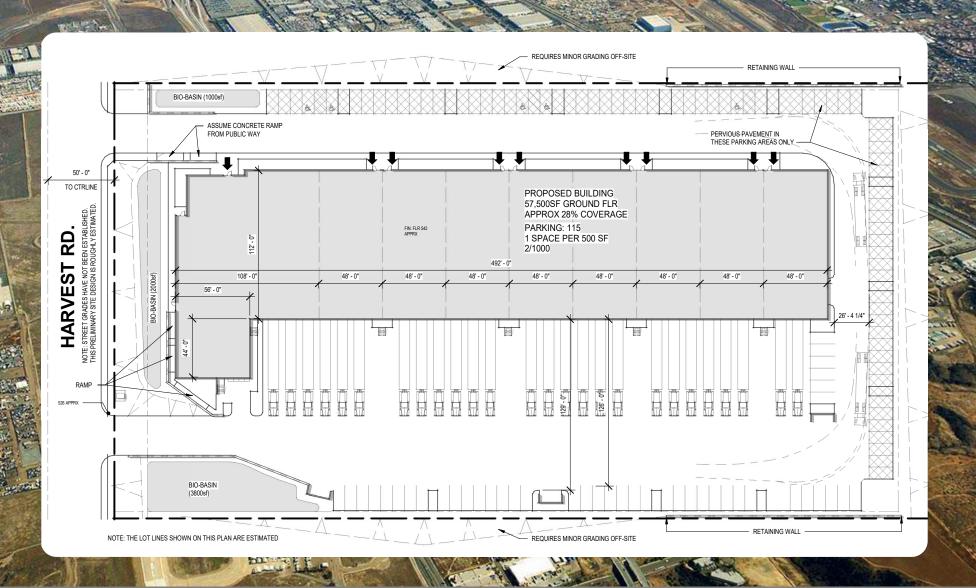
PRELIMINARY SITE PLAN - OPT 2



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PRELIMINARY SITE PLAN - OPT 3



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SALES COMPS

ADDRESS	SALE DATE	SALE PRICE	LOT SIZE	LOT SIZE / SF
6700 CAMINO MAQUILADORA San Diego, CA 92154	5/16/2019	\$2,775,000	4.03 AC	\$15.81
SIEMPRE VIVA RD. San Diego,CA 92154	10/05/2018	\$1,366,427	2.13 AC	\$14.73
BORDER PACIFIC DR. San Diego, CA 92154	06/12/2018	\$6,653,000	10.82 AC	\$14.12
ENRICO FERMI PL. PARCEL 4 San Diego, CA 92154	03/07/2018	\$4,150,000	7.75 AC	\$12.29
OTAY CENTER DR./HARVEST RD. San Diego, CA 92154	10/16/2019	\$1,100,000	1.97 AC	\$12.82









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