

# FOR SALE | 4.03 AC INDUSTRIAL LAND

6700 Camino Maquiladora | Otay Mesa, CA 92154



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Newmark  
Knight Frank



# PROPERTY AT-A-GLANCE

4.03 AC  
vacant  
industrial land  
(APN: 646-170-02)



## PROPERTY FEATURES

- ➔ Flat, rough-graded, finished site
- ➔ Street improvements and sidewalks completed on Camino Maquiladora and Otay Mesa Road
- ➔ All utilities to property line





IB-T-1-1  
International-Business  
and Trade zone



SUBMIT OFFERS



- ➔ Directly across the street from Brown Field Airport
- ➔ Excellent visibility along Otay Mesa Road
- ➔ Approx. 20,000 Average Daily Traffic
- ➔ Well-known corporate neighbors in immediate area
- ➔ Rare opportunity to buy smaller finished industrial lot in Otay Mesa submarket
- ➔ Flexible zoning allows for a variety of uses including self storage





# DRIVE TIMES

120 minutes

TO LA COUNTY

75 minutes

TO ORANGE COUNTY

65 minutes

TO RIVERSIDE COUNTY

25 minutes

TO INTERSTATE 8

20 minutes

TO DOWNTOWN SAN DIEGO  
and THE PACIFIC OCEAN

8 minutes

TO INTERSTATE 5

5 minutes

TO 805 FREEWAY

5 minutes

TO US-MEXICO BORDER

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