7820 PASEO DE LA FUENTE

obx
OTAY BORDER CROSSINGS

AVAILABLE FOR SALE OR LEASE

125,801 SF | DIVISIBILITY TO ± 44,500 SF



OTAY MESA | SAN DIEGO

ADJACENT TO THE FUTURE OTAY II BORDER CROSSING

KEARNY
Real Estate Company

Colliers

7820 PASEO DE LA FUENTE

AVAILABLE FOR SALE OR LEASE

125,801 SF | DIVISIBILITY TO ± 44,500 SF



2.0 Miles from
Otay I Crossing

SR11

Direct Freeway Access
on the Siempre Viva
Off-Ramp

FOREIGN TRADE ZONE 153

Located Within a
Foreign Trade Zone

Adjacent to the
Future Otay Mesa II
Border Crossing

SITE PLAN

125,801 SF
TOTAL SPACE AVAILABLE (SF)

5,553 SF
NEW SPEC OFFICE (SF)

44,500 SF
DIVISIBLE TO (SF)

25 DOCK
DOORS

1 GRADE
DOOR (EXPANDABLE)

36’
MINIMUM CLEAR HEIGHT

ESFR
SPRINKLERS

125 (1:1,000)
VEHICLE PARKING STALLS

60’x52’
COLUMN SPACING

2,000A
480v POWER

136’
MINIMUM TRUCK COURT DEPTH

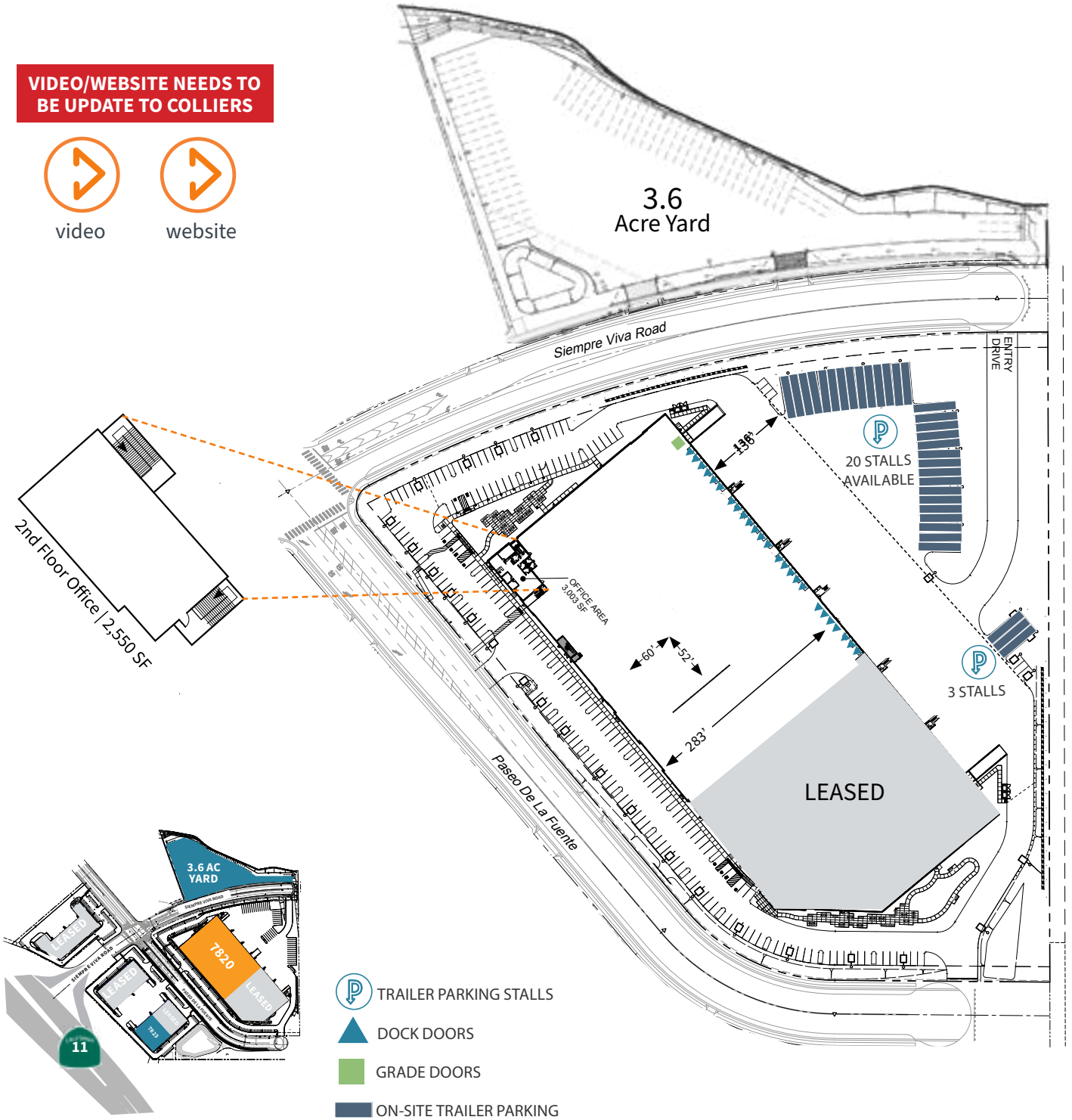
283’
BUILDING DEPTH

20
AVAILABLE ONSITE TRAILER STALLS

TRAILER YARD
3.6 ACRE YARD

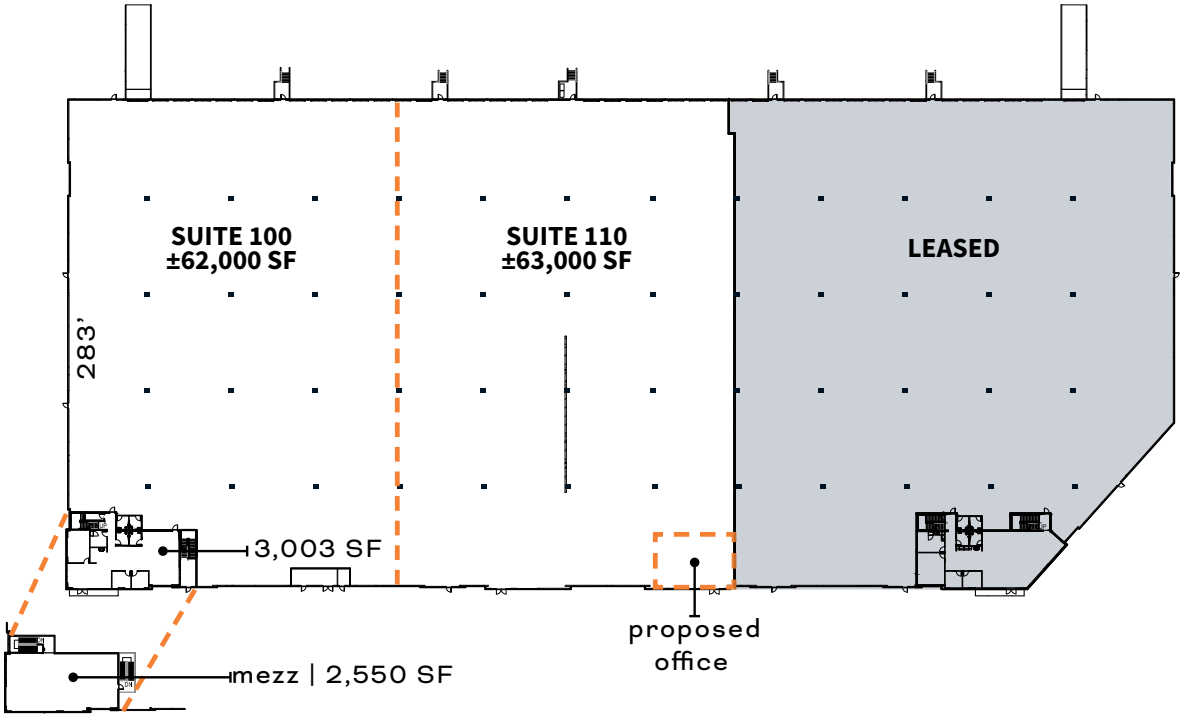
VIDEO/WEBSITE NEEDS TO BE UPDATE TO COLLIERS

video website

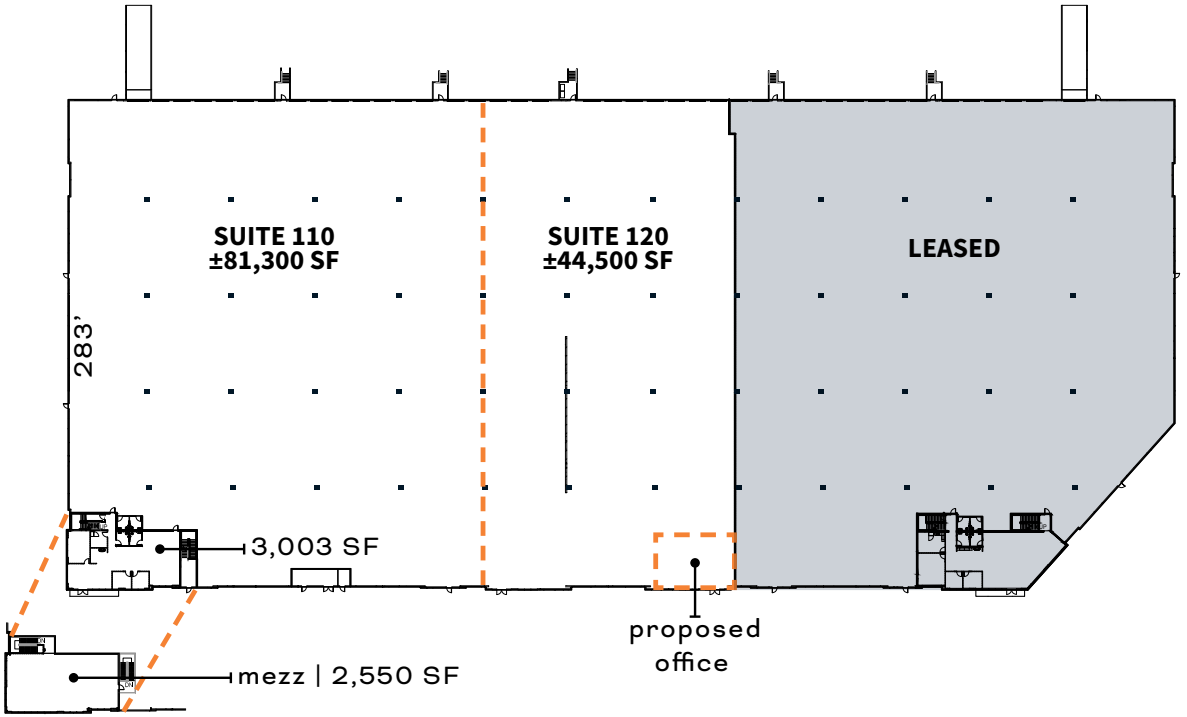


FLEXIBLE FLOOR PLANS

DEMISING SCENARIO 1		
	Suite 100	Suite 110
Size	±62,000 SF	±63,000 SF
Office	±5,553 SF	TBD
Dock Doors	11	14
Grade Doors	1	0



DEMISING SCENARIO 2		
	Suite 100	Suite 120
Size	±81,300 SF	±44,500 SF
Office	±5,553 SF	TBD
Dock Doors	15	10
Grade Doors	1	0

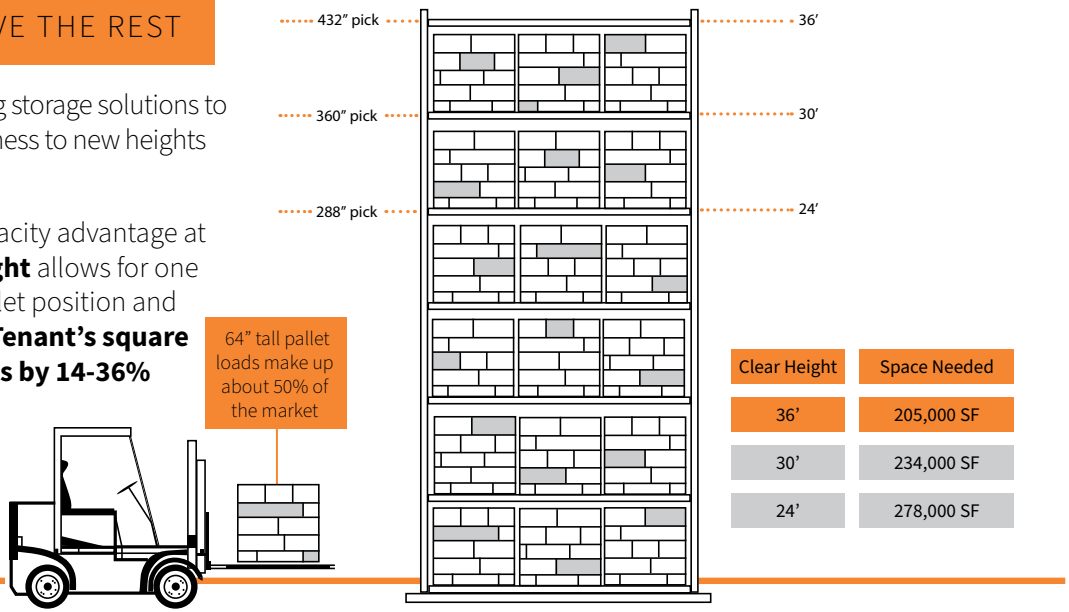


CUBIC CAPACITY ADVANTAGE

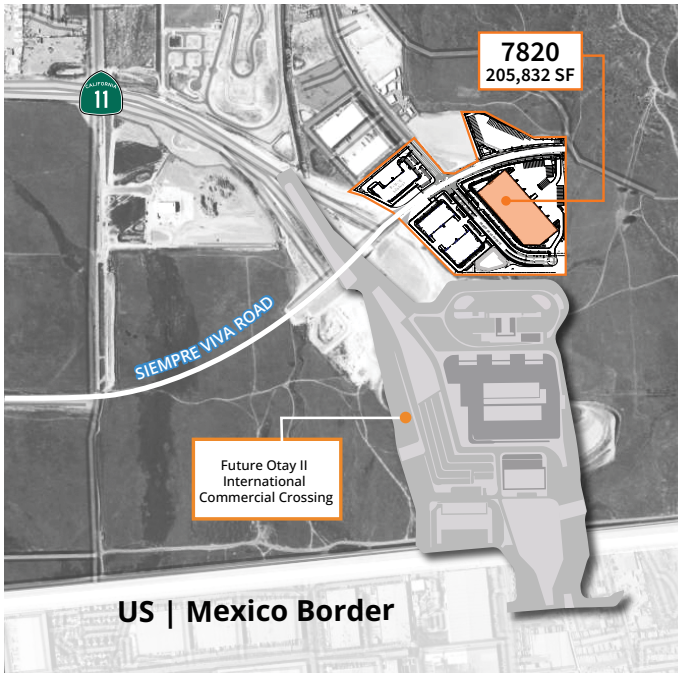
RISE ABOVE THE REST

Revolutionizing storage solutions to take your business to new heights

The cubic capacity advantage at **36' clear height** allows for one additional pallet position and **decreases a Tenant's square footage needs by 14-36%**



Clear Height	Space Needed
36'	205,000 SF
30'	234,000 SF
24'	278,000 SF







LOCATION HIGHLIGHTS

Strategic Otay Mesa location

Convenient access to SR 905, SR 11, SR 125, 805 and 5 freeways

Immediate proximity to the Otay Mesa Border Crossing and US Customs Inspection Facility

South County location offers SD County's best access to most plentiful and reliable labor supply

Transit-friendly location with bus stop directly out front

Time-saving reverse commute

Immediate access to:

SR **905**, SR **125**, and SR **11** Freeways

Otay Mesa

Commercial border crossing

Pilot Travel Center

Full service trucking operation

Drive times to:

- **45 min** Escondido
- **27 min** Miramar/UTC
- **24 min** El Cajon
- **22 min** Kearny Mesa
- **19 min** Downtown/Airport

OTAY BORDER CROSSINGS





7820 PASEO DE LA FUENTE

OTAY MESA | SAN DIEGO

KEARNY + Real Estate Company

Colliers

Andy Irwin
Direct: +1 858 795 4134
Mobile: +1 858 232 1709
andy.irwin@colliers.com
RE Lic. #01302674

Greg Lewis
Direct: +1 858 795 4136
Mobile: +1 858 699 1629
greg.lewis@colliers.com
RE Lic. #01365602

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.