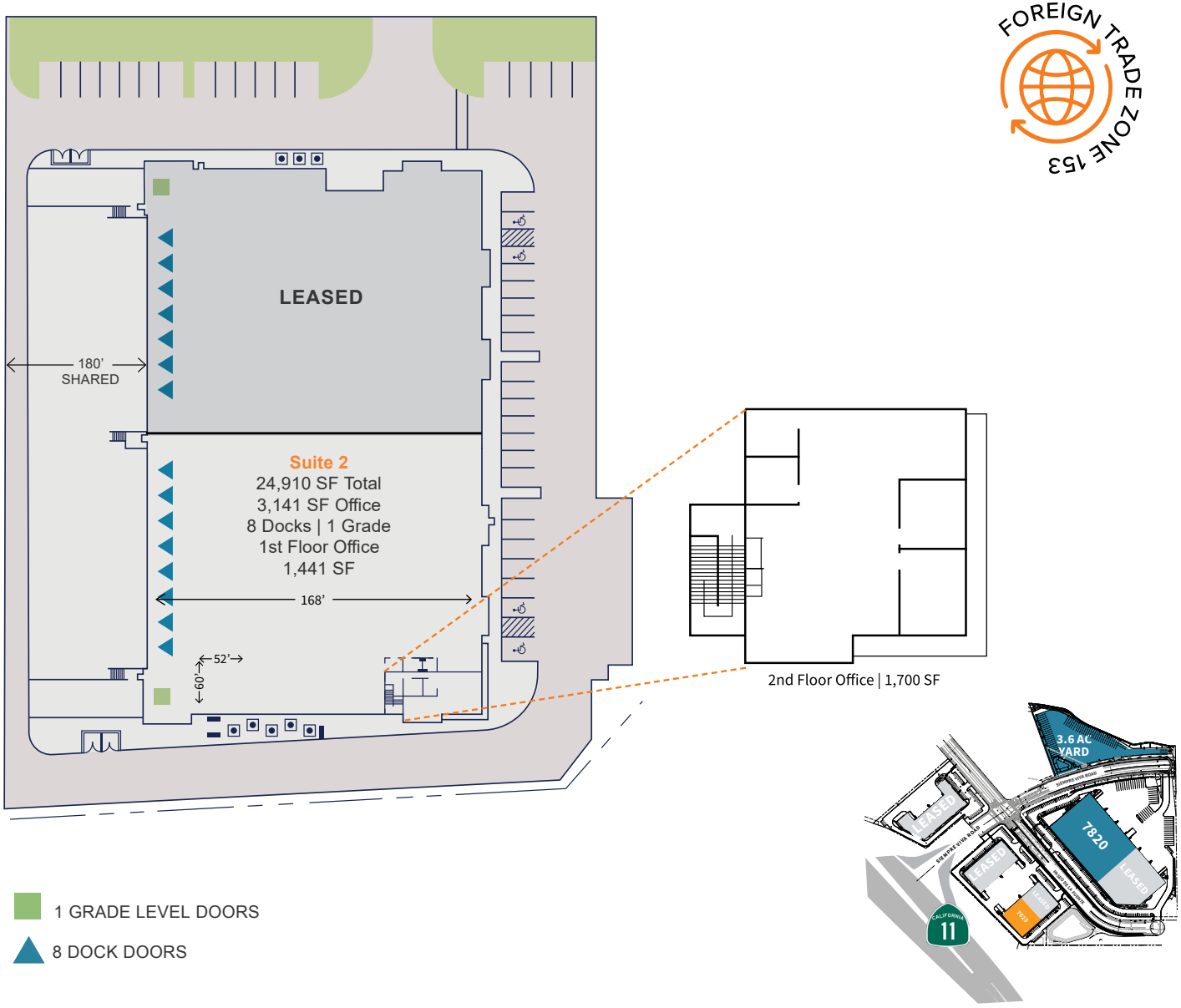
# FOR SALE OR LEASE

# 7823 PASEO DE LA FUENTE | 24,910 SF

**ADJACENT TO THE FUTURE OTAY II BORDER CROSSING | FOREIGN TRADE ZONE**

OTAY BORDER CROSSINGS

- **24,910 SF** — TOTAL SPACE AVAILABLE (SF)
- **3,141 SF** — NEW SPEC OFFICE (SF
- **8 DOCK** — DOORS
- **1 GRADE** — DOORS
- **32’** — MINIMUM CLEAR HEIGHT
- **ESFR** — SPRINKLERS
- **26** (1.34:1,000) — VEHICLE PARKING STALLS
- **60’x52’** — COLUMN SPACING
- **700A** — 480v POWER
- **180’** — SHARED TRUCK COURT DEPTH
- **168’** — BUILDING DEPTH
- **TRAILER YARD** — 3.6 ACRE YARD



# NEW CLASS A INDUSTRIAL
# AVAILABLE NOW

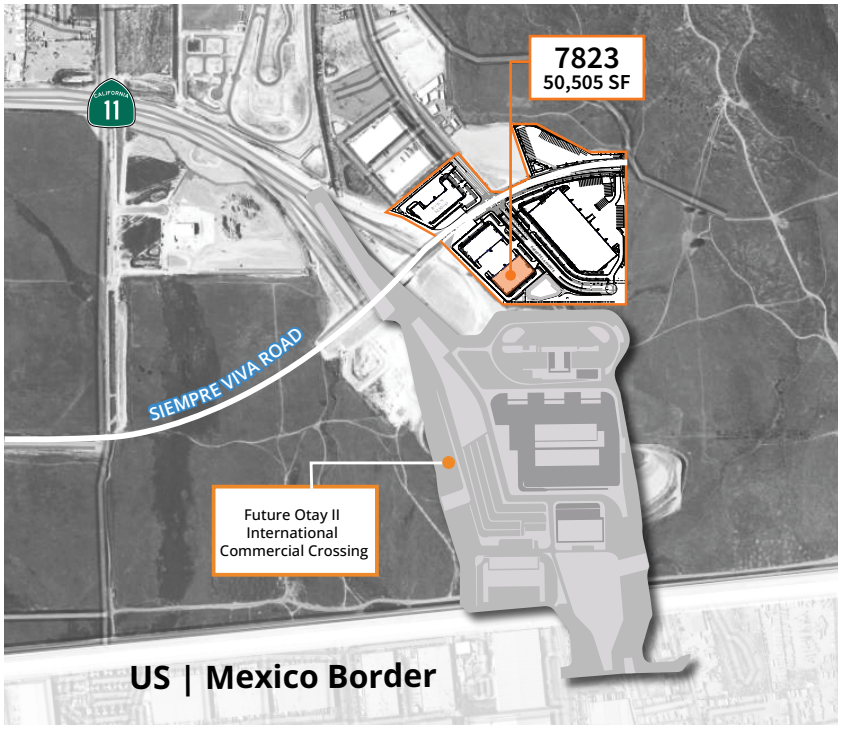
OTAY BORDER CROSSINGS















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KEARNY Real Estate Company + Colliers

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