

OTAY 905

INDUSTRIAL

RENOVATIONS UNDERWAY!
38,614 - 153,106 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

8830 SIEMPRE VIVA RD, SAN DIEGO, CA | OTAY MESA

UNDER NEW OWNERSHIP



	Address:	8830 Siempre Viva Road San Diego, CA 92154
	Building Square Feet:	±153,106
	% Office:	±14,039 SF (9%)
	Occupancy:	Vacant
	Clear Height:	±22 - 24'
	Loading Docks:	36 Dock High 7 Grade Level
	Acres:	7.67
	Parking:	1.76/1,000 SF ±269 Surface Spaces
	Zoning:	IBT-1-1 (International Business Trade Zone)
	Sprinkler:	Yes
	Power:	1,000 Amps 277/480v* <i>Potential 4,000-amp power upgrade</i>

PROPERTY RENOVATIONS INCLUDE:

Interior/Warehouse Improvements:

- Full roof replacement completed 9/2026
- Demising Walls available upon request (permits pulled and hard bid in hand)
- Upgraded 30' candle LED's
- Office HVAC unit replacement & repair
- Interior white box paint
- Full interior deep clean

Dock Upgrades:

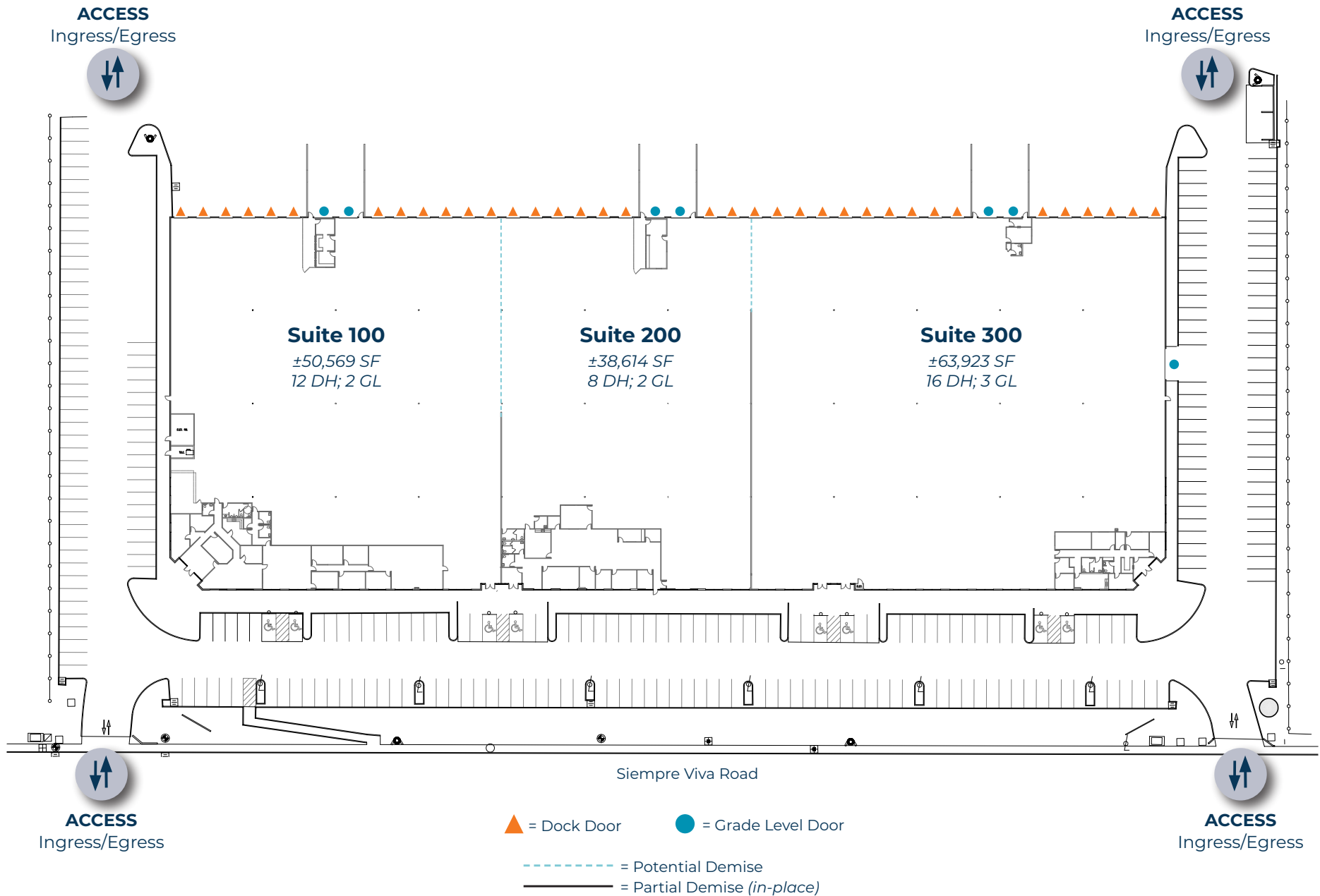
- New bumpers on all dock doors
- All new 9x10 overhead sectional doors on every dock position
- New motorized overhead drive in doors in all suites
- 4-5 30,000lb mechanical EOD levelers per suite delivered on spec

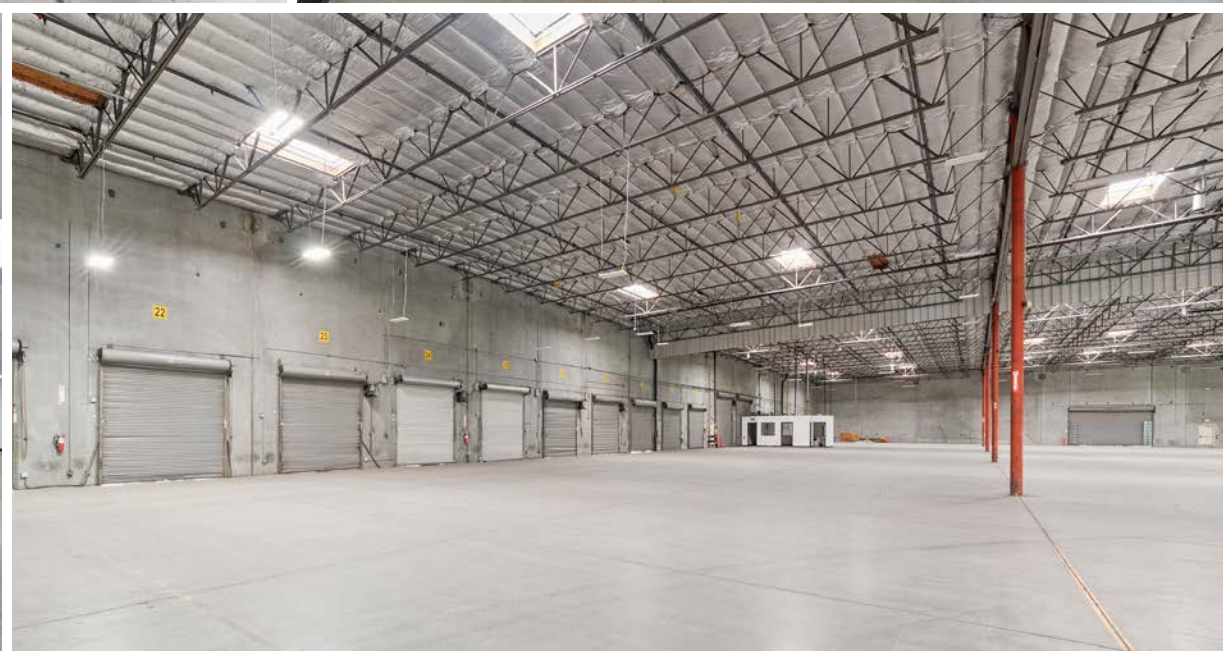
Exterior Improvements

- Parking lot repave and restripe
- Exterior facade & truck court pressure washing
- Tilt panel joint re-caulking & paint touch up

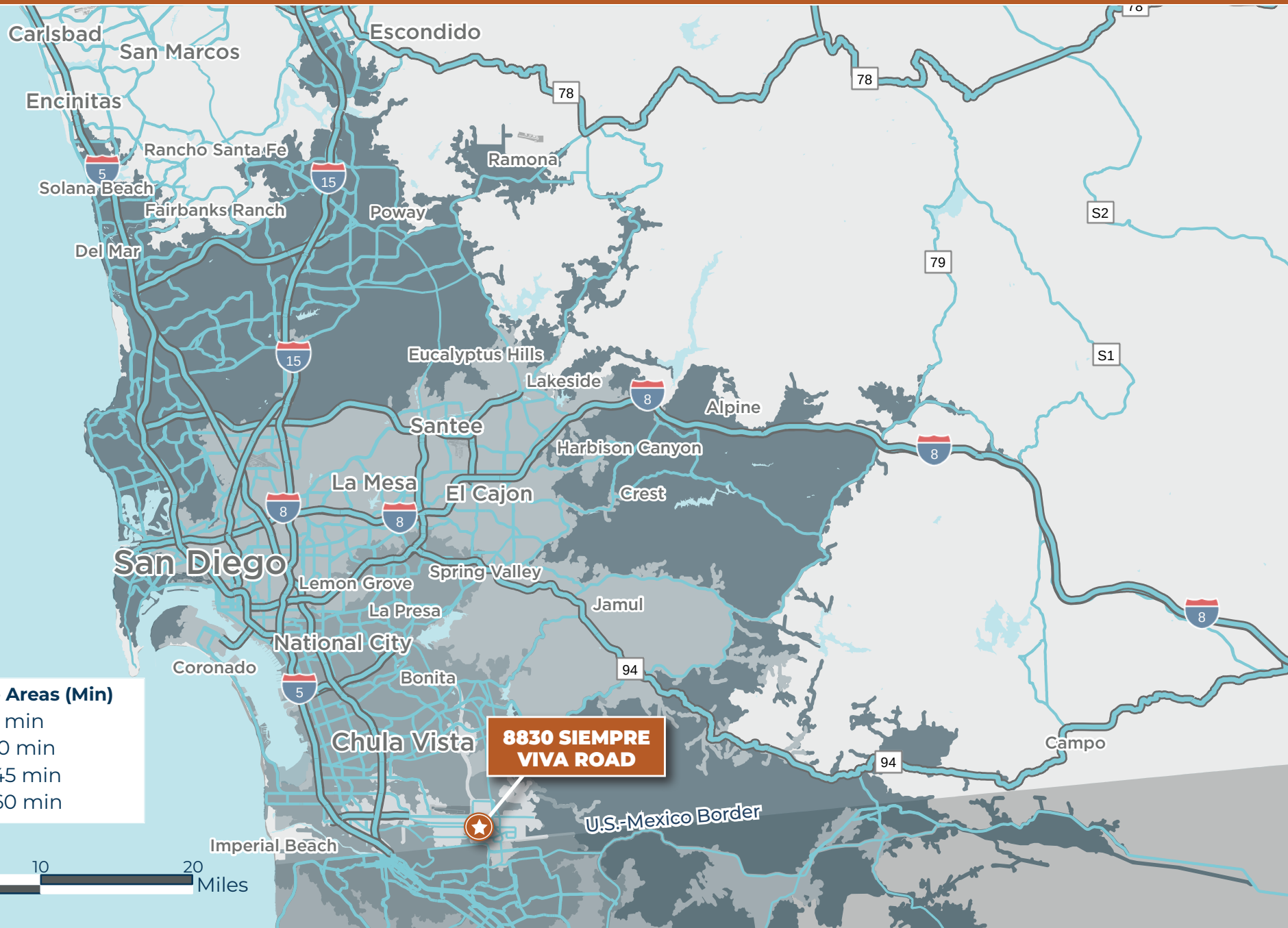












Drive Time Areas (Min)

- 0 - 15 min
- 15 - 30 min
- 30 - 45 min
- 45 - 60 min



For more information, please contact:

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