

# AVAILABLE FOR SALE

## ±30,626 SF FREESTANDING INDUSTRIAL BUILDING



2335 SIEMPRE VIVA COURT  
SAN DIEGO, CA 92154

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**Voit**  
REAL ESTATE SERVICES

## PROPERTY OVERVIEW

- » An approximate 30,626 SF freestanding industrial/warehouse building on an approximate 2.13 acre parcel
- » Building is divisible with an engineered knock-out panel to allow for another storefront at the northwest part of the building
- » Loading includes five (5) docks and two (2) grade level doors
- » ±5,000 SF of 2-story high-end office buildout
- » 24' - 28' ceiling clear height
- » High pile/high hazard ESFR sprinklers approved for S-1 occupancy (moderate hazard) will approve high pile storage up to 25'
- » Insulated ceilings throughout the warehouse
- » Max Power: 2,000 amps, 480 volt, 3-phase, 4-wire
- » Fenced and secured yard for outside storage
- » Easy access to Highway 905 via Britannia Boulevard
- » Zoning: Otay Mesa IBT-1-1
- » APN: 656-300-09-00

**SALE PRICE: CONTACT BROKER**



Air Conditioning



Reception



Skylights



Fenced Lot



Signage



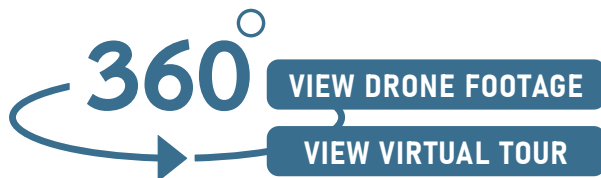
Wheelchair Accessible



Yard



Storage Space





**±30,626 SF BUILDING  
AVAILABLE FOR SALE**



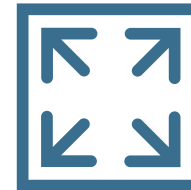
**±5,000 SF 2-STORY  
HIGH-END OFFICE**



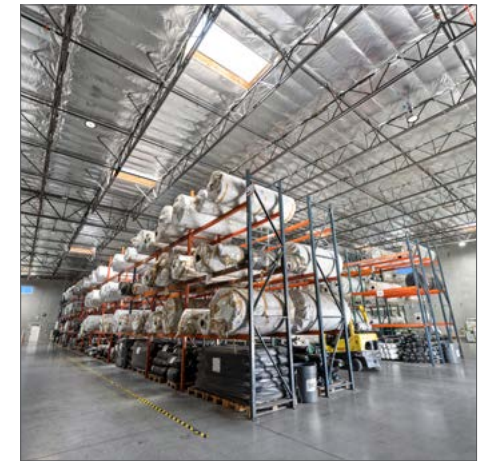
**UPGRADED SPRINKLERS  
HIGH PILE / HIGH HAZARD**



**5 DOCK LEVEL AND  
2 GRADE LEVEL DOORS**



**SITS ON AN APPROXIMATE  
2.13 ACRE LOT**



**EXISTING RACKING  
SYSTEM AVAILABLE**



**2,000 AMPS  
480 VOLT POWER**



**24' - 28' CLEAR HEIGHT**

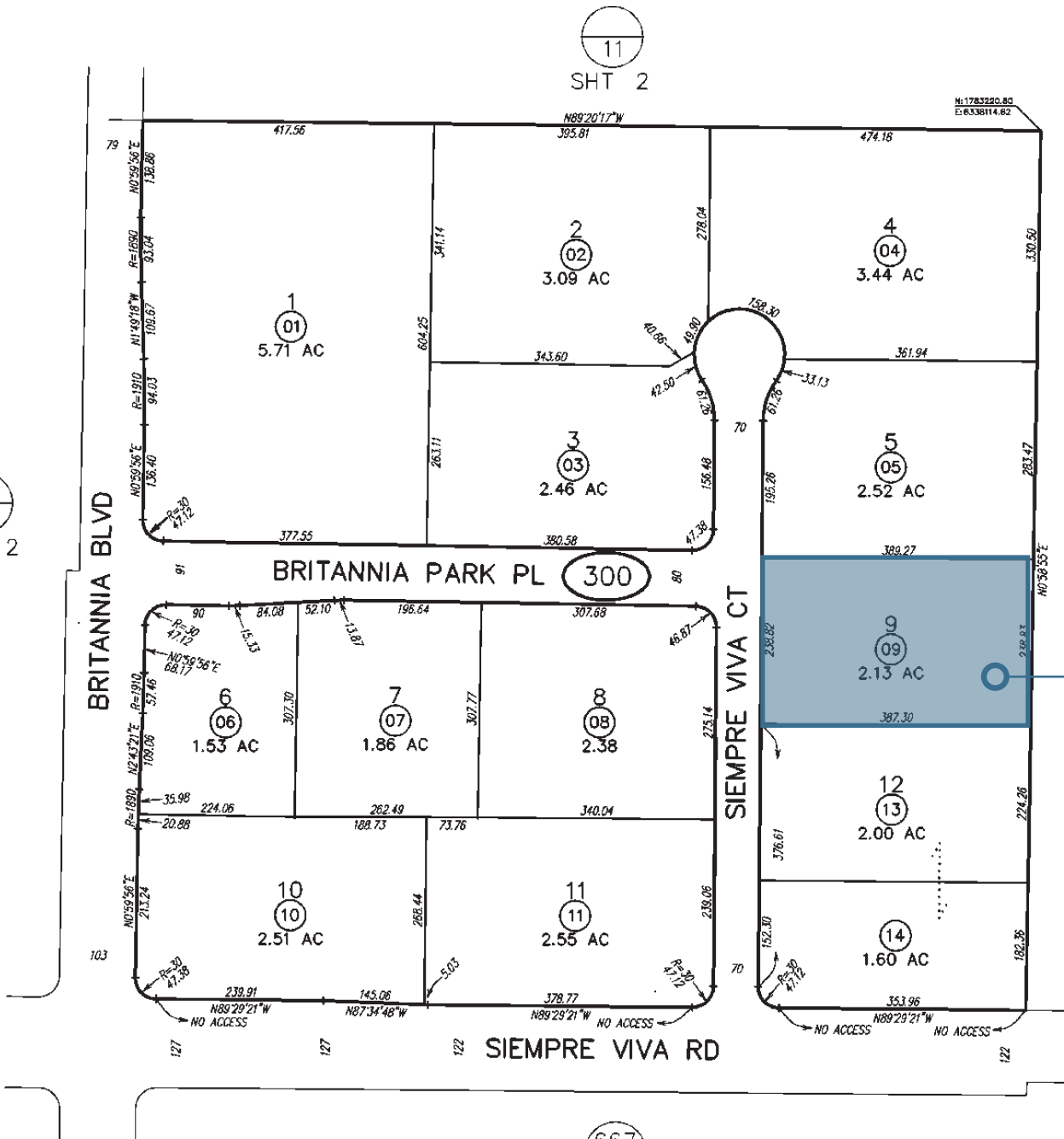
2335 SIEMPRE VIVA COURT is well located Otay Mesa in the highly desirable central Otay Mesa area submarket offering excellent freeway access to SR-905 and SR-125 and I-805, Hwy 52, Hwy 94, Hwy 163 and I-15 to the north.

# OTAY MESA



# PARCEL MAP

10  
SHT 2



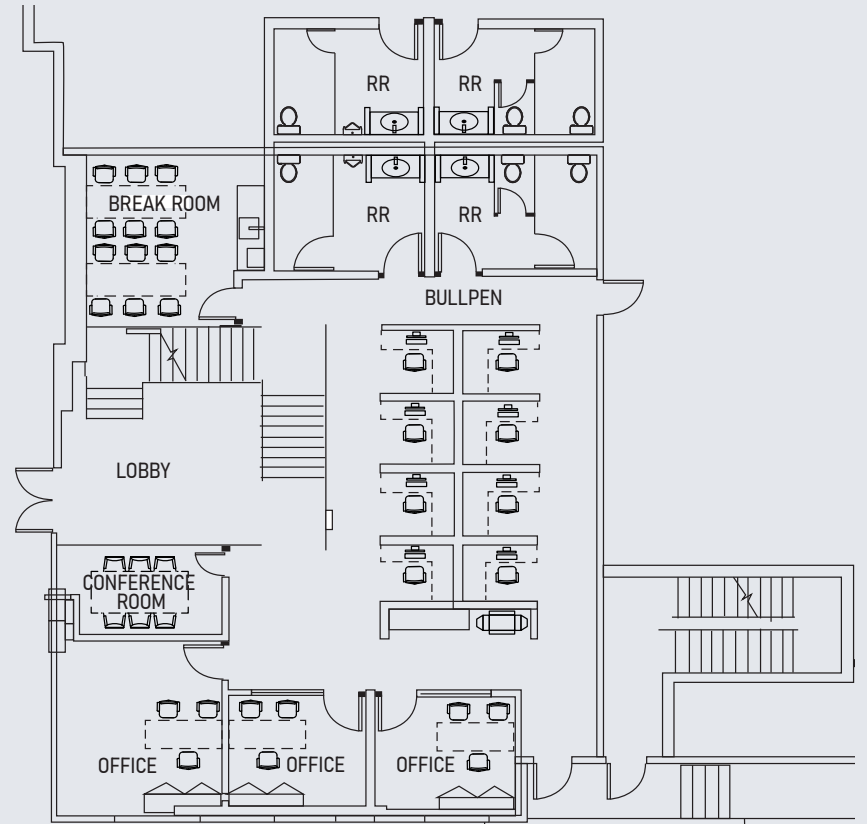
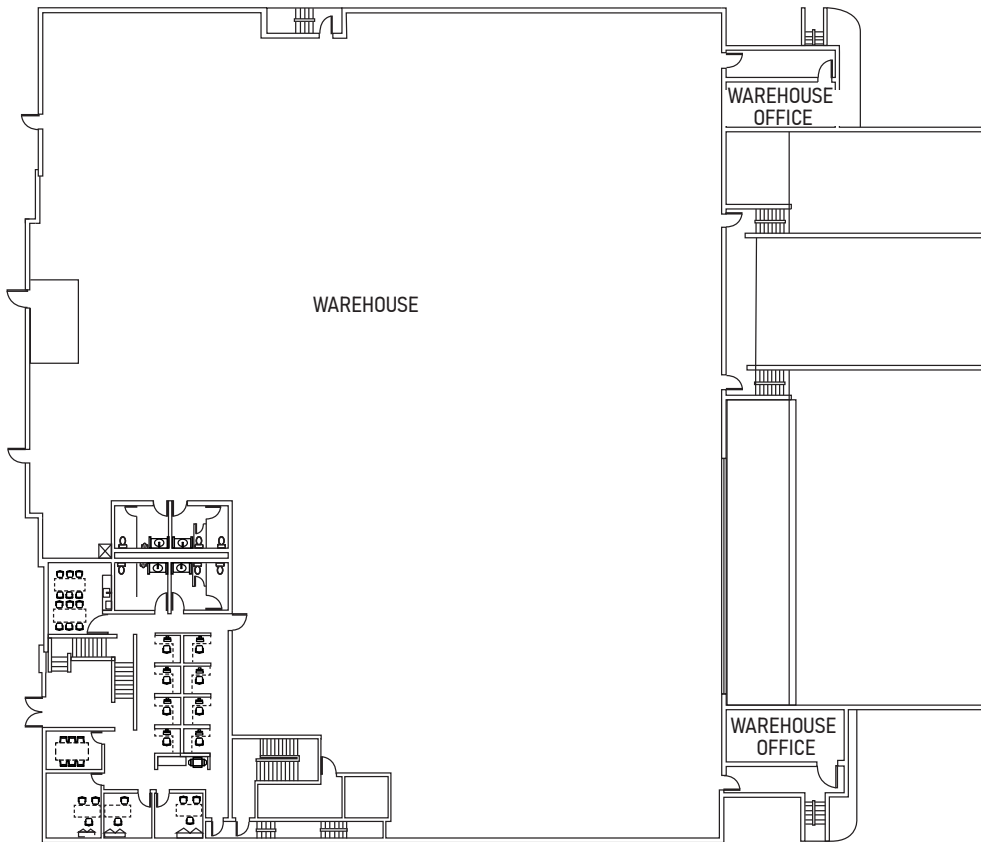
11  
SHT 2

646-300-09-00

11  
SHT 2



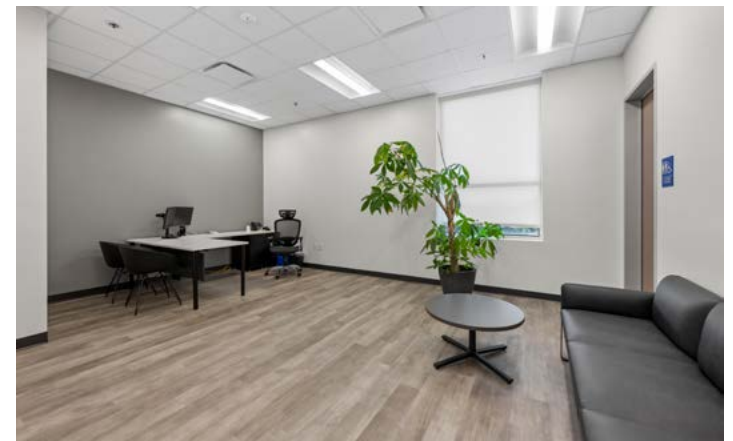
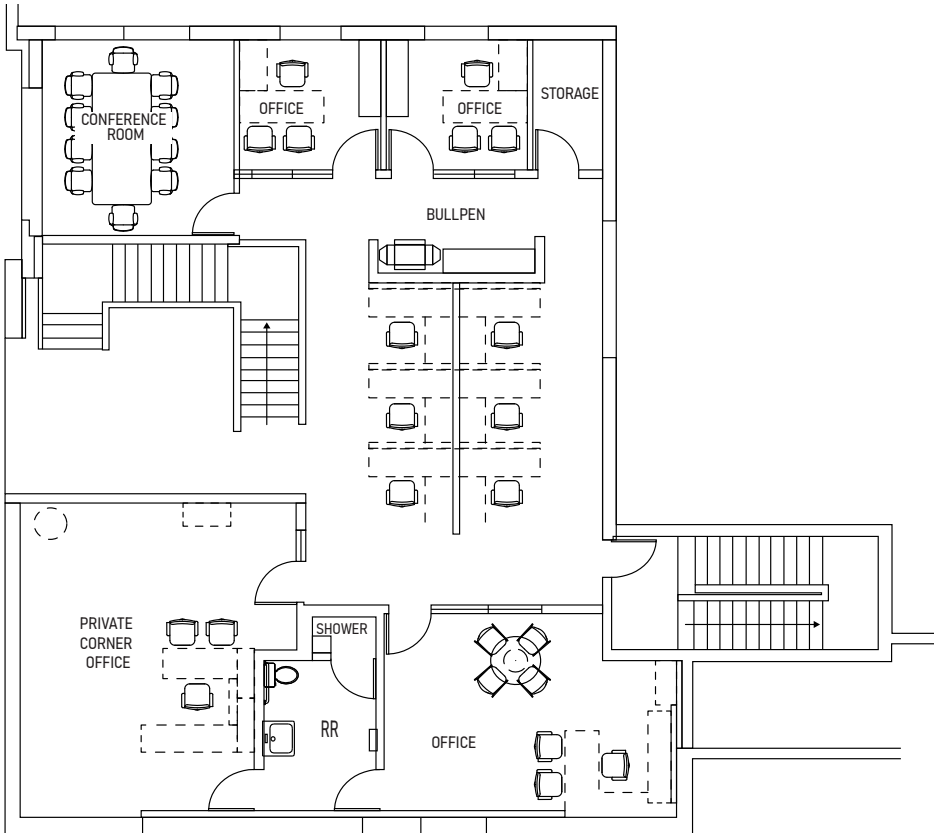
1<sup>ST</sup>  
FLOOR

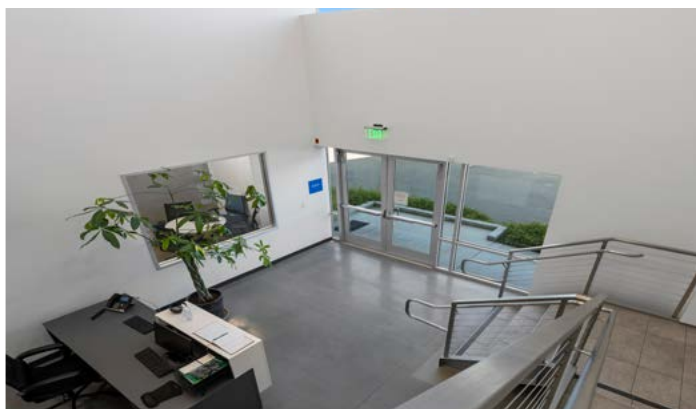
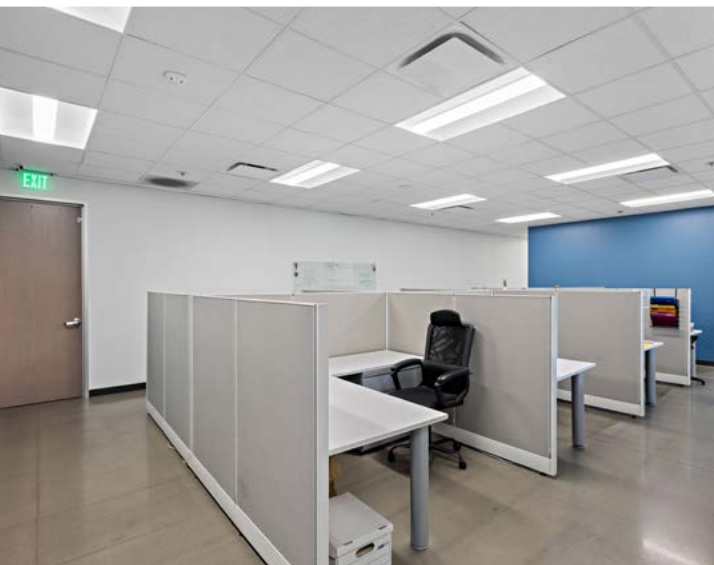


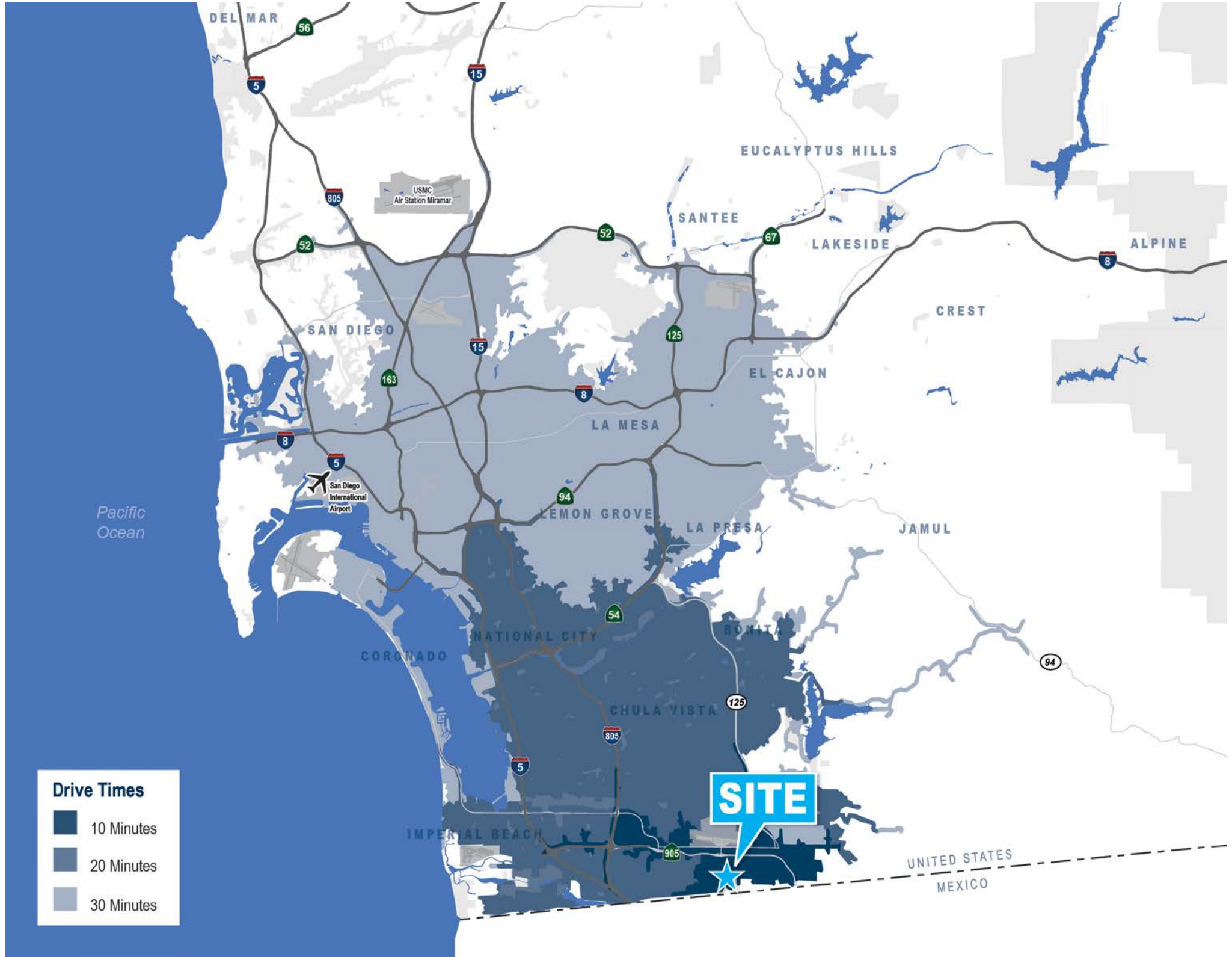
1<sup>ST</sup>  
FLOOR OFFICE

ENLARGED

2<sup>ND</sup>  
FLOOR OFFICE





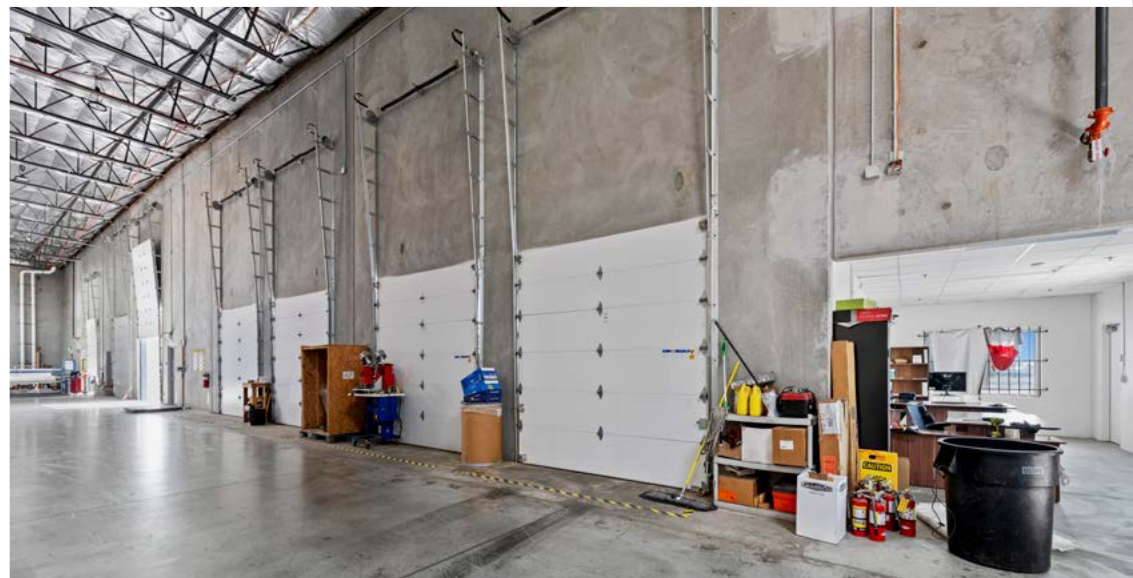
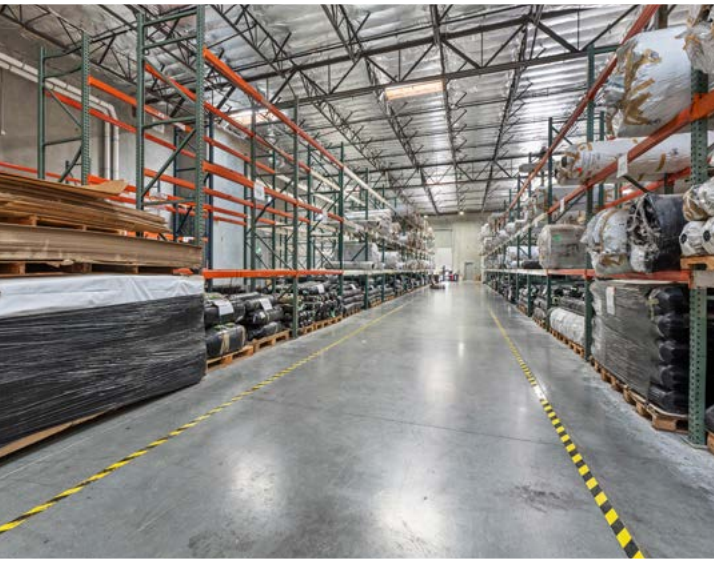


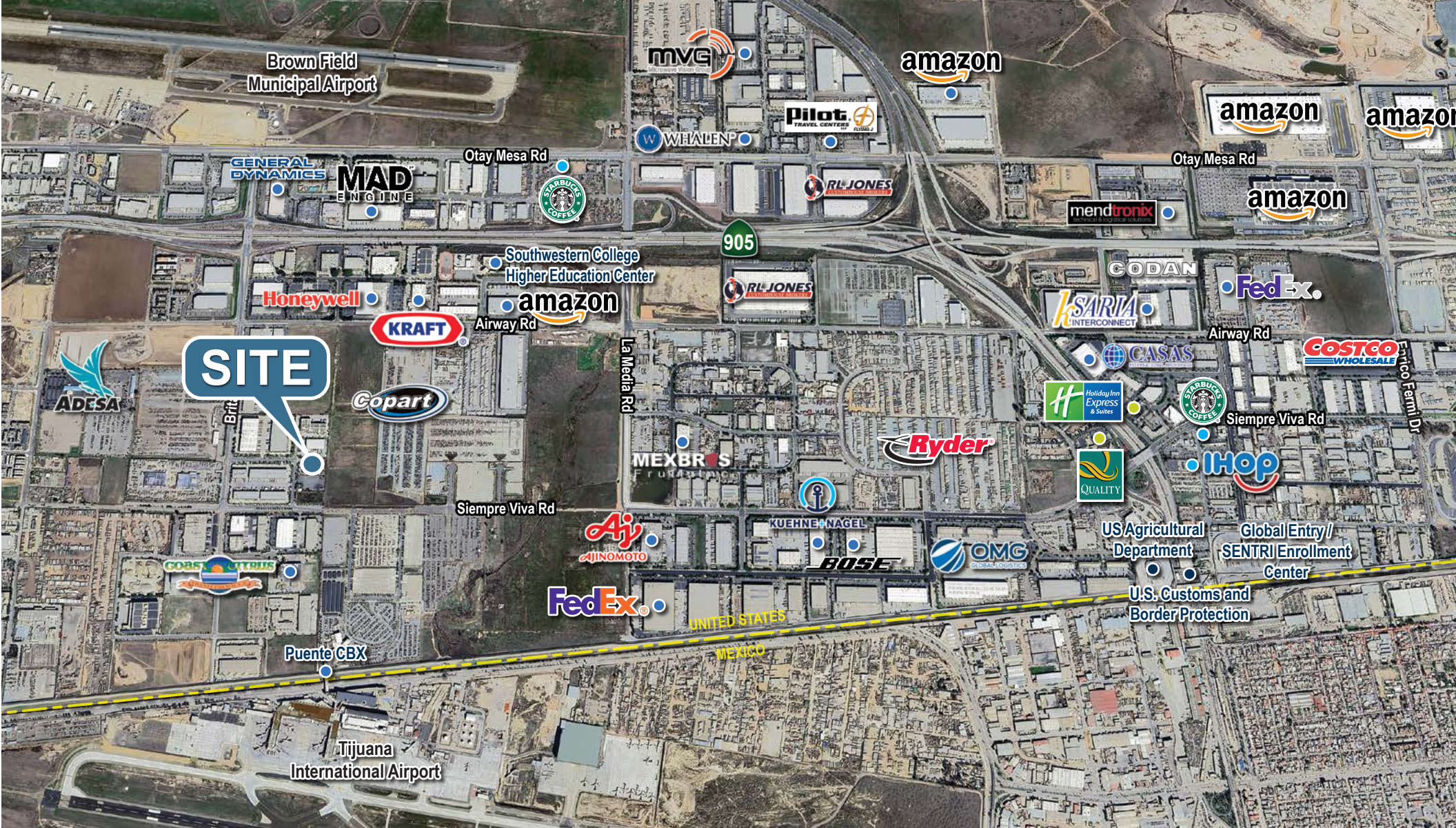
**Drive Times**

- 10 Minutes
- 20 Minutes
- 30 Minutes

**SITE**

UNITED STATES  
MEXICO





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