

OTAY CROSSING BUSINESS PARK

**REDUCED
ASKING
RATE***

**\$0.80 NNN Year 1
\$1.10 NNN Year 2
\$1.30 NNN Year 3**

**for 2340 Enrico Fermi Building Only*

2340 ENRICO FERMI DRIVE & 10025 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154

FOR MORE INFORMATION:

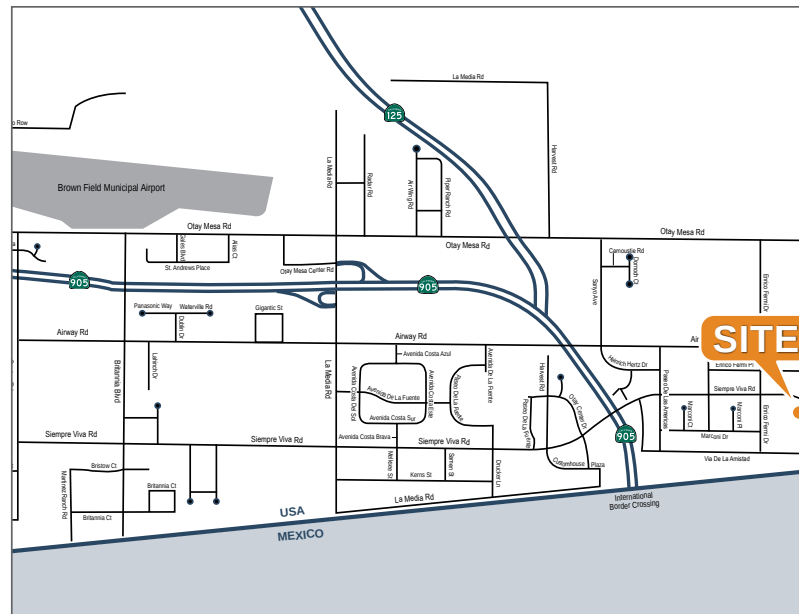
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Voit
REAL ESTATE SERVICES

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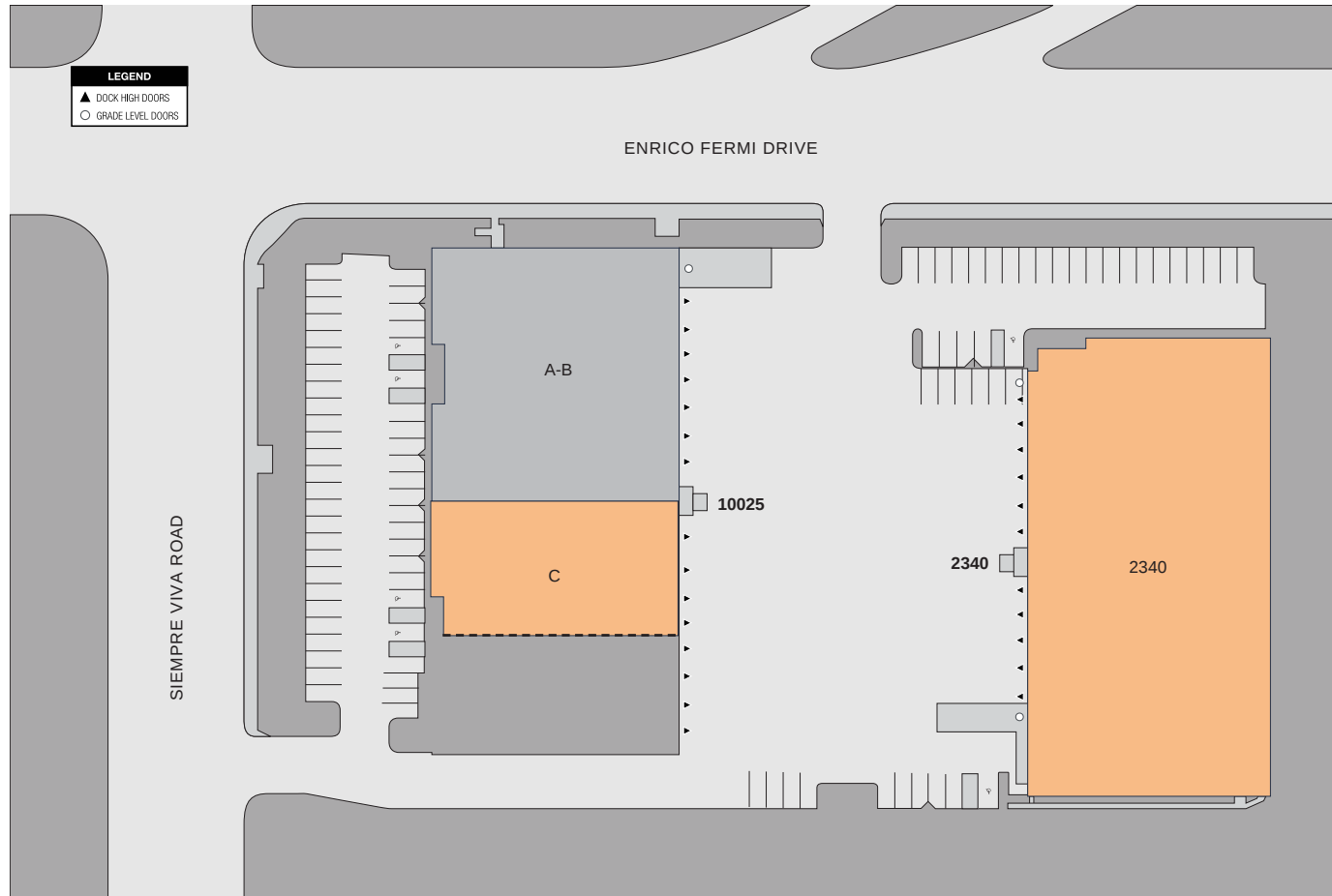


PROPERTY FEATURES

- » ±66,184 Square Foot Industrial Park
- » 2 Buildings
- » ±8,065, ±16,130 SF, ±29,656 SF Available for Lease
- » Flexible industrial suite sizes
- » 28 dock high loading doors
- » 3 grade level loading doors
- » 24' warehouse clearance
- » Near Highways I-5, I-805, I-905; SR-125
- » Enterprise & Foreign Trade Zone Adjacent to International Border & commercial truck route
- » Excellent ingress, and egress points for trucks

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SITE PLAN



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AVAILABLE

BUILDING	SUITE	TOTAL SF	OFFICE	WAREHOUSE	COMMENTS	RATE
2340	Freestanding	29,656 SF	4,981 SF	24,675 SF	11 Dock High Doors, 1 Grade Level Door	\$0.80 NNN Year 1 \$1.10 NNN Year 2 \$1.30 NNN Year 3
10025*	C	9,017 SF	1,811 SF	7,206 SF	4 Dock High Doors	\$1.30 NNN

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FLOOR PLAN

Single Tenant Freestanding Building

BUILDING 2340 Enrico Fermi Drive

SUITE 2340

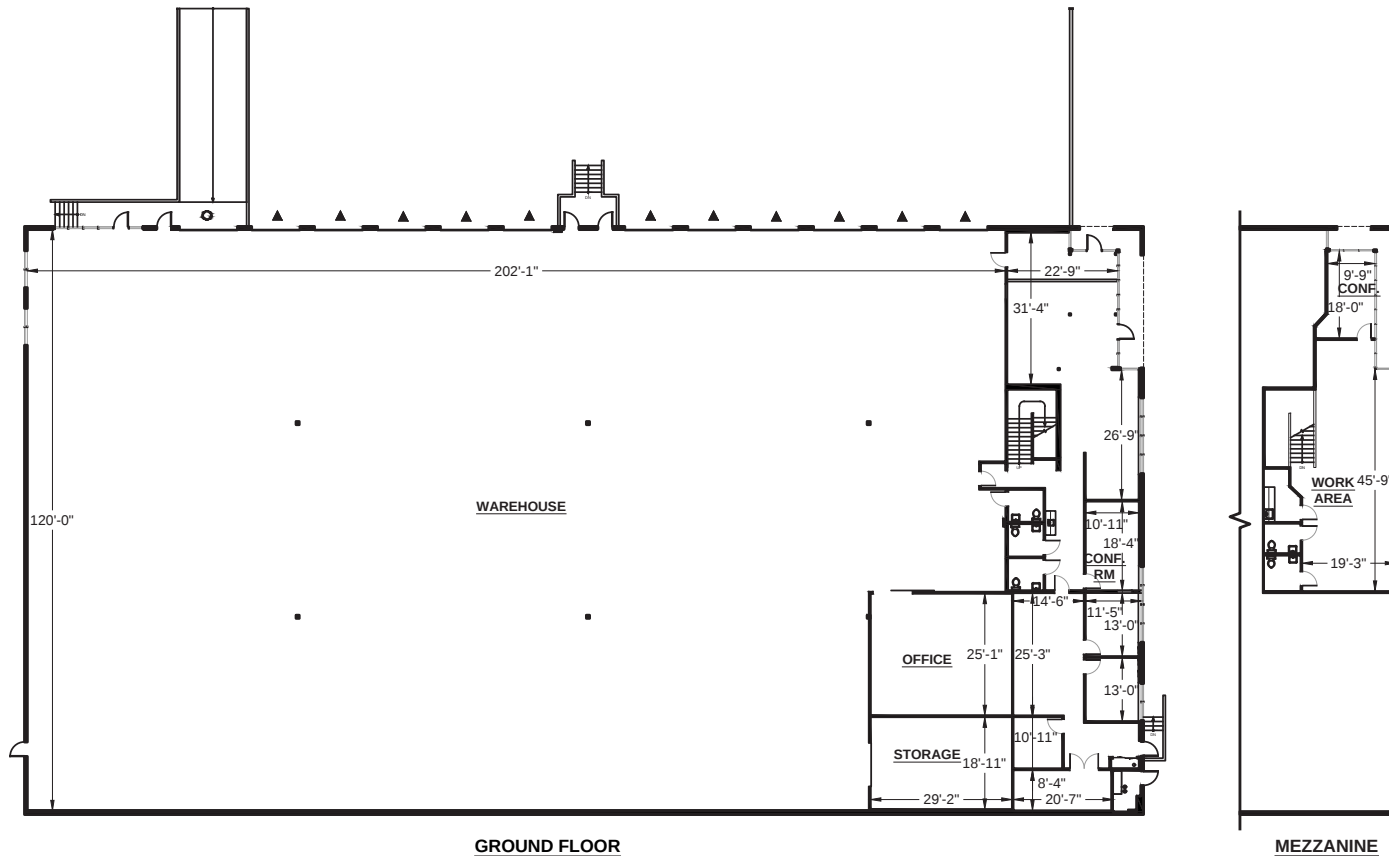
TOTAL SF 29,656 SF

OFFICE AREA 4,981 SF

WAREHOUSE AREA 24,675 SF

CLEAR HEIGHT 24'-0"

COMMENTS 11 Dock High Doors;
1 Grade Level Doors



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FLOOR PLAN

BUILDING 10025 Siempre Viva Rd

SUITE C

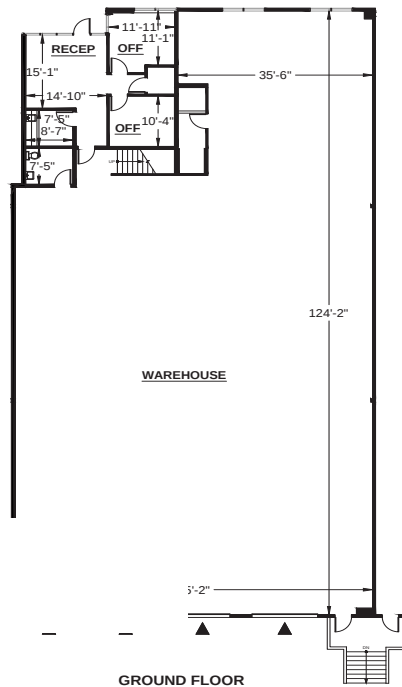
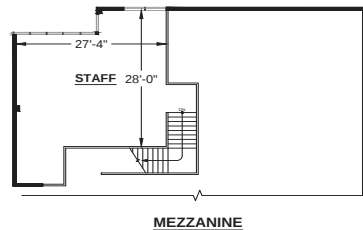
TOTAL SF 9,017 SF

OFFICE SF 1,020 SF

WAREHOUSE SF 7,845 SF

CLEAR HEIGHT 24'-0"

COMMENTS 4 Dock High Doors



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AMENITIES



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NEARBY AMENITIES

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PROPERTY PHOTOS



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