

Voit

REAL ESTATE SERVICES

± 16.82 ACRES
OF INDUSTRIAL OUTSIDE
STORAGE (IOS) LAND
AVAILABLE FOR SALE

OTAY MESA | SAN DIEGO, CALIFORNIA

INDUSTRIAL DEVELOPMENT | OUTSIDE STORAGE | TRAILER PARKING

6425
LONESTAR ROAD
SAN DIEGO, CA 92154

LONESTAR ROAD

LONESTAR ROAD

125 TOLL ROAD

125 TOLL ROAD



PROPERTY OVERVIEW



Voit Real Estate Services, as exclusive advisor, is pleased to present an Owner User or an IOS Redevelopment purchase opportunity to acquire 6425 Lonestar Road, San Diego, CA 92154. The property consists of approximately 16.82 acres with an approximate 22,000 SF building consisting of coolers for cold storage uses.

Improvements were made in 1979 and features 22' clear height, six dock high doors and one drive-in door and approximately 10% office space.

The building is currently 100% occupied by a cold storage tenant, and the contiguous parcel is occupied by several tenants. The parcels can be sold together or separately.

Parcel A is ±6.22 Acres with ±22,00 SF Building

Parcel B is ±10.6 Acres, of fenced and secured land

ALLOWED USES



INDUSTRIAL
DEVELOPMENT



OUTSIDE
STORAGE



TRAILER
PARKING

ABOUT THE PROPERTY

PARCEL A + PARCEL B

TOTAL PARCEL SIZE: 16.82 ACRES

TOTAL BUILDING SIZE: 22,000 SF

ZONING CITY SAN DIEGO: IL-2-1

PARCEL B



APN: 646-070-48-00

PARCEL SIZE: 10.6 ACRES

PARCEL A

APN: 646-070-49-00

BUILDING SIZE: ±22,000 SF

PARCEL SIZE: 6.22 ACRES

DOCK HIGH LOADING: 6

GRADE- LEVEL RAMP:1

CLEAR HEIGHT: 22'

POWER: 800 AMPS 3 PHASE



AERIAL MAP



OTAY MESA OVERVIEW



Otay Mesa is a community in the southern enclave of San Diego, California, just north of the US – Mexico border.

It is bordered by the Otay River Valley and the city of Chula Vista on the north; Interstate 805 and the neighborhoods of Ocean View Hills and San Ysidro on the west; unincorporated San Diego County on the north and east including East Otay Mesa and the San Ysidro Mountains; and the Otay Centenario borough of Tijuana, Mexico, on the south.

Major thoroughfares include Otay Mesa Road/California State Route 905, Otay Valley Road/Heritage Road, Siempre Viva Road, and California State Route 125. Otay Mesa is the second-least walkable neighborhood of San Diego.

The Otay Mesa Port of Entry is one of two border crossings within the city of San Diego, the other being the San Ysidro Port of Entry six miles to the west. Trucks are generally instructed to use the border crossing in Otay Mesa instead of the San Ysidro one.

Two miles east of the Otay Mesa border crossing in the unincorporated area of East Otay Mesa, where the new Otay Mesa East Port of Entry is planned to be in service as early as 2028, which will dramatically change the area.

The Cross Border Xpress (CBX) is a terminal serving and a pedestrian bridge crossing to the main terminal of Tijuana International Airport. This crossing has a 45,000 SF facility in Otay Mesa. It was established by Otay-Tijuana Ventures LLC and had a cost of \$78 million and opened in 2015. CBX makes Tijuana Airport the world's first geographically bi-national airport.



POPULATION

3,555

1 MILE

22,106

3 MILES

127,476

5 MILES



NUMBER OF HOUSEHOLDS

6

1 MILE

5,240

3 MILES

35,446

5 MILES

NUMBER OF EMPLOYEES



956

1 MILE

14,120

3 MILES

34,022

5 MILES



MEDIAN HOME VALUE

\$874,999

1 MILE

\$783,701

3 MILES

\$773,795

5 MILES

EASY ACCESS TO PROPERTY

Convenient access to nearby SR-905, I-805 and I-5



NUMBER OF BUSINESSES



120

1 MILE

1,635

3 MILES

4,052

5 MILES



MEDIAN HOUSEHOLD INCOME

\$124,999

1 MILE

\$144,047

3 MILES

\$138,984

5 MILES



MEDIAN AGE

47.6

1 MILE

38.2

3 MILES

36.5

5 MILES

TRAFFIC COUNTS (CARS/DAY)

44,1660
State Route 905 +
Piper Ranch Road

10,600
Wiley Road +
125-Toll Road

8,462
Otay Mesa Road +
Vann Center

3,085
Airway Road +
Costa Azul





**6425
LONESTAR ROAD**

805

905

5

125



EXCLUSIVELY PREPARED BY:

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