



STANTON ROAD
CAPITAL

FOR SALE OR LEASE

±0.5 to ±7.58 Acre Industrial Lots

Exposition Way & Vista Santo Domingo Road, San Diego, CA 92154



Western Otay Mesa Industrial Lots

Exposition Way & Vista Santo Domingo Road



±2.00 Acres

Site A

±5.58 Acres

Site B

±7.58 Acres

Total

Contact Broker

Lease Rate & Sale Price

PROPERTY HIGHLIGHTS

- Site A: 645-050-45-00
Site B: 645-050-44-00
- IL-1-1 & IL-2-1 Zoning suitable for truck/trailer parking, material storage, contractor laydown yard
- Perfect size for owner-user or small development
- Two 30' double swing gate entry points
- 800A - 120/240V power – two meters (400A each)
- Water, Sewer and Electric COX fiber internet (Gas in cul-de-sac)
- Ideal Western Otay location with ocean and city views
- Direct access to I-805, I-5, SR-905, and SR-125

RECENT SITE UPGRADES

- Graded, flat lot
- 9" compacted road base
- 26' wide compacted gravel road base within city easement to West of property
- 6' slatted security fencing
- Domestic city potable water
- High-powered solar site lighting (config. to suit)
- Security installation ready

Divisibility Options

Exposition Way & Vista Santo Domingo Road

**SITE B
ACCESS POINT**

LOT B1
±1.00 ACRE

LOT B2
±1.00 ACRE

LOT B3
±1.25 ACRE

LOT B4
±1.00 ACRE

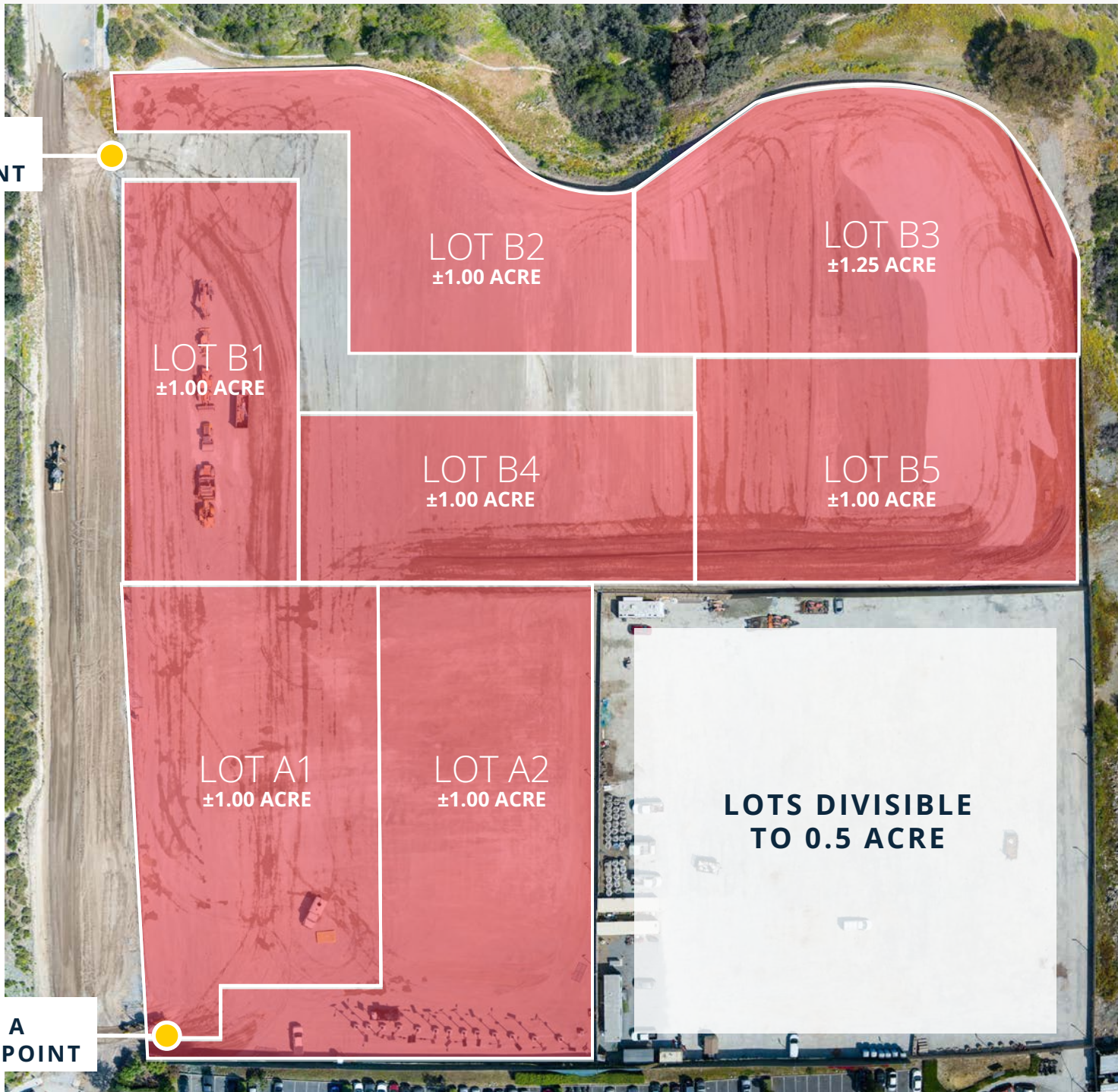
LOT B5
±1.00 ACRE

LOT A1
±1.00 ACRE

LOT A2
±1.00 ACRE

**LOTS DIVISIBLE
TO 0.5 ACRE**

**SITE A
ACCESS POINT**



Built to Suit Option

Exposition Way & Vista Santo Domingo Road



Site Photos

Exposition Way & Vista Santo Domingo Road



Corporate Neighbors & Access

Exposition Way & Vista Santo Domingo Road

Imperial Beach Pier

9.1 Miles

15 Minutes

Chula Vista

3.9 Miles

6-7 Minutes

Downtown San Diego

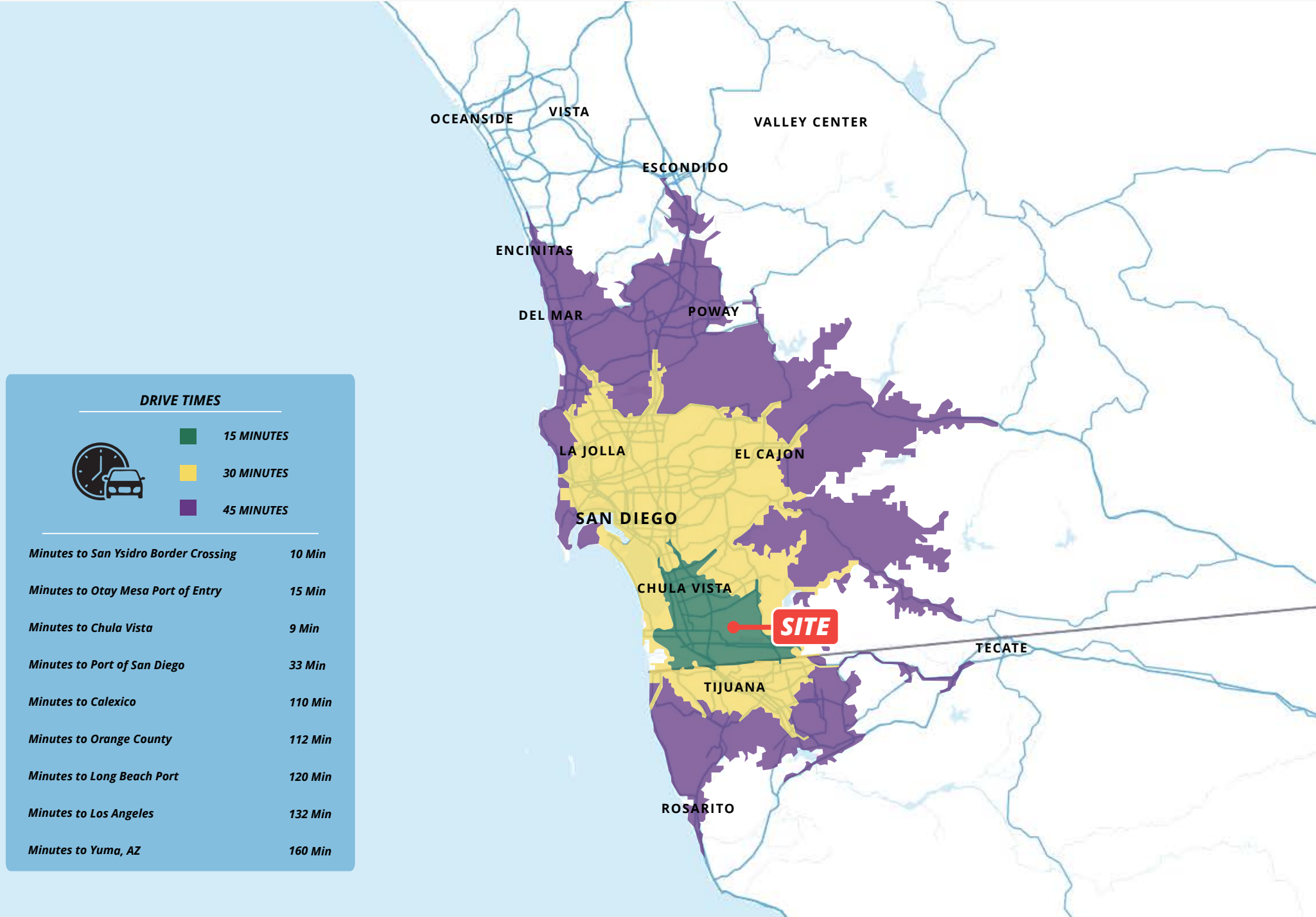
17.2 Miles

20 Minutes



Driving Times

Exposition Way & Vista Santo Domingo Road





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