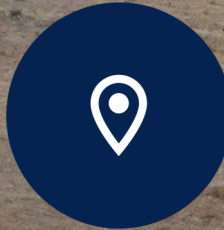


3.29 ACRES OF
LAND FOR LEASE

**1568 CORPORATE
CENTER DR. &
OTAY MESA RD.**

SAN DIEGO, CA 92154



**1568 CORPORATE CENTER
DR. & OTAY MESA RD**



PROPERTY HIGHLIGHTS

- 3.29 Acres
- 3 Parcels
- Close proximity to the future Otay Mesa East Port of Entry, which will quickly become the third commercial border crossing in San Diego
- Curb and Gutter
- Utilities at Frontage
- Zoning: IL-2-1 (Mix of Light Industrial and Office)
- Visibility from the 905 with frontage on Otay Mesa Road
- Public improvements complete
- No neighbors to the west
- Ready to Build



ADVANTAGES



- **Easy access to major freeways: SR-905 connects directly to I-5, I-805, and SR-125, providing convenient routes throughout San Diego and into Mexico via the Otay Mesa Port of Entry.**
- **Minutes to Cross Border Terminal (“CBX”) with direct connection to Tijuana International Airport.**
- **Ample South County and Tijuana labor supply supporting warehouse and manufacturing operations.**
- **New Otay Mesa residential development to support growing employment base.**
- **Expanding decision-maker housing development in the nearby communities of Eastlake and Otay Ranch.**
- **Brown Field Airport redevelopment underway creating new jet fixed based operations, T-hangers, heliport, commercial, hotel and restaurant space.**
- **Otay Mesa Port of Entry I handles \$51B of imports and exports with 1B trucks annually.**
- **Otay Mesa Port of Entry II, a \$1.2B project estimated to open in 2026.**

CORPORATE NEIGHBORS



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