



interchange



For Sale or Lease

8854 Cypress Court | Otay Mesa, CA

32,427 SF Warehouse/Distribution/Manufacturing





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8854 Cypress Court
Otay Mesa, CA

* Prime Otay Mesa industrial location near the U.S.-Mexico border

Property Specifications

SPACE AVAILABLE SF

32,427

OFFICE SF

2,490

SPEED BAY

60'

VEHICLE PARKING STALLS

40

CLEAR HEIGHT

26' minimum

DOCK / GRADE DOORS

6 / 1

CONTACT BROKERS FOR PRICING

JAMES DEREGT CA License No. 01051405
949.887.2010 | james.deregt@srsre.com

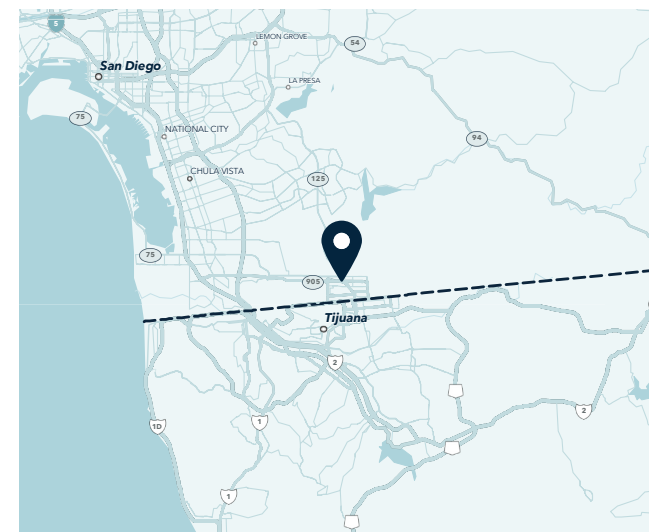
TUCKER HOHENSTEIN CA License No. 00999360
858.336.4104 | tucker.hohenstein@srsre.com

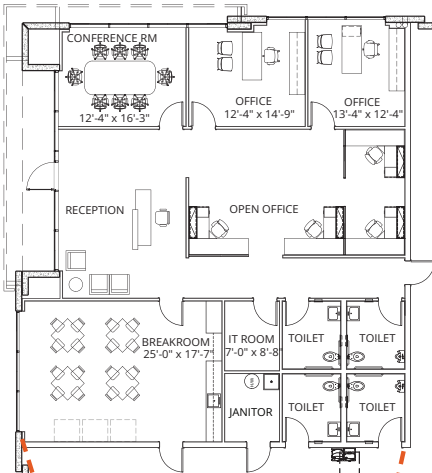
HANK JENKINS CA License No. 01981328
602.882.0138 | hank.jenkins@srsre.com



About the Property

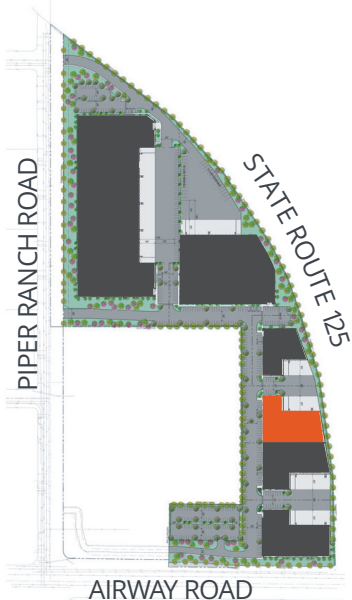
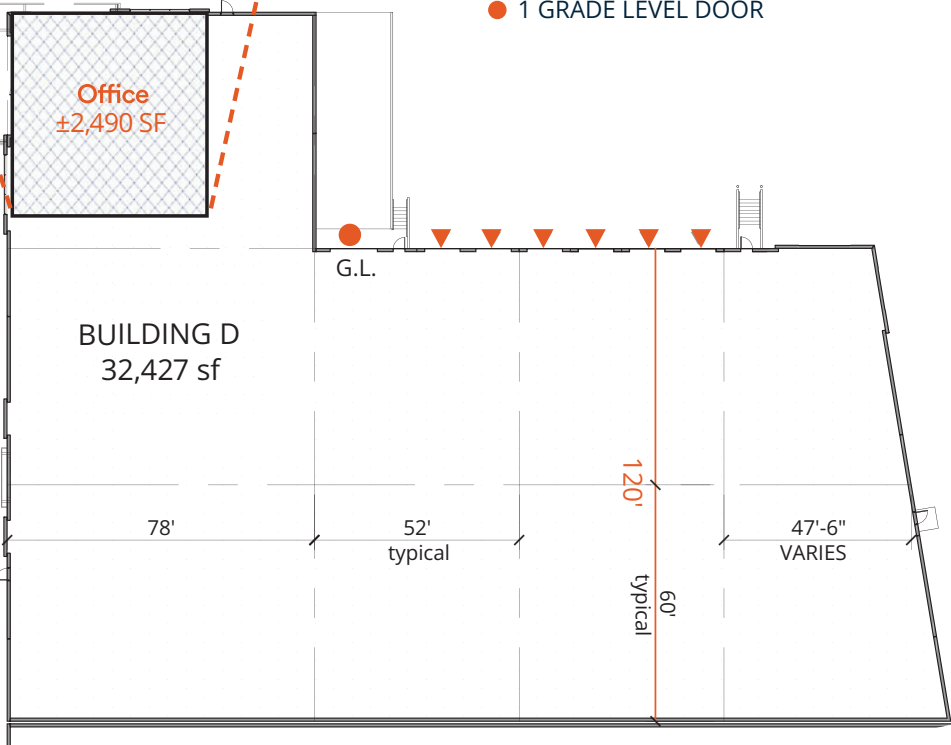
- Year Built: 2023
- Column Spacing: 52' - 60'
- Power: 2,000 Amps
- Sprinklers: ESFR
- Near the Otay Mesa Port of Entry
- Access to SR-905, connecting to I-805 and regional freeways
- Situated in a key logistics and manufacturing hub





Building D
32,427 SF

- ▲ 6 DOCK DOORS
- 1 GRADE LEVEL DOOR







South Bay Expressway

125

LA MEDIA RD

HARVEST RD

SITE

amazon

Brown Field Municipal Airport

OTAY MESA RD

OTAY MESA FWY

65,000 VPD

11

905

SANVO AVE

Smart & Final

Exportalia

avanzo

RL JONES

Cost Pinos

EMERALD TEXTILES

mendtronix

Southwestern College Higher Education Center at Otay Mesa

amazon

RL JONES

BALBOA

apple towing co.

CODAN

Murphy

AIRWAY RD

HercRentals

EXPO.FRESH

SCHNEIDER

Self Storage

COCINA 35

CASAS

BLOCKCHAIN LOGISTICS



SRS REAL ESTATE PARTNERS

680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

James deRegt
Senior Vice President
949.887.2010
james.deregt@srsre.com

Tucker Hohenstein, SIOR
Executive Vice President
858.336.4104
tucker.hohenstein@srsre.com

Hank Jenkins
Vice President
602.882.0138
hank.jenkins@srsre.com

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