

OTAY DISTRIBUTION CENTER

**REDUCED
ASKING
RATE**

6987 & 6995 CALLE DE LINEA, SAN DIEGO, CALIFORNIA 92154

FOR MORE INFORMATION:

PATRICK CONNORS
Senior Vice President
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858.458.3359

MICHAEL MOSSMER
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PROPERTY FEATURES

- » 102,875 SF industrial park
- » 2 buildings
- » Flexible industrial suite sizes
- » 63 dock high loading doors
- » 1 grade level loading door
- » 24' warehouse clearance
- » Near Highways I-5, I-805, I-905; SR-125
- » Enterprise & Foreign Trade Zone
- » Adjacent to International Border & commercial truck route
- » \$1.25 NNN (\$0.34 Nets)

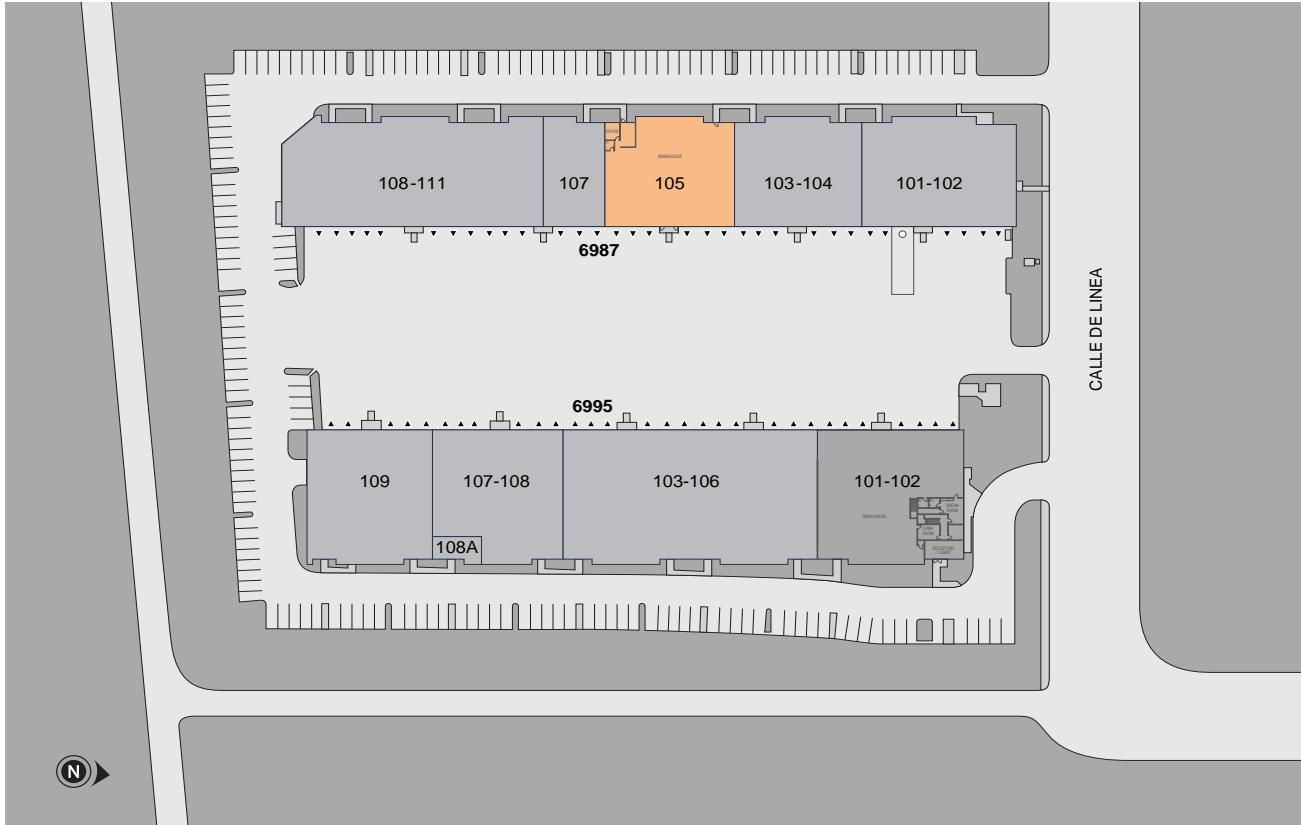
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REAL ESTATE SERVICES

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Managed By:

bkm
CAPITAL
PARTNERS

OTAY DISTRIBUTION CENTER

SITE PLAN



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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE %	COMMENTS	RATE
6987	105	±8,482 SF	5%	6 Dock High Doors	\$1.30 NNN

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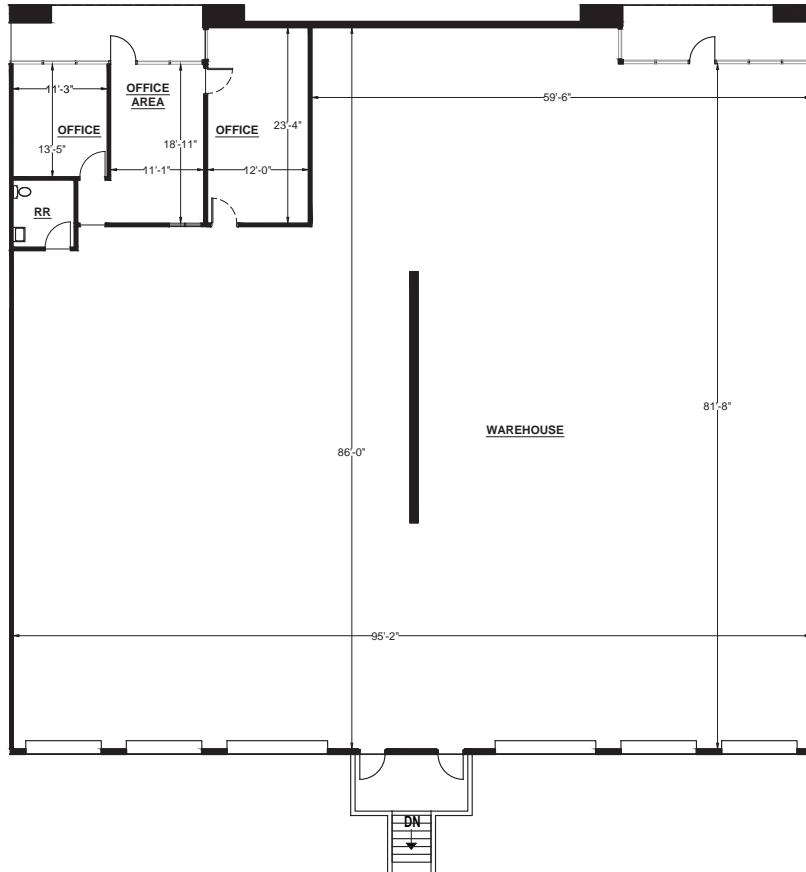
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OTAY DISTRIBUTION CENTER

FLOOR PLAN

BUILDING	6987
SUITE	105
TOTAL SF	±8,482 SF
OFFICE %	5%
COMMENTS	6 Dock High Doors
AVAILABLE	Now



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AMENITIES & IMPROVEMENTS



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PROPERTY PHOTOS



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