



OTAY II COMMERCE CENTER

7707-7715 Paseo De La Fuente

San Diego, CA 92154

Class A Industrial Project | 152,469 SF

31,039 SF & 36,360 SF Available



CONTACT

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SITE PLAN

7707 Paseo De La Fuente
Bldg B
Industrial / Warehouse
79,961 SF

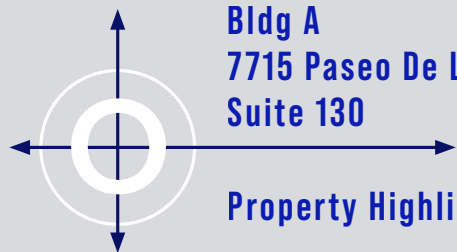
36,361 SF
Available Now
16 DH Doors, 1 GL Door
with Ramp

7715 Paseo De La Fuente
Bldg A
Industrial / Warehouse
72,508 SF

31,039 SF
11 DH Doors,
1 GL Door with Ramp

190'

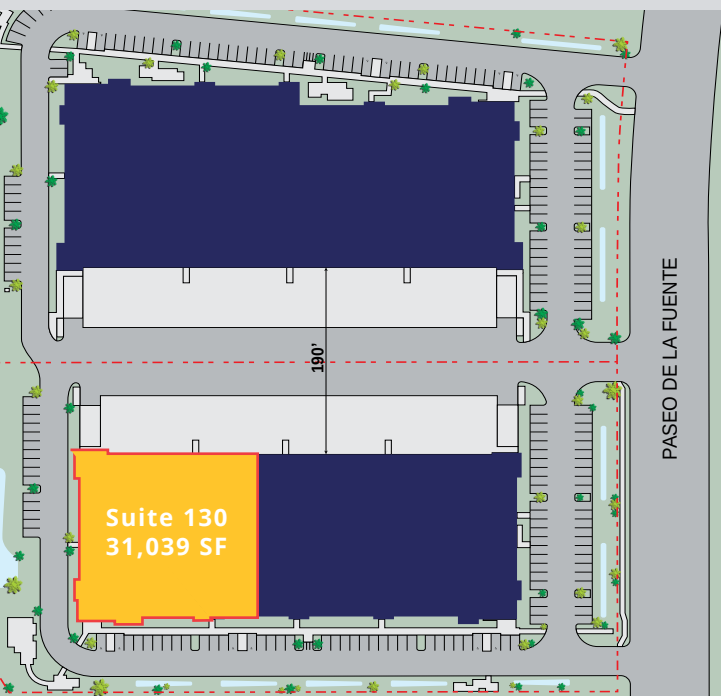
PASEO DE LA FUENTE



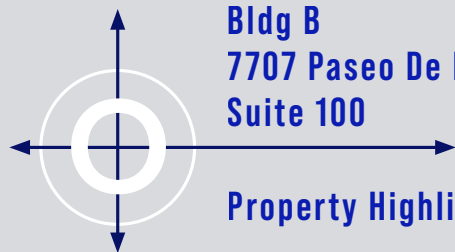
Bldg A
7715 Paseo De La Fuente
Suite 130

Property Highlights

Suite 130	31,039 SF
Office	3,134 SF Total Office includes 1,567 SF Mezz Office
Clearance	32' minimum
Fire Sprinkler	ESFR
Loading	-11 Dock High Doors -1 Ground Level Door w/ ramp
Lighting	LED
Truck Court	190'
Available	Immediately
Lease Rate	Contact Broker
NNN Expenses	\$0.46/SF



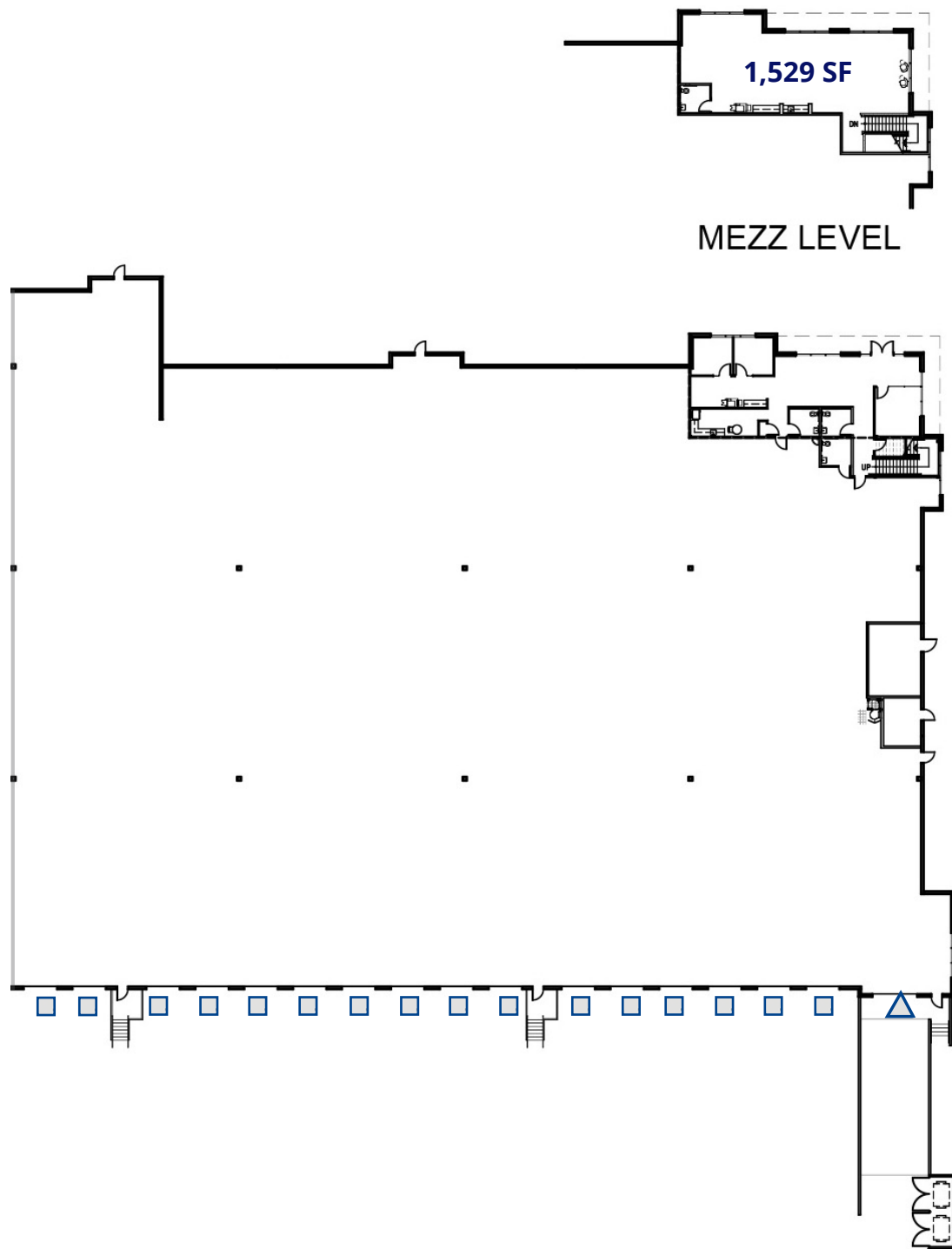
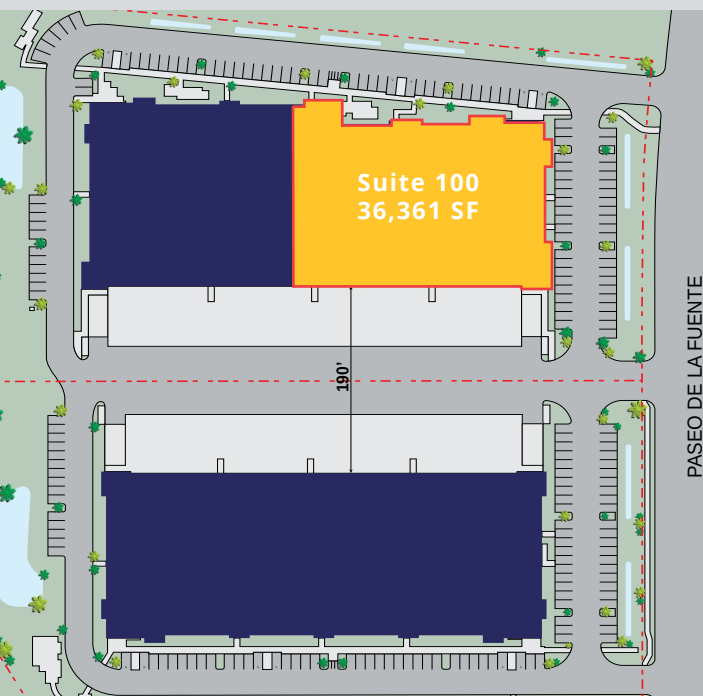
MEZZ LEVEL



Bldg B
7707 Paseo De La Fuente
Suite 100

Property Highlights

Suite 100	36,361 SF
Office	3,060 SF Total Office includes 1,529 SF Mezz Office
Clearance	32' minimum
Fire Sprinkler	ESFR
Loading	-16 Dock High Doors -1 Ground Level Door w/ ramp
Lighting	LED
Truck Court	190'
Available	Immediately
Lease Rate	Contact Broker
NNN Expenses	\$0.46/SF



LOCATION

- **Freeway Frontage & Access:** SR-11
- **Access:** Direct to Otay Mesa Rd and SR-905 & SR-125
- **Labor:** Reverse commute to county's largest labor supply
- **Housing:** Abundant new housing ([Visit Here](#) [And Here](#))

- **CBX Airport:** TJ International Airport, 2 miles away ([Visit Here](#))
- **\$60.9B & 1M:** Trade volume and truck traffic at Otay POE-2024
- **Adjacent to Otay II POE:** Projected completion ([Visit Here](#))



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DRIVE TIMES



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