



interchange



***For Sale or Lease***

8854 Cypress Court | Otay Mesa, CA

***32,427 SF Warehouse/Distribution/Manufacturing***





## For Sale or Lease

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

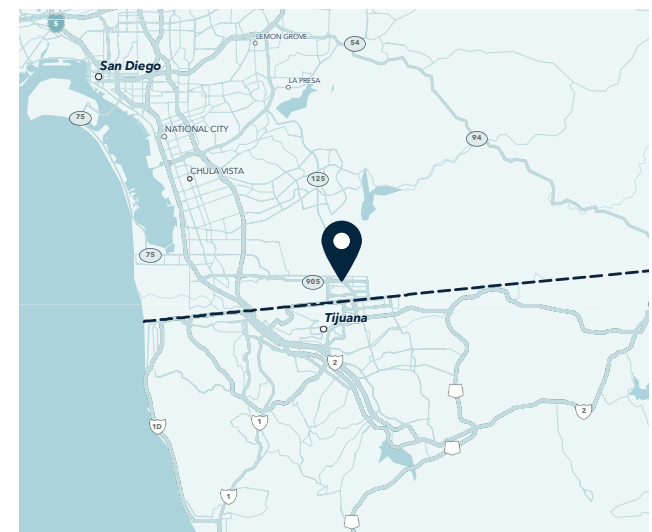
**TUCKER HOHENSTEIN** CA License No. 00999360  
858.336.4104 | tucker.hohenstein@srsre.com

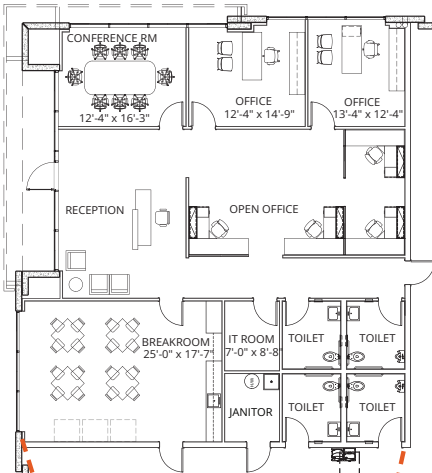
**HANK JENKINS** CA License No. 01981328  
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### About the Property

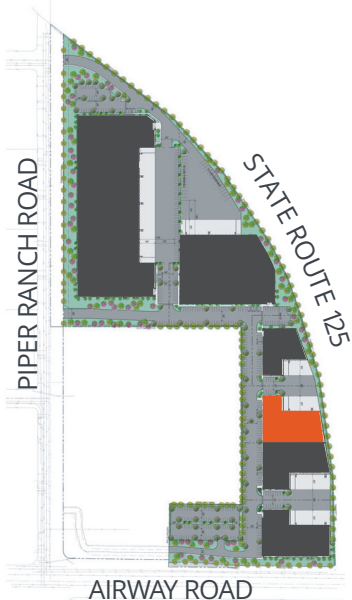
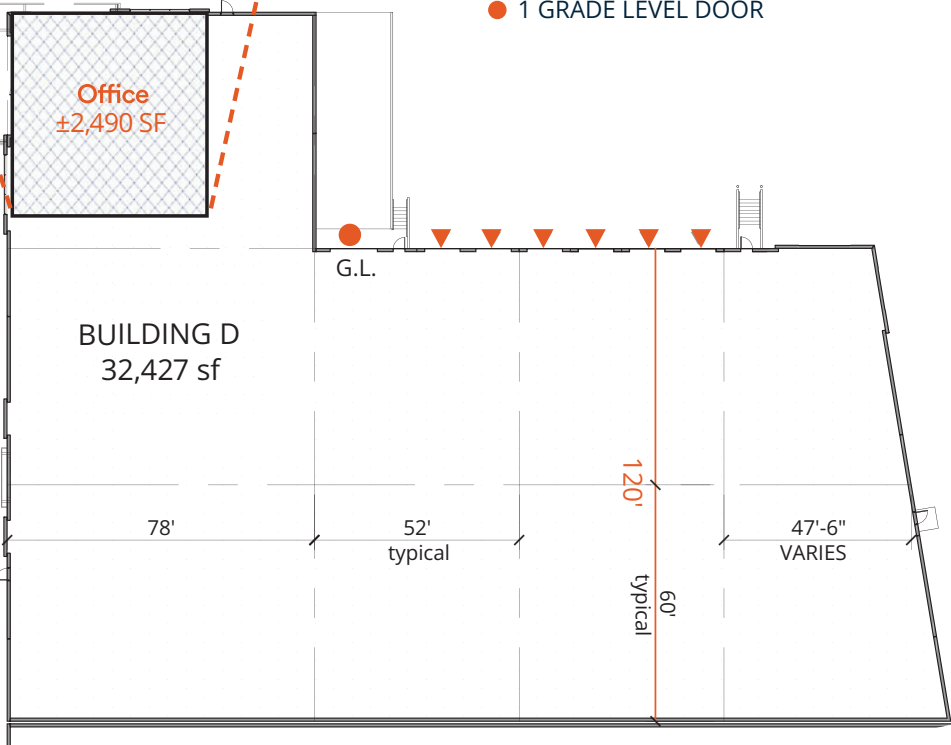
- Year Built: 2023
- Column Spacing: 52' - 60'
- Power: 2,000 Amps
- Sprinklers: ESFR
- Near the Otay Mesa Port of Entry
- Access to SR-905, connecting to I-805 and regional freeways
- Situated in a key logistics and manufacturing hub





**Building D**  
**32,427 SF**

- ▲ 6 DOCK DOORS
- 1 GRADE LEVEL DOOR







South Bay Expressway

125

HARVEST RD

LA MEDIA RD

SITE

amazon

Brown Field Municipal Airport

OTAY MESA RD

OTAY MESA FWY

65,000 VPD

11

905

SANVO AVE

AIRWAY RD

Logos for EPI, California's Hardware & Installation, northAmerican MOVING SERVICES, Starbucks, TACO BELL, NAPA, 7-Eleven, Glenn Rieder, JOLYN, LITEK DIAGNOSTICS, OTAY TRUCK SALES, nogueira, VIDAL

Logos for Smart & Final, Exportalia, avanzo, RL JONES CUSTOMER SERVICE, MRB media, CALIBRETY REPAIRMENTS, CO-PRODUCTION, CINNABON, audio-technica, WHALEN, HercRentals, VELOCITY TRUCK & TRAILER PARTS, TAGNA, JETSPORTS, BLUEFIN FISH PROCESSING, SPR, Chipman, AGRI-MONIT WORLDWIDE LOGISTICS INC, Bennett & Crone FURNITURE & FLOORING, VECTRA

Logos for RL JONES CUSTOMER SERVICE, apple towing co., BALBOA A WIRELESS TECHNOLOGIES COMPANY

Logos for Los Pinos, EMERALD TEXTILES, mendtronix, ALASKAN COPPER

Logos for SOUTHWESTERN COLLEGE Higher Education Center at Otay Mesa, amazon, fiber, MASTER TOUCH

Logos for HercRentals, EXPO.FRESH

Logos for SCHNEIDER, Otay Crossing SELF STORAGE, COCINA 35

Logos for CODAN, Murphy, BLOCKCHAIN LOGISTICS, CASAS



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