



Rare Otay Mesa Industrial Building with Yard



8710 AVENIDA DE LA FUENTE
SAN DIEGO, CALIFORNIA 92154
FOR SALE OR LEASE

Alex Weiss | 760.448.2452
aweiss@lee-associates.com
CalBRE Lic #01893865

Greg Pieratt, SIOR | 760.929.7837
gpieratt@lee-associates.com
CalBRE Lic #01438576

FOR SALE OR LEASE 8710 Avenida De La Fuente - San Diego, CA

SUBMARKET	Otay Mesa
TOTAL AVAILABLE SF	23,634 SF
OFFICE SF	4,447 SF
WAREHOUSE SF	19,187 SF
TOTAL LAND AC	3.91 AC
STORIES	Single Story
PARKING	27 spaces
CLEAR HEIGHT	20' - 22'
DOCK LOADING	Stand-alone dock platform
GRADE LOADING	8 Grade level doors
YARD	3+ Acres
POWER	2,000 amps, 277-480v <i>*Tenant to verify</i>
PURCHASE PRICE	Full Site: Negotiable North Lot: Negotiable South Lot: Negotiable
LEASE RATE	Full Site: \$32,000/mo. Gross North Lot: \$8,500/mo. Gross South Lot: \$26,500/mo. Gross



FOR SALE OR LEASE 8710 Avenida De La Fuente - San Diego, CA



FOR SALE OR LEASE 8710 Avenida De La Fuente - San Diego, CA



Avenida Costa Blanca

CURB CUT

70,131 SF
North Lot Option

CURB CUT

BUILDING 23,364 SF
PARCEL 100,188 SF
South Lot Option

Avenida Costa Este

CURB CUT

CURB CUT

Avenida De La Fuente

