

FOR SUBLEASE

20,000 SF Industrial Building - 39 AC Yard Facility

OTAY MESA - 9802 LONE STAR RD





FOR SUBLEASE

## 9802 LONE STAR RD



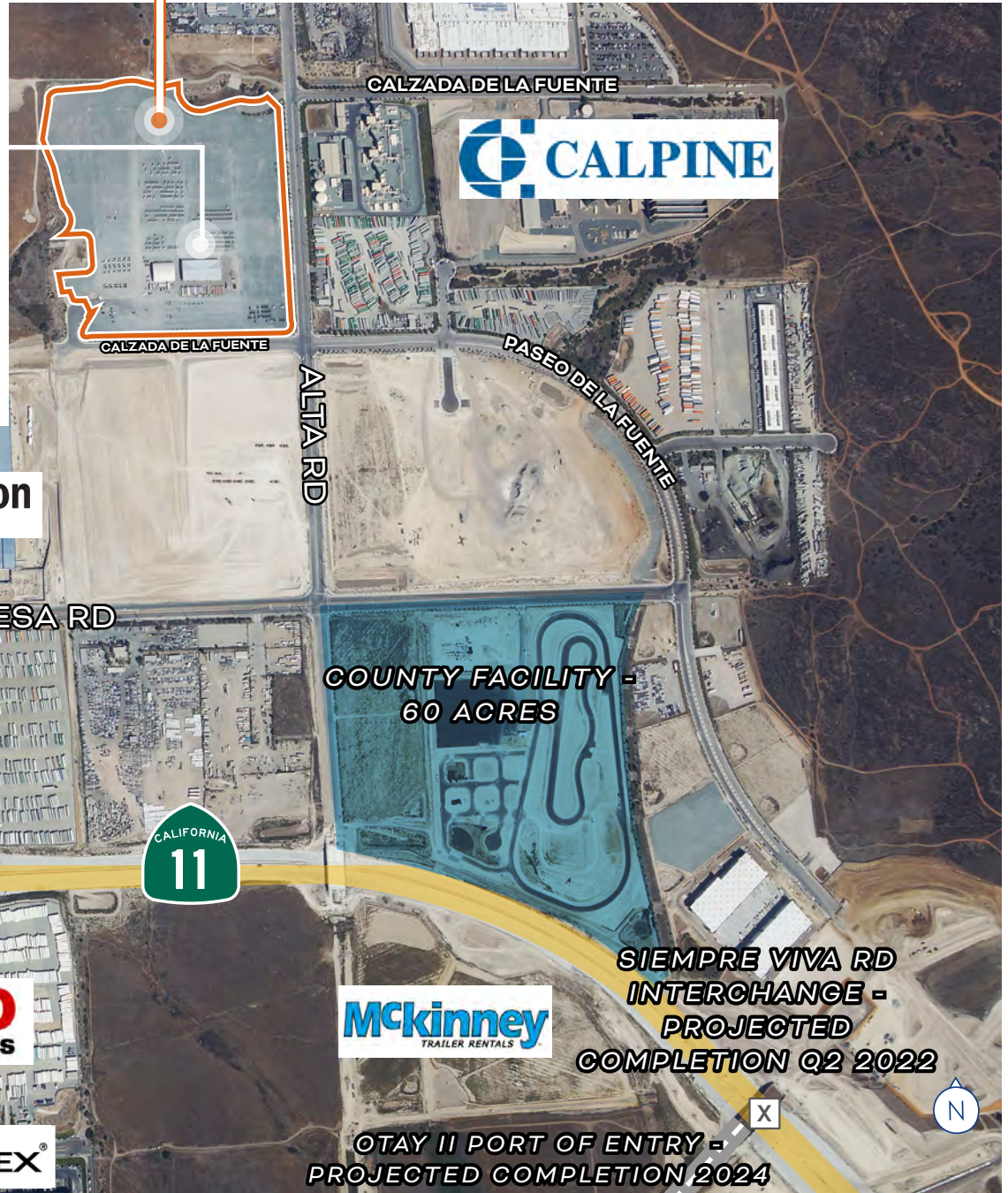
## PROPERTY HIGHLIGHTS

- › 39 Acre yard facility for Sublease (possible to divide)
- › 20,000 SF finished warehouse building
  - › 28' Minimum clear height
  - › Sprinklered and in-place warehouse lighting
  - › 8 Oversized grade-level doors
- › Fully fenced and secure facility
- › Electric and pole-lighting throughout
- › Multiple entry points to yard
- › Adjacent to the 2 major Amazon warehouses
- › Direct access to Otay Mesa Rd and SR-905 & SR-125
- › Current lease expires September 30, 2027
- › Lease Rate:  
\$6,500/Per AC per Month NNN



FOR SUBLEASE

9802 LONE STAR RD



amazon

amazon

amazon  
3.4M SF UNDER  
CONSTRUCTION

FedEx

XPO  
Logistics

COSTCO  
WHOLESALE

ZUCARMEX

McKinney  
TRAILER RENTALS

OTAY II PORT OF ENTRY -  
PROJECTED COMPLETION 2024

SIEMPRE VIVA RD  
INTERCHANGE -  
PROJECTED  
COMPLETION Q2 2022

COUNTY FACILITY -  
60 ACRES







MEXICO

UNITED STATES



X  
SAN YSIDRO  
PORT OF ENTRY

CBX  
CROSS BORDER EXPRESS

FedEx  
GENERAL DYNAMICS  
10000

JSE

Honeywell

Kraft Heinz

LA MEDIA  
ON/OFF RAMP



BROWN FIELD  
AIRPORT

CAMELBAK



TIJUANA INTL  
AIRPORT

SHARP

SIEMPRE VIVA  
ON/OFF RAMP

Panasonic

amazon

amazon

COSTCO  
WHOLESALE

ENRICO FERMI  
ON/OFF RAMP

XPO  
Logistics

amazon

ZUCARMEX

COUNTY FACILITY  
(U.C.)

ALTA RD

9802  
LONE STAR RD

US-Mexico Border

SIEMPRE VIVA RD

OTAY MESA RD

OTAY MESA RD

PASEO DE LA FUENTE

X

OTAY II PORT OF ENTRY  
PROJECTED COMPLETION  
2024

SIEMPRE VIVA RD  
INTERCHANGE  
Q2 2022

