

FOR LEASE

Otay Logistics Center | 7110-7112 Enrico Fermi Place, San Diego

44,757 SQUARE FEET AVAILABLE



Building Highlights



	Size	Office SF	Clear Height	Dock High Doors	Grade Level Doors	Truck Court Depth	3 Phase Power
Bldg A	44,757 SF	4,006 SF	30'	11	3	120'	3000 Amps 277/480 V

- ESFR sprinkler system
- 2.6% skylights
- 1.3 parking spaces per 1,000 SF
- T-5 warehouse lighting
- ±16 acre parcel
- New concrete tilt-up construction

Owned by



BLACK CREEK GROUP



Leased by

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AERIAL



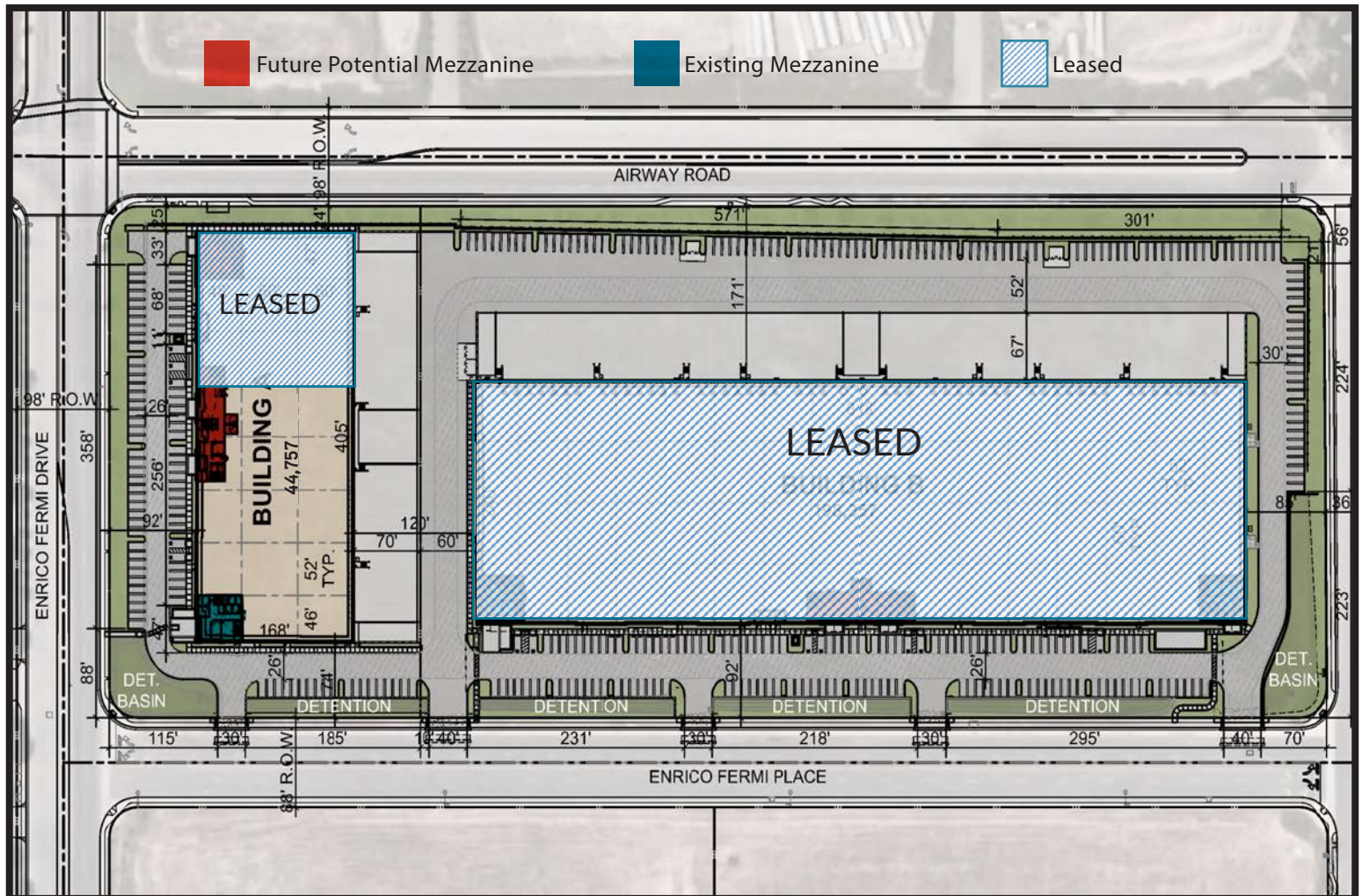
DRIVE DISTANCES

- | | | | |
|-------------------------|------------|----------------------|-----------|
| • Border Crossing North | 1/2 Mile | • Downtown San Diego | 19 Miles |
| • Border Crossing South | 1.3 Miles | • CBX Airport | 3 Miles |
| • State Route 11 | 1/4 Mile | • Port of San Diego | 15 Miles |
| • Interstate 5 | 18.5 Miles | • Port of Long Beach | 120 Miles |

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LOCATION ADVANTAGES

- Immediately adjacent to new SR-11 on-ramp/off-ramp at Enrico Fermi exit
- 1 block from Inbound CHP Trailer Inspection Facility
- Located in the Foreign Trade Zone
- Ideally situated between current border crossing and future Otay II border crossing
- South County offers San Diego's best labor supply
- Executive and affordable housing in Otay Ranch and Eastlake
- Time-saving reverse commute