

NEW CONSTRUCTION

7401 | BRISTOW COURT
SAN DIEGO, CA 92154 | OTAY MESA

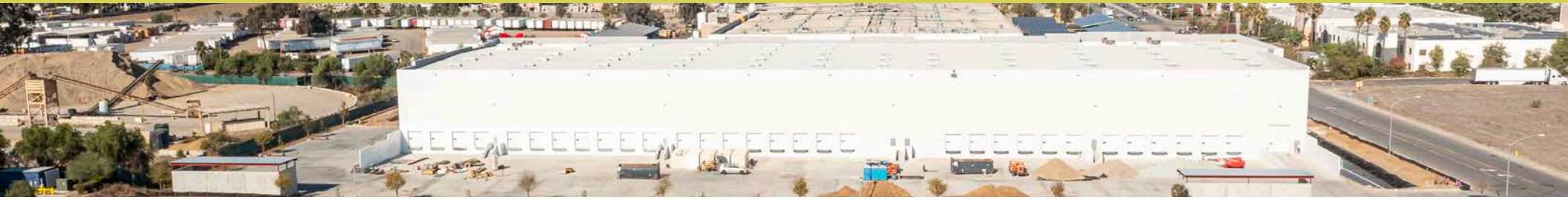
Q1 2025 DELIVERY

55,076 SF AVAILABLE | FOR LEASE
41' CLEAR HEIGHT | ON-SITE TRUCK SCALE

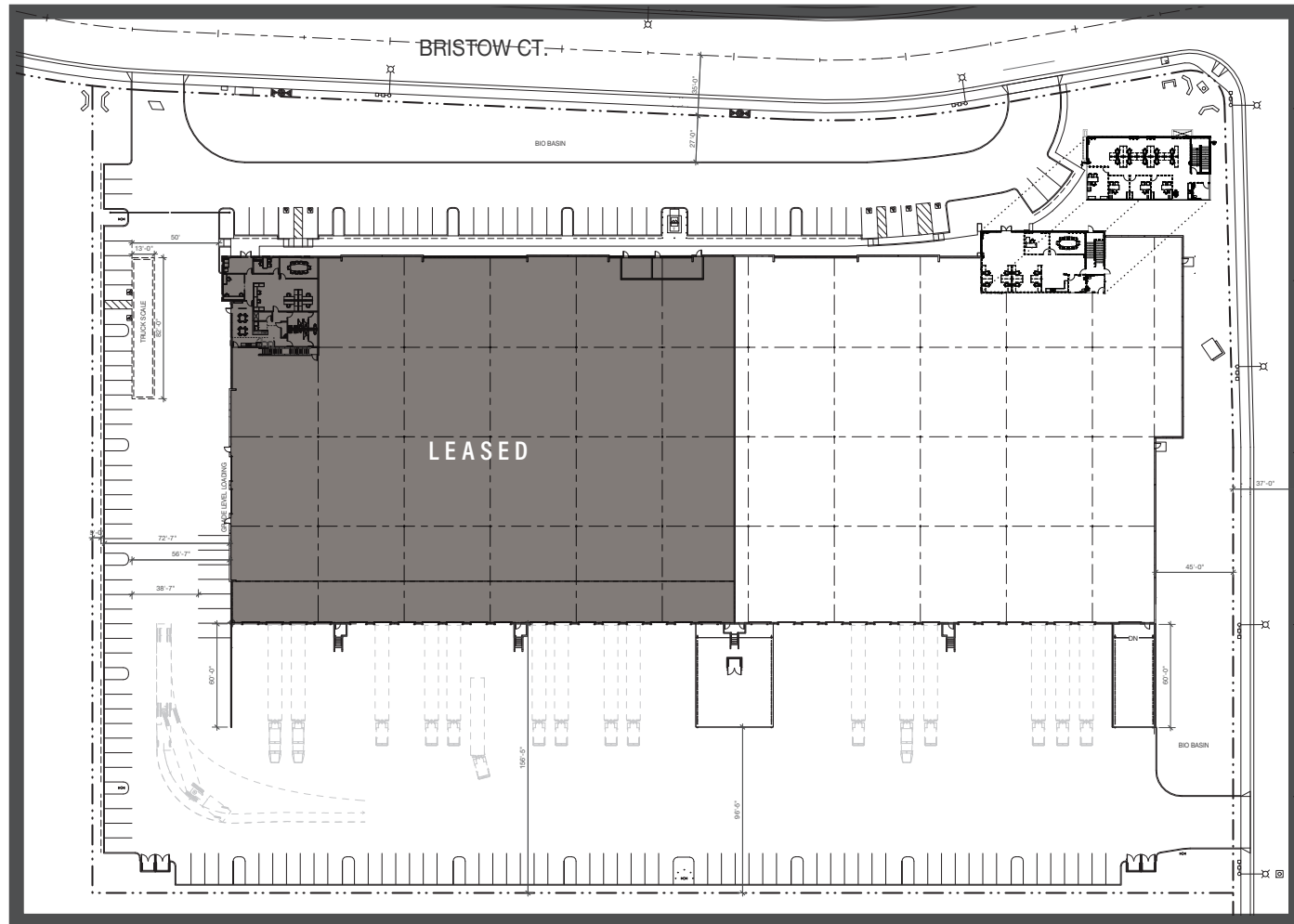


 **CUSHMAN &
WAKEFIELD**

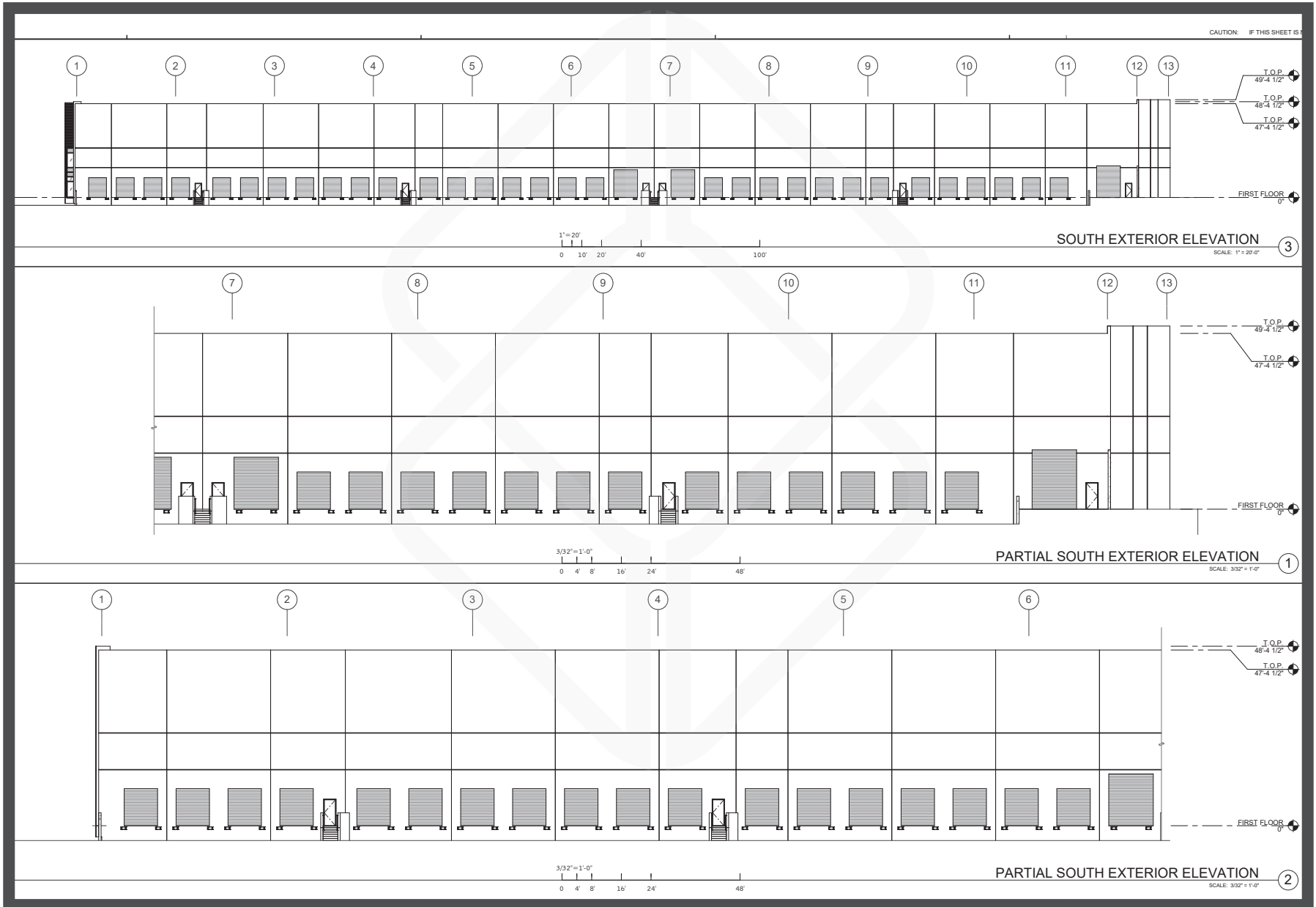
AVAILABILITY INFORMATION



Total Building Size	±130,000 SF
Available SF	55,076 SF
Office SF	5,212 SF
Loading	13 DH doors & 2 GL doors
Sprinklers	ESFR
Clear Height	±41'
Power	800 amps / 480v
Parking Ratio	1.2 / 1,000 SF On-Site Truck Scale
Occupancy	Q1 2025
Asking Rate	Negotiable



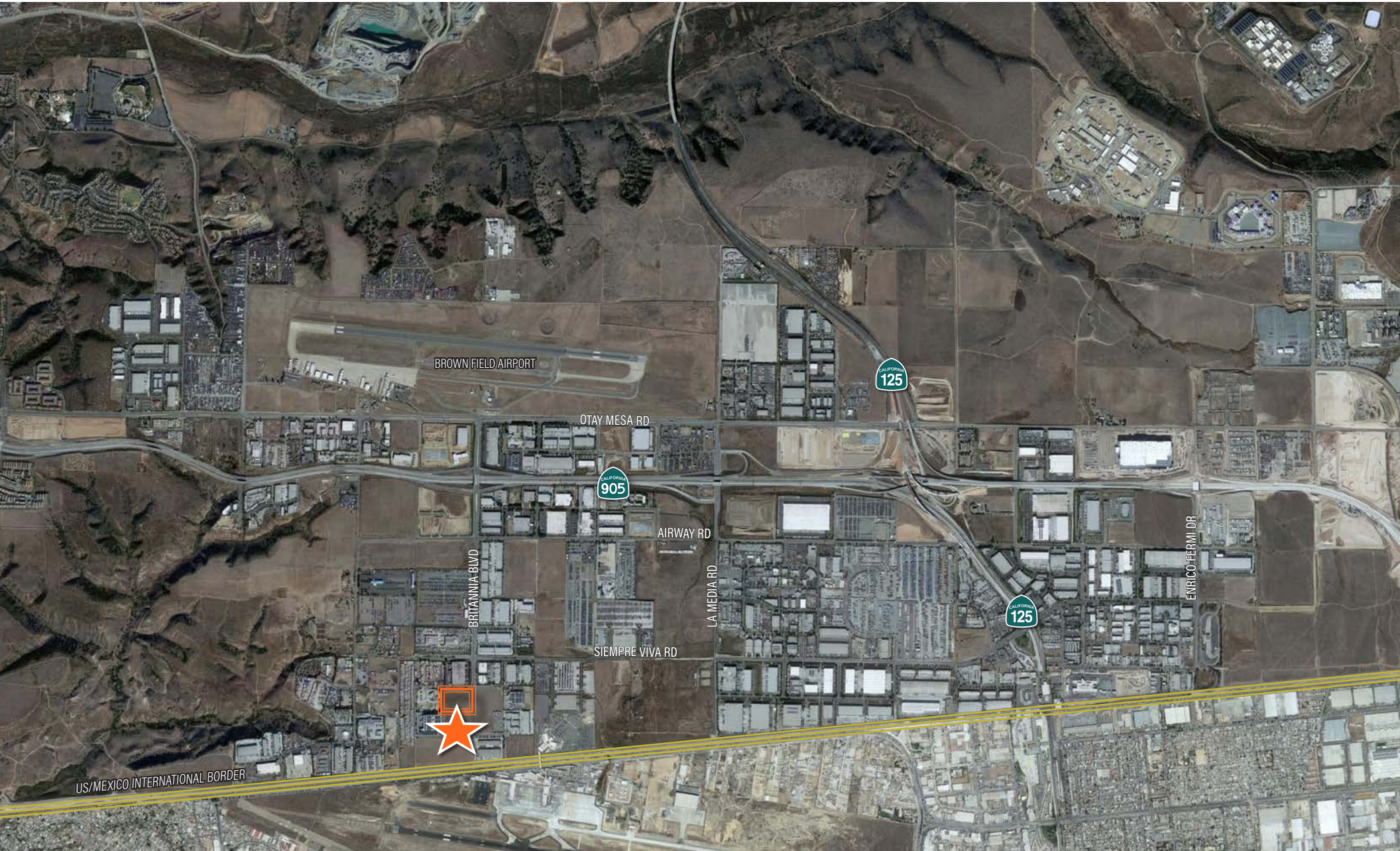
EXTERIOR ELEVATION



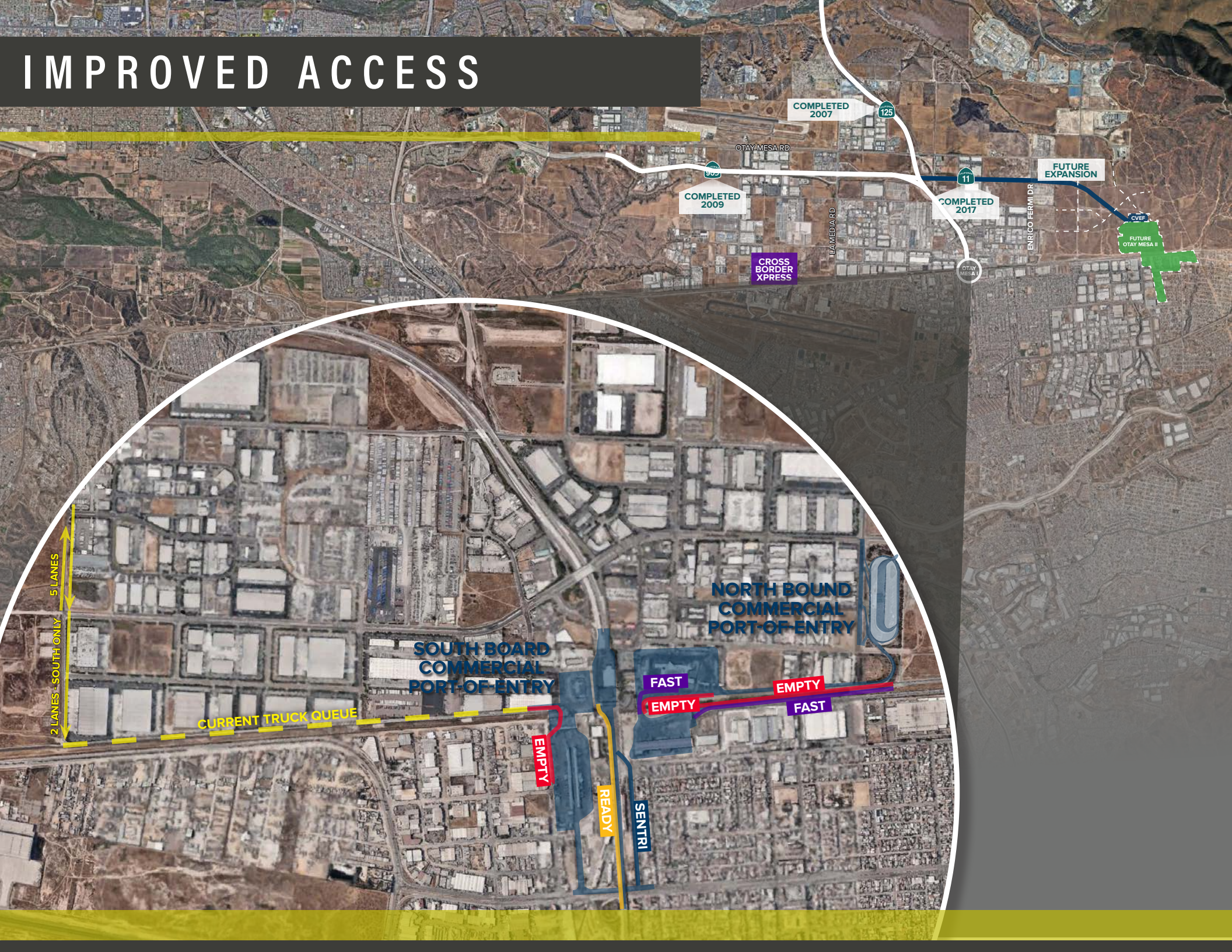
PROPERTY PHOTOS



PROPERTY LOCATION



IMPROVED ACCESS



COMPLETED 2007

125

COMPLETED 2009

505

COMPLETED 2017

11

FUTURE EXPANSION

CROSS BORDER XPRESS

CVEP
FUTURE OTAY MESA II

2 LANES + SOUTH ONLY
5 LANES

CURRENT TRUCK QUEUE

SOUTH BOARD COMMERCIAL PORT-OF-ENTRY

NORTH BOUND COMMERCIAL PORT-OF-ENTRY

FAST

EMPTY

EMPTY

FAST

READY

SENTRI

CORPORATE NEIGHBORS



DRIVE TIME

MIRAMAR
32 MIN

25 MILES

KEARNY MESA
25 MIN

20 MILES

EL CAJON
26 MIN

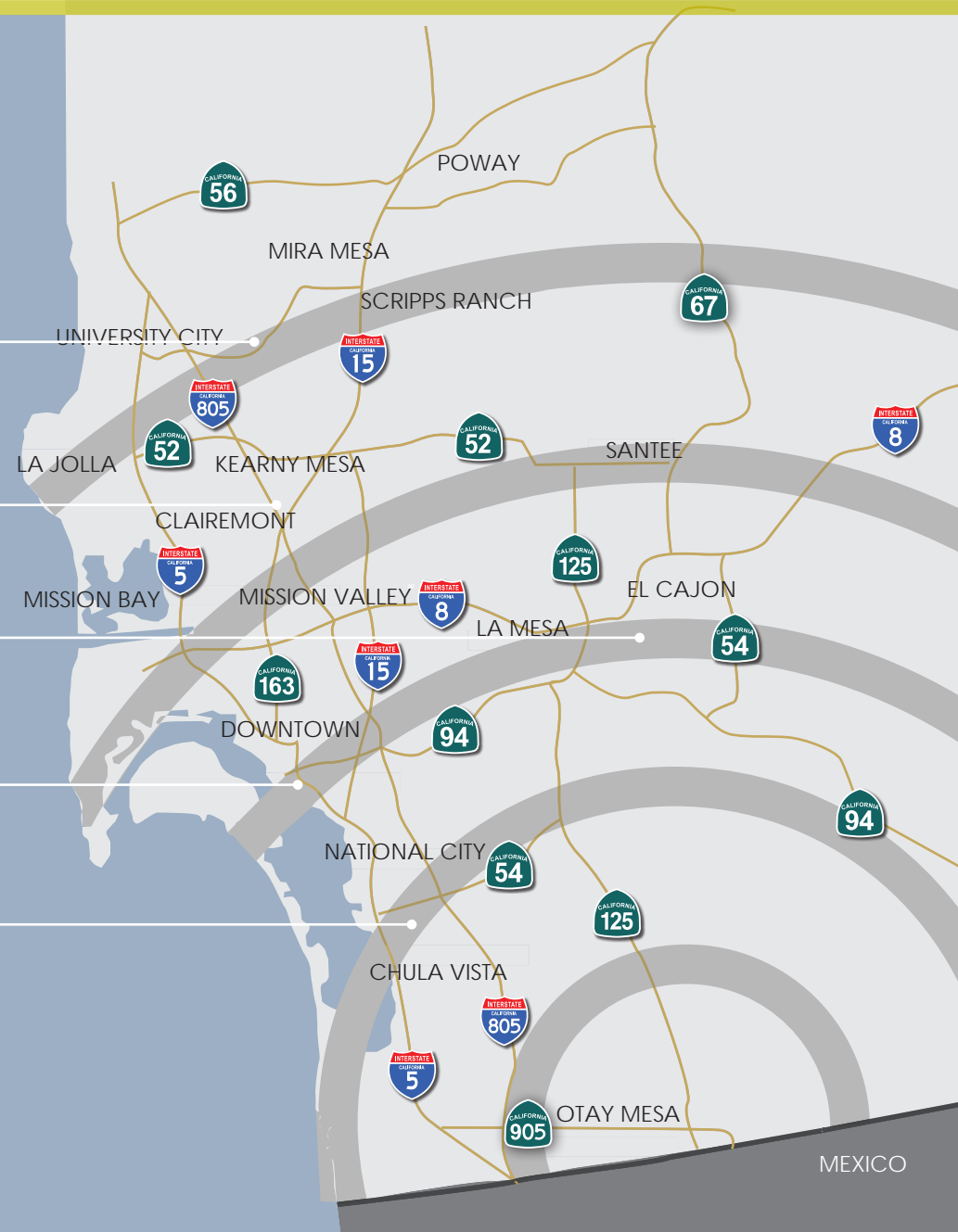
15 MILES

DOWNTOWN
15 MIN

10 MILES

CHULA VISTA
5 MIN

5 MILES

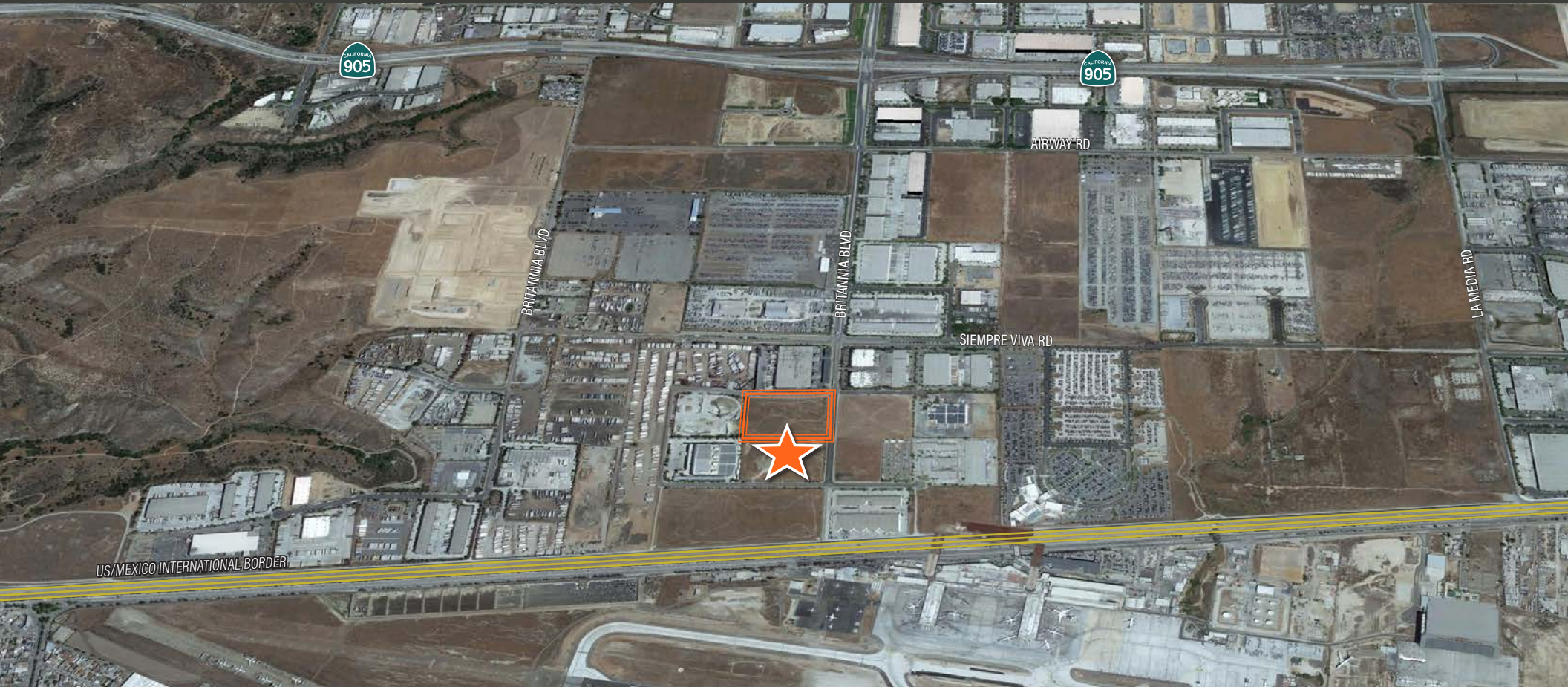


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