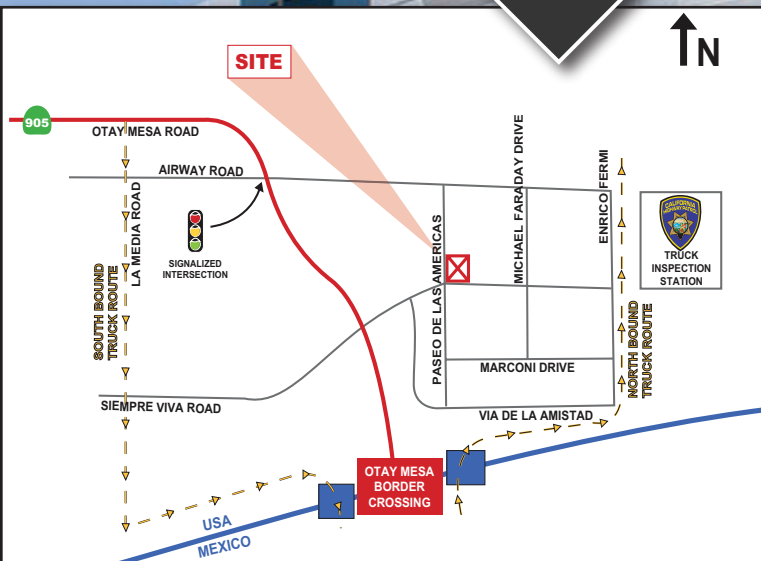


# OTAY COMMERCE CENTER

9830, 9840 & 9850 Siempre Viva Road /  
2155, 2215 & 2295 Paseo de las Americas  
San Diego (Otay Mesa), CA 92154

FOR LEASE



## BUILDING AMENITIES

- Six buildings totaling 285,950 square feet
- Dock high & grade level with full range of bay sizes
- 18' to 24' clear heights
- All buildings are fire sprinklered
- Very responsive local ownership
- Ample vehicle parking
- N.E. corner at Paseo de las Americas & Siempre Viva Road
- Walking distance to eateries and retail services
- Close proximity to Otay Mesa border crossing

For more information, contact:

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# AVAILABLE SPACE AS OF JANUARY 2019

## BUILDING "A" - 9850 Siempre Viva Road

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
1	Leased	15,200	2,400	1	3	24'	X
2 & 3	Leased	30,400	4,000	1	7	24'	X
4	Leased	15,200	2,000	1	7	24'	X
5	Leased	15,200	2,000	1	7	24'	X
*6	Leased	15,200	2,400	1	7	24'	X

## BUILDING "B" - 9840 Siempre Viva Road

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
7-9	Sold	61,740	3,000	3	8	24'	X

## BUILDING "C" - 9830 Siempre Viva Road

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF GROSS
10	Leased	2,400	1,200	1	0	18'	X
11	Leased	1,920	600	1	0	18'	X
12	Leased	2,160	600	1	0	18'	X
13	Leased	2,160	600	1	0	18'	X
14	Leased	2,160	600	1	0	18'	X
15	Available	1,920	1,000	1	0	18'	\$1.15
16	Leased	1,965	600	1	0	18'	X
17	Leased	1,920	600	1	0	22'	X
18	Leased	2,400	1,000	1	0	18'	X

# AVAILABLE SPACE AS OF JANUARY 2019

## BUILDING "D" - 2295 Paseo de las Americas

SUITE	STATUS	APPROX. TOTAL WSF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
19	Leased	5,920	2,000	1	1	22'	X
20	Leased	4,950	1,100	1	1	22'	X
21	Leased	4,950	1,100	1	1	22'	X
22	Leased	4,950	1,400	1	1	22'	X
23	Leased	4,950	1,100	1	1	22'	X
24	Leased	4,725	1,100	1	1	22'	X

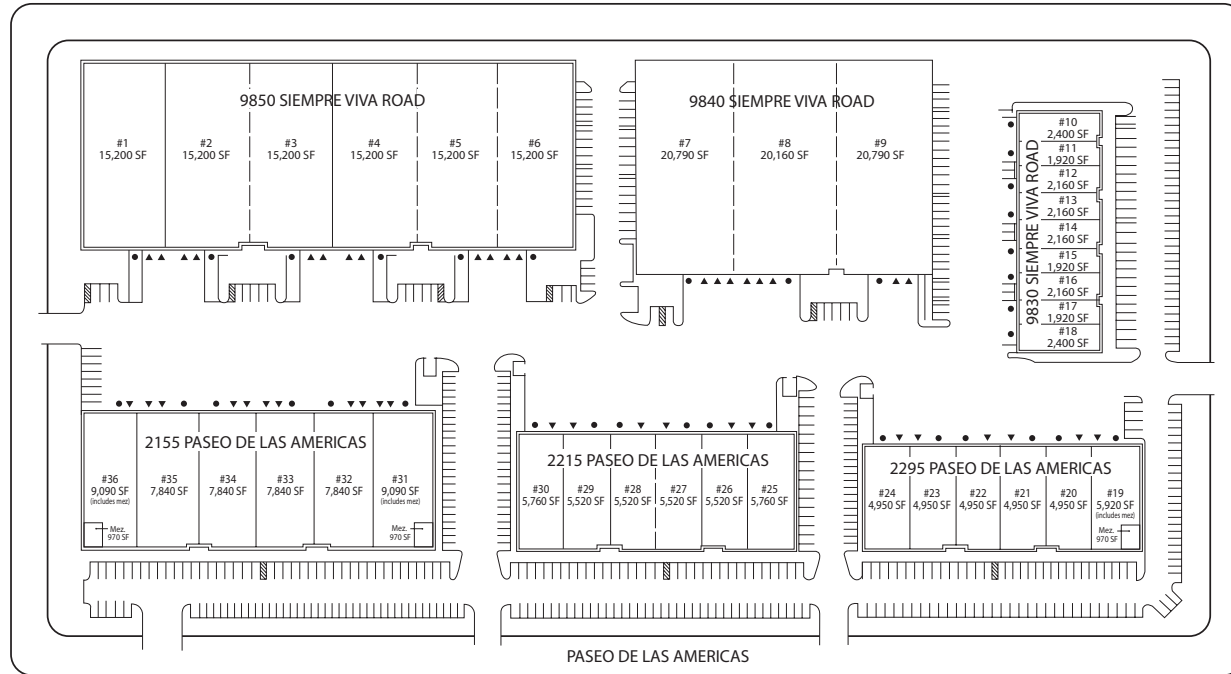
## BUILDING "E" - 2215 Paseo de las Americas

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
25	Leased	5,760	1,100	1	1	22'	X
26	Leased	5,520	1,100	1	1	22'	X
27 & 28	Leased	11,280	2,000	2	2	22'	X
29	Leased	5,520	1,100	1	2	22'	X
30	Leased	5,760	1,100	1	1	22'	X

## BUILDING "F" - 2155 Paseo de las Americas

SUITE	STATUS	APPROX. TOTAL SF	APPROX. OFFICE SF	GRADE RAMPS	DOCK DOORS	CLEAR HEIGHT	RATE PSF NNN
31	Leased	9,090	3,000	1	2	22'	X
32	Leased	7,840	2,000	1	2	22'	X
33	Leased	7,840	1,900	1	2	22'	X
34	Leased	7,840	1,200	1	2	22'	X
35	Leased	7,840	1,800	1	2	22'	X
36	Leased	9,090	1,800	1	2	22'	X

# SITE PLAN



## DOCKS/BAYS

