

CBRE

CALIFORNIA CROSSINGS

755 HARVEST ROAD | SAN DIEGO | CA 92154 | OTAY MESA

CROSS DOCK LOADING | POTENTIAL FOR FENCED/SECURE YARD



AVAILABILITY



755 HARVEST RD.

- » ±247,900 SF Divisible to ±56,307 SF
- » Two driveways to two separate parking areas
- » **Cross dock loading**
- » Potential to create a secure/fenced yard
- » Full building drive around
- » Column spacing 52'x50'
- » 74 Dock high doors (9'x10')
- » 4 Grade level doors (14'x14')
- » 272 Parking spaces
- » ESFR Sprinklers
- » 3,600 amps @ 277/480 volt 3 phase power (expandable)

PROPERTY DESCRIPTION



Premier Freeway Access
Desirable freeway frontage location. 391' of frontage on 125-toll road. Minutes to 905 freeway



Location
Minutes to the Otay Mesa border crossing, Chula Vista, San Diego ports and downtown San Diego



±449,970 SF
Comprised of two buildings (Divisible): Building A & Building B Building B currently available



San Diego County
Located in the county of San Diego



Warehouse Clear Height
30' min - 32' max at center / roof ridge



A guard fence can be built surrounding the perimeter of the building creating a secure site

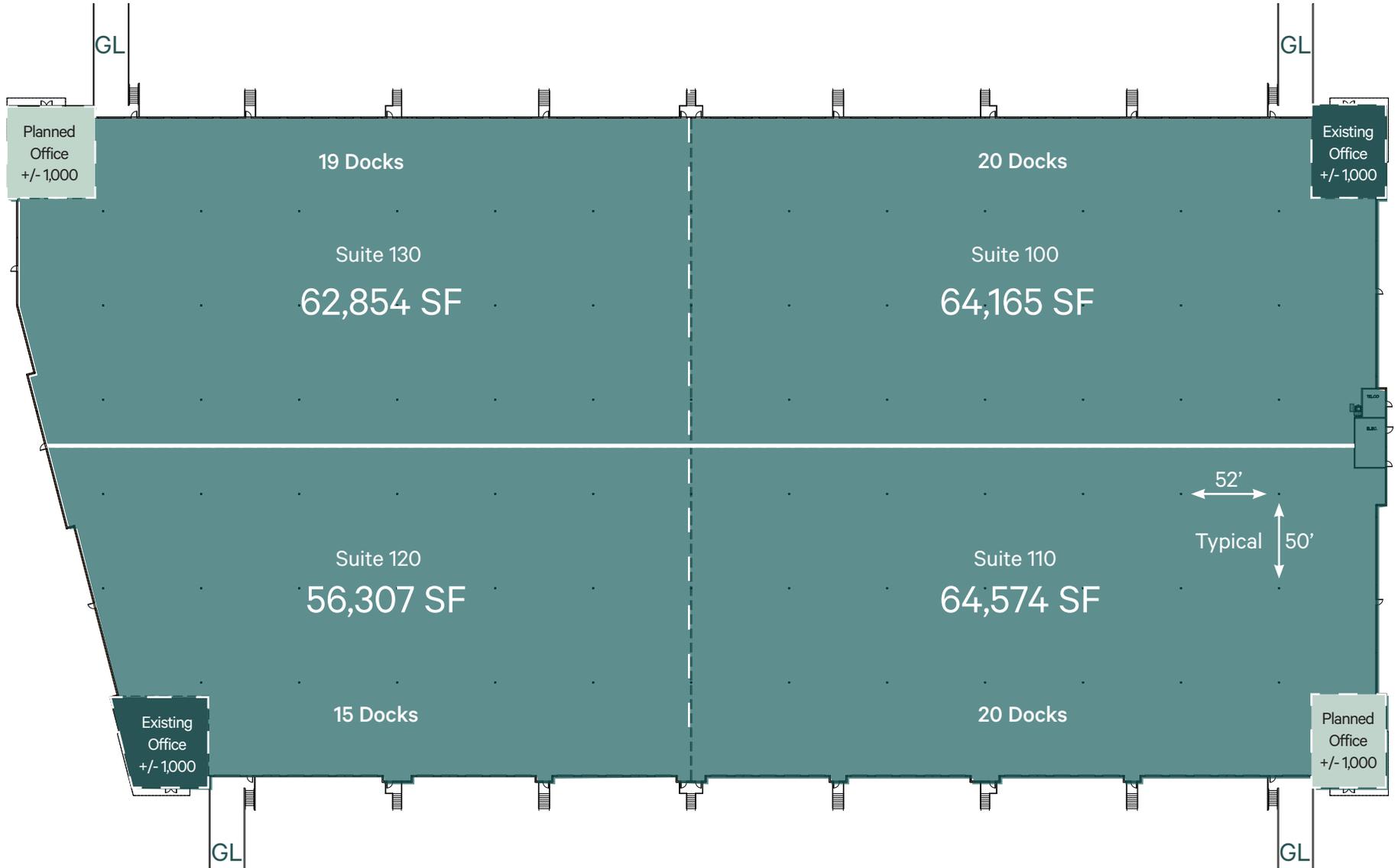
SITE PLAN



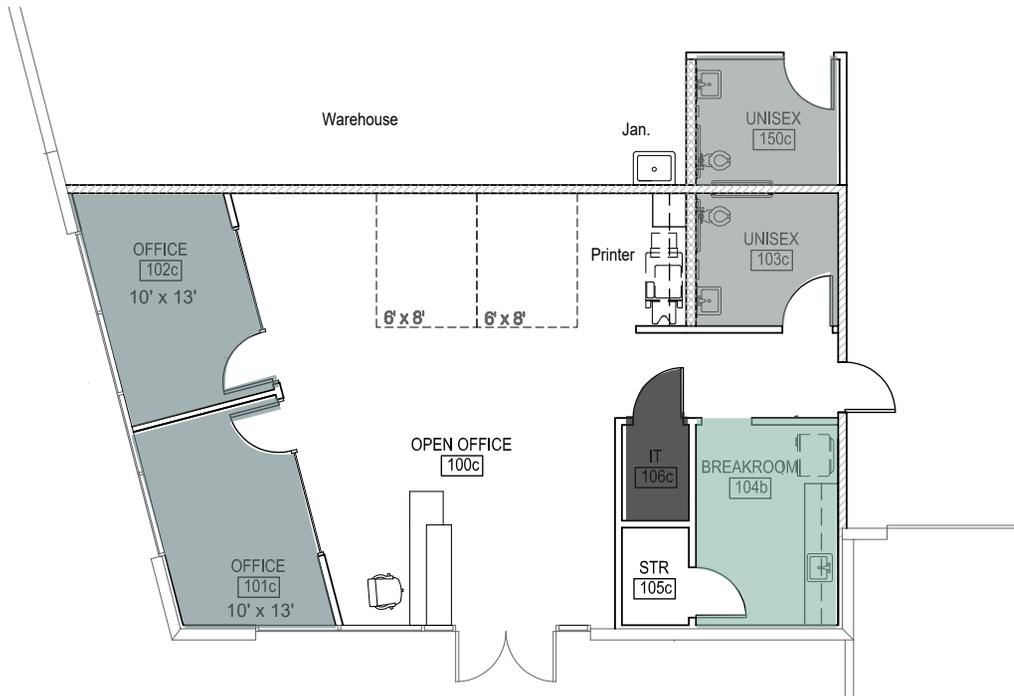
FLOOR PLAN

HYPOTHETICAL DEMISING PLAN *(can be modified)*

- 74 dock high doors (39 on the north side / 35 on the south side)
- Cross Dock Loading



OFFICE PLAN



First Floor - Southwest Corner

+/- 1,000 SF



First Floor - Northeast Corner

+/- 1,000 SF



AMENITIES MAP



EXCELLENT ACCESS

905 | 125 | SR | South county
FWY | TOLL | 11 | Ring Road



CBX TERMINAL

Cross Border Xpress Terminal
Over 2 million passengers annually



18 MILES

From San Diego's CBD



PORT OF ENTRY

IN OTAY MESA
1 million trucks and \$52 billion in
goods annually



SAN DIEGO AIR PARK

331 Acres

- Aviation
- Retail
- Hospitality
- Commercial
- Industrial

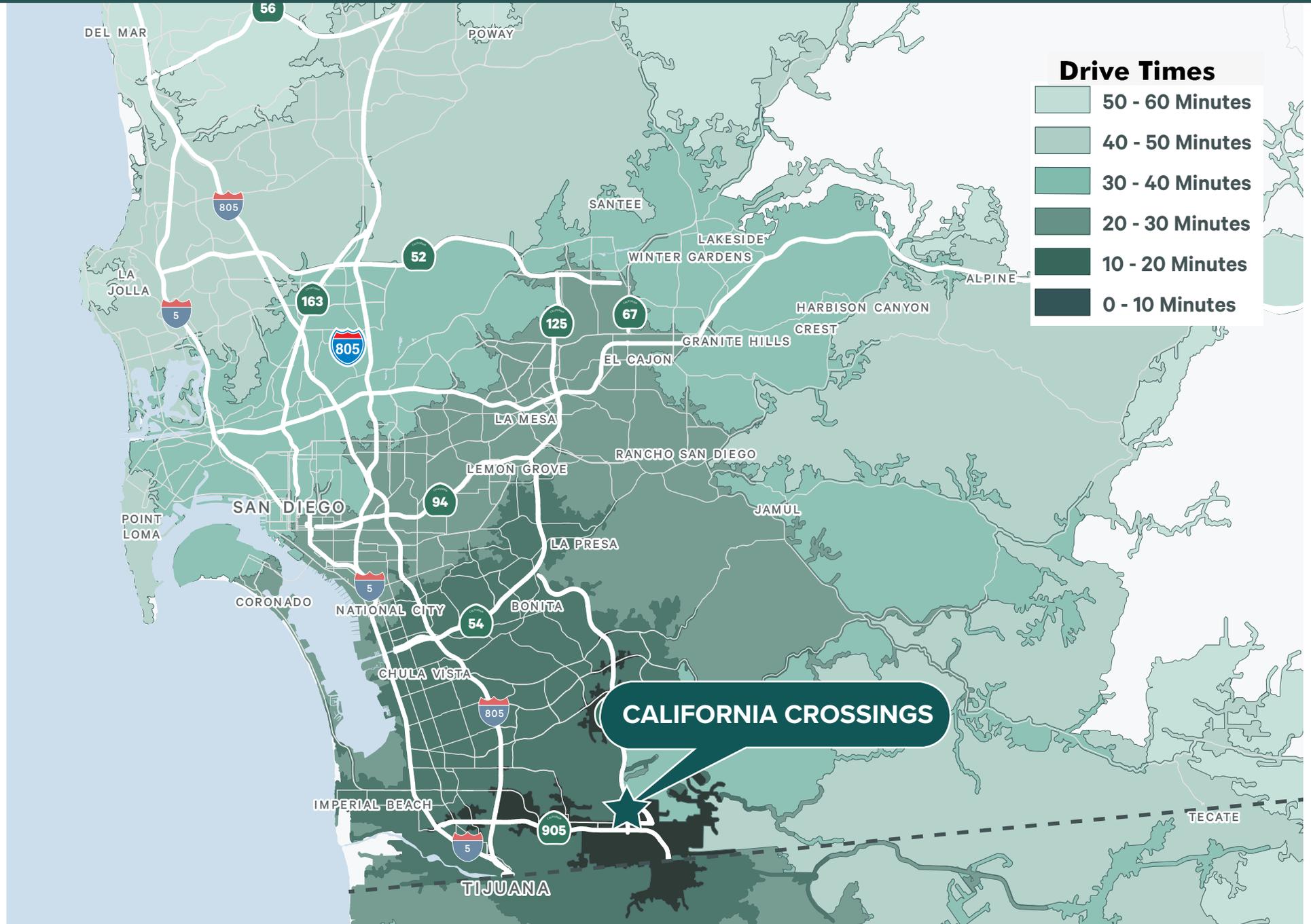


OTAY MESA MAJOR TENANTS



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DRIVE TIMES



*Estimated drive time distance based on moderate traffic conditions.

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