

±4,500 SF INDUSTRIAL SPACE FOR LEASE | THREE MONTHS FREE RENT!

CBRE



9986

Via de la Amistad

SAN DIEGO | CALIFORNIA | 92154



PROPERTY OVERVIEW

Prime Industrial Opportunity in Otay Mesa!

Strategically located in one of San Diego's premier industrial hubs, these two units—2,250 SF each, totaling ±4,500 SF—offer a perfect blend of functionality and location advantages, including:

- **Excellent Connectivity:** Immediate access to SR-125, SR-905, and SR-11 for seamless regional and cross-border distribution.
- **Cross-Border Advantage:** Walking distance to the Otay Mesa Port of Entry, ideal for binational operations.
- **Walk/Bike & Transit Scores:** Transit access and reasonable bikeability.

05 MIN

**WALK TO OTAY MESA
PORT OF ENTRY**

07 MIN

**DRIVE TO LA MEDIA
TRUCK ROUTE**

08 MIN

DRIVE TO SR-905

09 MIN

DRIVE TO SR-125

10 MIN

DRIVE TO I-805

12 MIN

DRIVE TO 9-5

YOUR GATEWAY TO CROSS-BORDER EFFICIENCY.

PROPERTY OVERVIEW

Highlights

18,460 SF
BUILDING SIZE

±4,500 SF
TOTAL AVAILABLE

0.54 ACRE
PARCEL SIZE

IL-2-1
ZONING

2008
BUILT

WALKING
DISTANCE FROM THE OTAY MESA PORT OF
ENTRY

22'
CLEAR HEIGHT

RATE
CALL BROKER

READY:

- SUITE E AVAILABLE WITHIN 30-DAYS
- SUITE G AVAILABLE NOW

INDUSTRIAL SOLUTIONS WHERE LOCATION MATTERS.

PROPERTY AERIAL

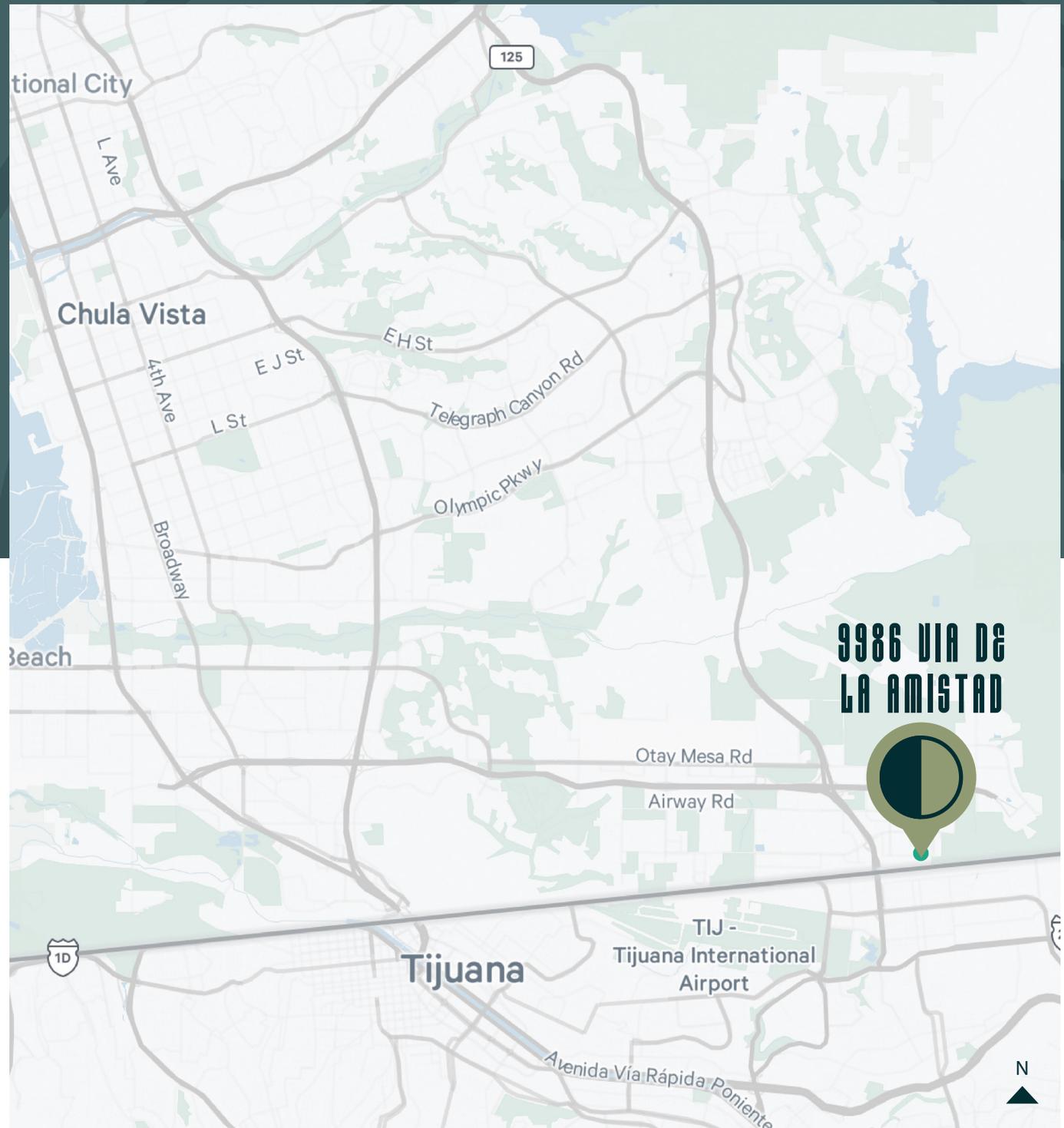


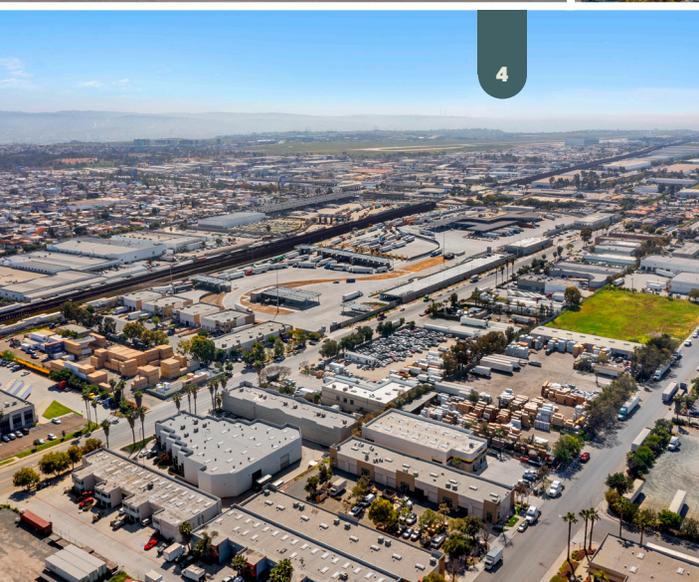
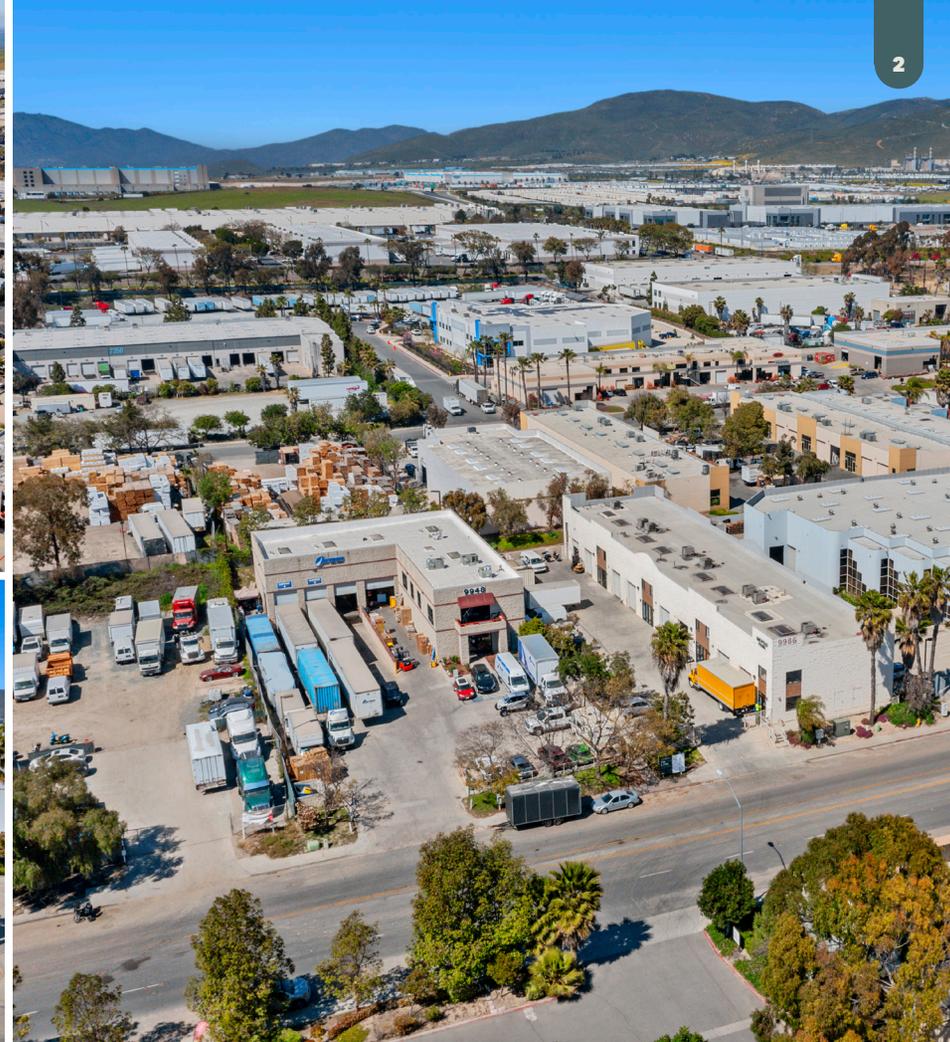
AREA MAP

9986 Via de la Amistad

YOUR GATEWAY
TO BINATIONAL
COMMERCE—JUST
STEPS FROM THE
BORDER.

- Prime Border Proximity and just minutes from both Otay Mesa Port of Entry I & Future "POE" II — ideal for seamless logistics across the U.S.–Mexico border.
- Conveniently located near SR-905, SR-125, and the future SR-11, providing direct routes to regional and cross-border markets.
- Walkable to the Otay Mesa pedestrian crossing, enabling efficient movement of personnel and last-mile deliveries.





SEE EVERY
ANGLE.
EXPERIENCE
THE BORDER
ADVANTAGE.

- [1] Property facing west
- [2] View facing north; Amazon in the distance
- [3] Direct view of the property
- [4] View to the west, showing proximity to the Otay Mesa Port of Entry
- [5] Close proximity to the border
- [6] Bird's-eye view



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INDUSTRIAL SPACE
FOR LEASE**

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