



FOR LEASE

7615 Siempre Viva Road San Diego, CA 92154

Colliers

**±41,500 SF Industrial Building
in Otay Mesa**

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Property Essentials

7615 Siempre Viva Road offers prime access to U.S. and Mexico markets, making it an ideal location for businesses engaged cross-border trade. Located in Otay Mesa's industrial hub, it connects easily to freeways, ports, and rail services for streamlined logistics. Modern facilities and ample space give businesses a strong advantage in Southern California's supply chain network.

- ±41,500 SF Industrial Space
- Operating Expenses Currently Estimated to be \$0.41/SF Monthly
- Available Immediately
- Contact Broker for Lease Rate



Excellent Access to
Cross Border Xpress (CBX),
SR-905, & Otay Mesa
Port of Entry



10 Dock-High Doors
1 Grade-Level Door
with Ramp



Visibility/Signage
on Siempre Viva Road



27' - 28'
Clear Height



1,500 Amp
277/480 V*



Sprinklered



180'
Truck Court

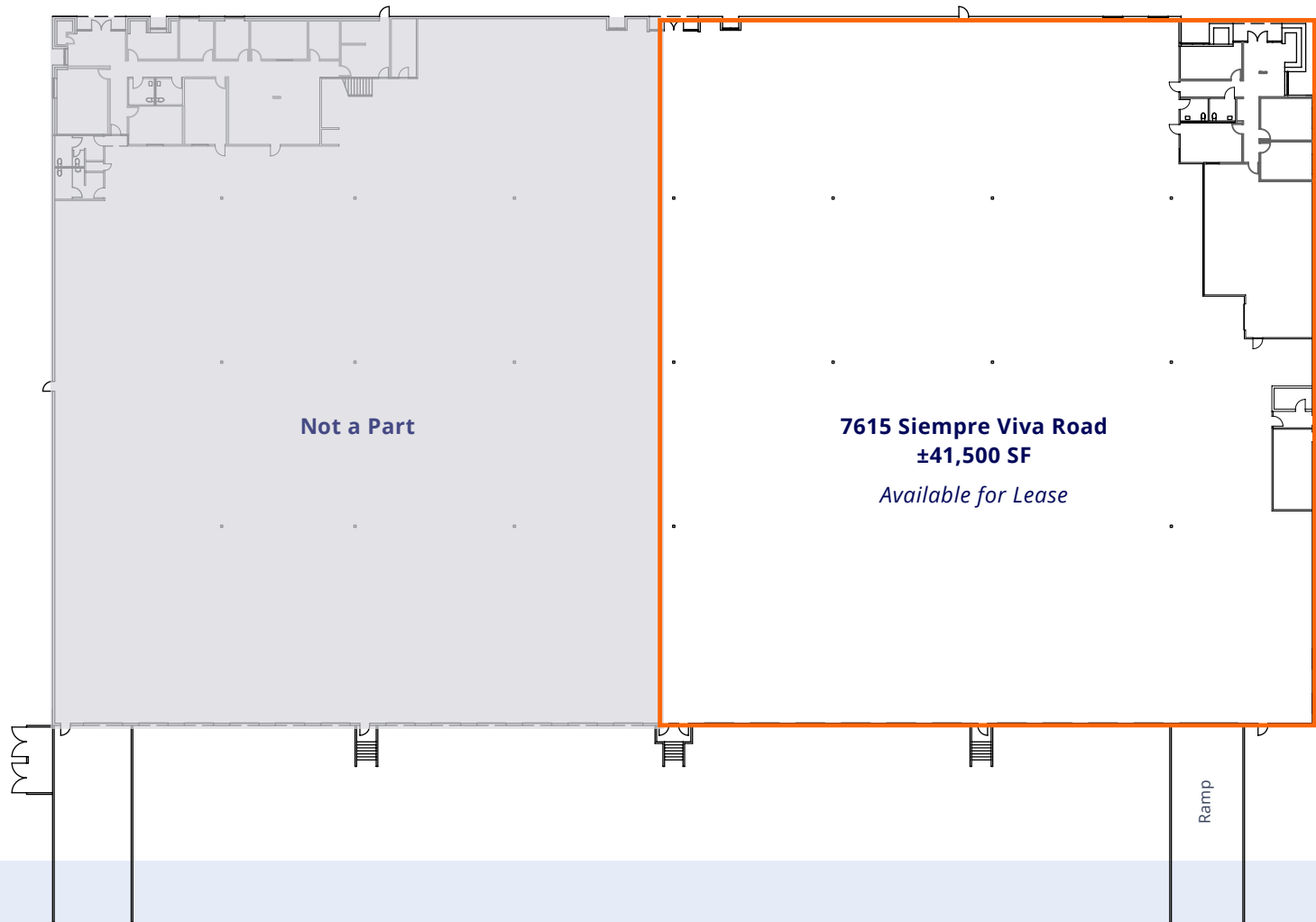


3,475 SF
Office*

**To be verified*







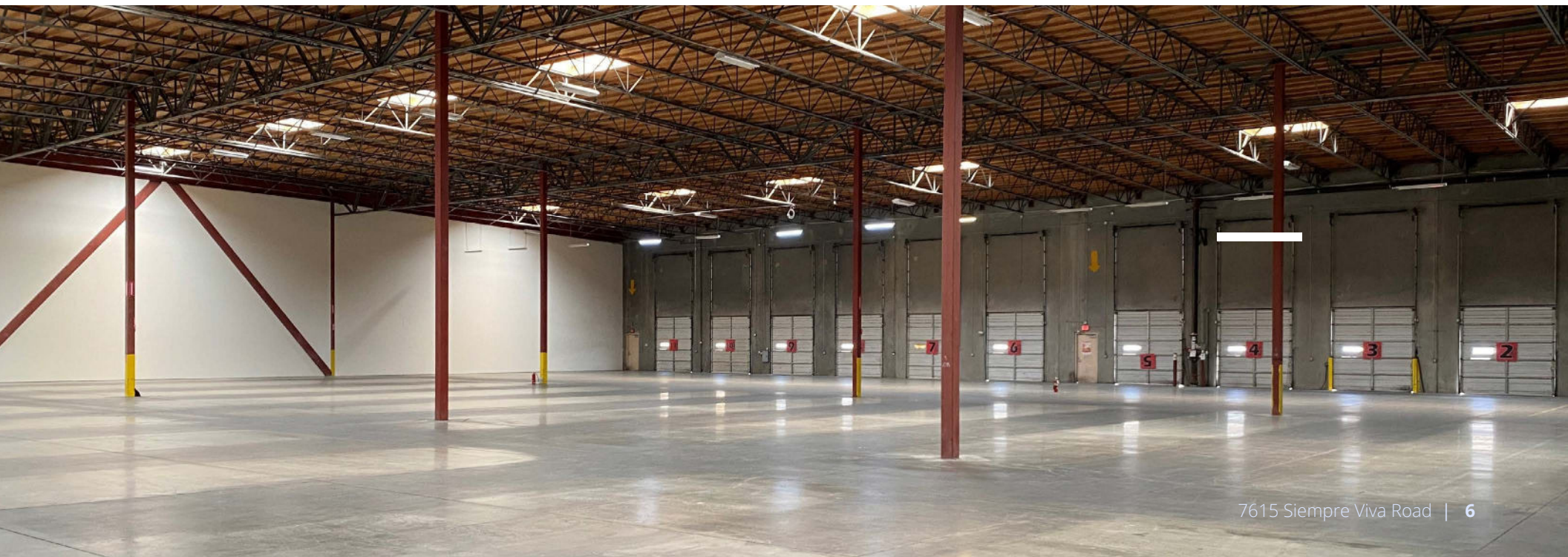
Floorplan

±41,500 SF

**Contact Broker
for Lease Rate**

- ±3,475 SF Office*
 - 10 Dock-High Doors
 - 1 Grade-Level Door
 - 180' Truck Court
 - 1,500 Amp 277/480 V*
 - 27' - 28' Clear Height
 - Available Now
- *To be verified*







BOSE

CUBIC Global. Innovative. Trusted.

TOYOTA

GENERAL DYNAMICS

Chosen FOODS

KraftHeinz

MAINFREIGHT

SHARP

ups

MAD ENGINE GLOBAL

IRON MOUNTAIN

Honeywell

7615 SIEMPRE VIVA ROAD

OTAY MESA
PORT OF ENTRY

amazon

FedEx **CHP**

BD **COSTCO WHOLESALE**

Panasonic

FUTURE SITE OF
OTAY MESA EAST
PORT OF ENTRY

PACIFIC OCEAN

BROWN
FIELD
AIRPORT

Solar Turbines
A Caterpillar Company

Raytheon

UTC Aerospace Systems

plantronics

Chipman Relocation & Logistics

ZEBRA

W **WHALEN** **STERIS**

Expeditors **Mor** Truckload For Less

Pilot

Corporate
Neighbors
&
Accessibility



San Diego County Map

4 Miles

Otay Mesa Port of Entry

16.4 Miles

To NASSCO/General Dynamics

16.2 Miles

To Naval Base San Diego & Shipyard

19 Miles

To Downtown San Diego

21 Miles

To San Diego Intl Airport

23 Miles

To Kearny Mesa

28 Miles

To Miramar/UTC

125 Miles

To Ports of Los Angeles / Long Beach



For Lease in Otay Mesa

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Contact Us

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