

# FOR SALE | OTAY MESA

USDA CERTIFIED FREEZER/REFRIGERATION FACILITY

7525 Britannia Park Place San Diego, California 92154



**Darren Mullins**

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6363 Greenwich Drive, Suite 140, San Diego, CA 92122

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PROPERTIES  
GROUP

INTEGRITY - KNOWLEDGE - EXPERIENCE

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### Property Highlights:

- Total size: +/- 22,816
- Lot size: +/- 1.53 acres
- 1st floor office: +/- 2,830 SF
- 2nd floor office: +/- 925 SF
- Kitchen / break area
- Loading: 10 dock high, 1 ramp grade level
- 8 load levelers
- 9 loading dock seals
- Clear Height: +/- 26'
- 180' truck court
- ESFR sprinkler system
- U.S. customs bonded
- Parking: 37 stalls
- Year built: 2008
- Located at signalized intersection
- Two blocks from SF-905 on/off ramp
- One block from new cross border terminal
- Sale Price: \$3,595,000

### USDA Certified Cold Storage:

- Freezer: +/- 11,115 SF (Temp range: -10°F to 0°F)
- Cooler: +/- 2,995 SF (Temp range: 34°F to 38°F)
- Blast freezer: +/- 840 SF (Temp: -28°F)
- Refrigerated dock area: +/- 2,660 SF
- Dedicated USDA test room
- Two private offices for USDA import/export inspectors



*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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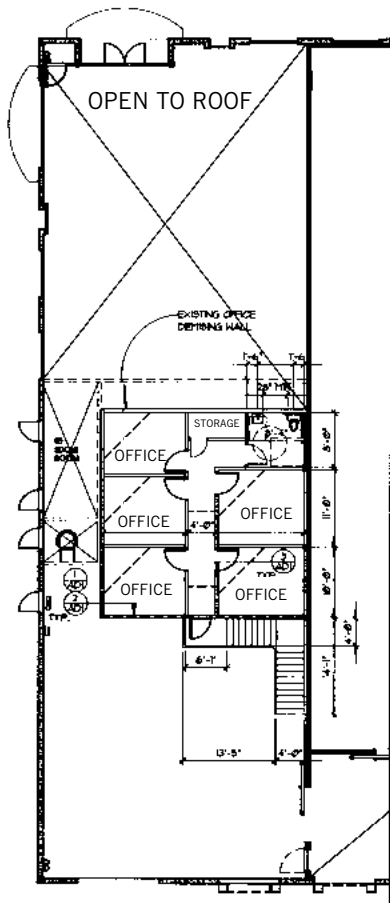
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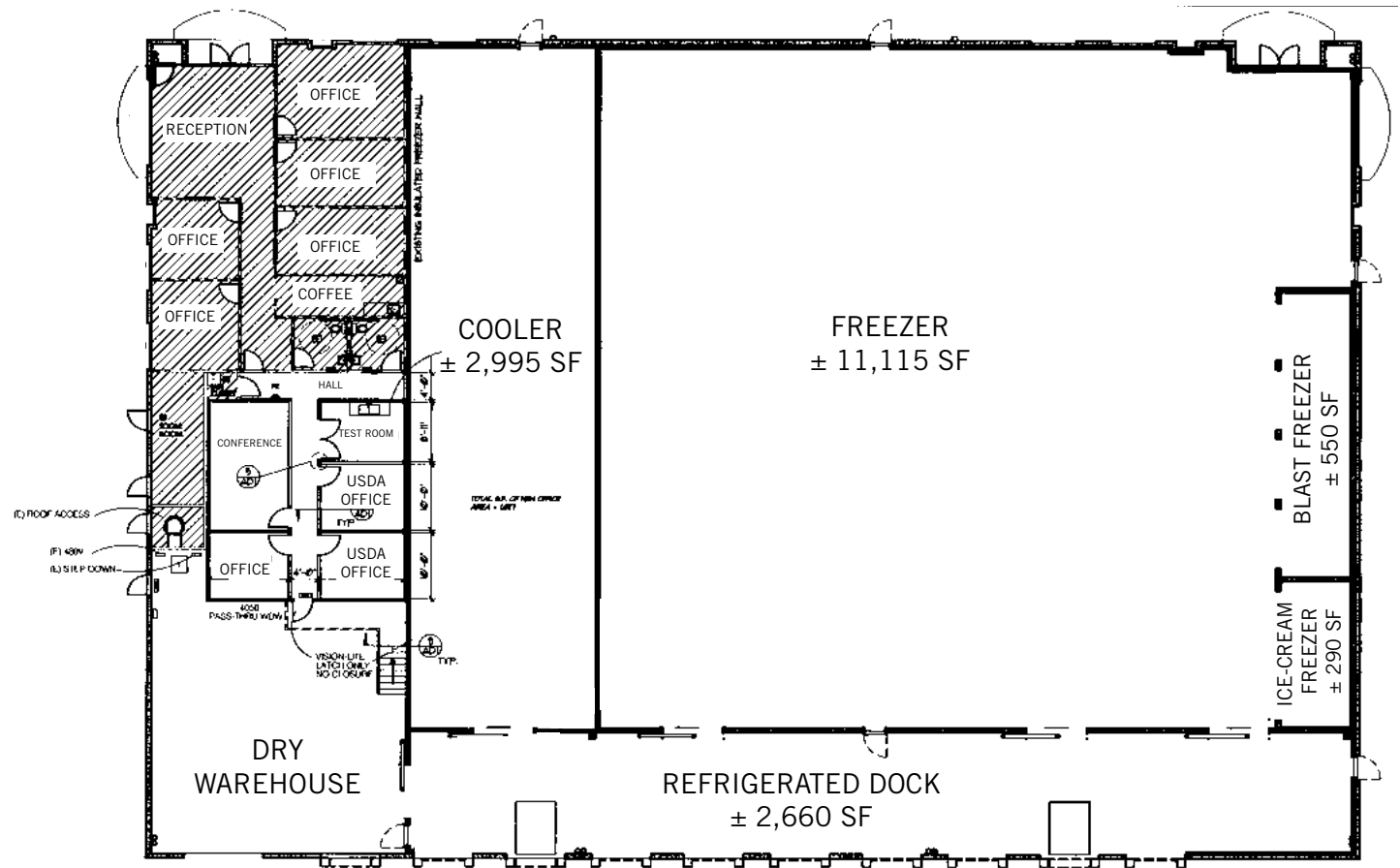
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Second Floor Plan:



First Floor Plan:



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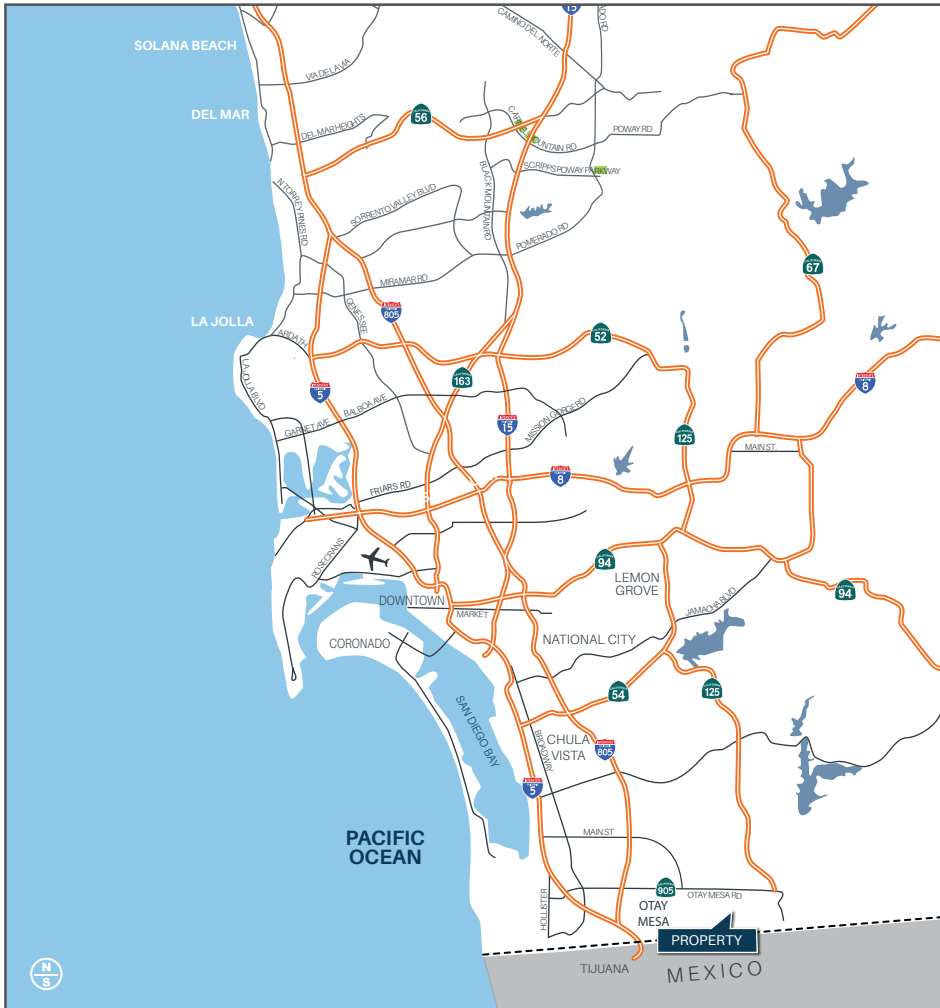
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