

# COSTA BRAVA TRADE CENTER

Otay Mesa, California

**NOW AVAILABLE  
FOR SALE**



## IMPRESSIVE AMENITIES

- ◆ State of the Art Architecture
- ◆ Corporate Entries
- ◆ Balconies
- ◆ Fiber Optic High Speed Connectivity

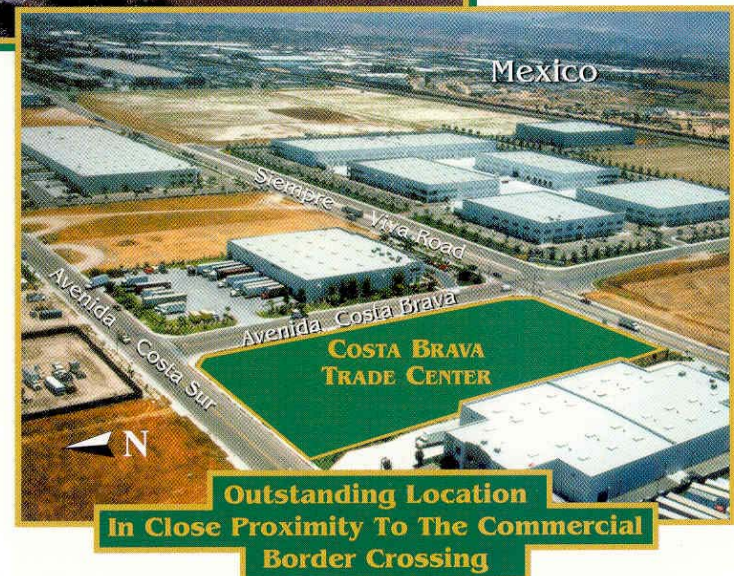
## EXCEPTIONAL BUILDING FEATURES

- ◆ A 49,337 SF Corporate Headquarters/Distribution/Manufacturing Building
- ◆ High Visibility
- ◆ Extensive Use of High Performance Glass
- ◆ Divisible
- ◆ Plush Landscaping
- ◆ Two Story Turn-Key Office Space of Approximately 5,342 SF
- ◆ For Lease at 52¢ NNN
- ◆ For Sale at \$4,250,000.00

Another Quality Project Of:  
V & T DEVELOPMENT SERVICES



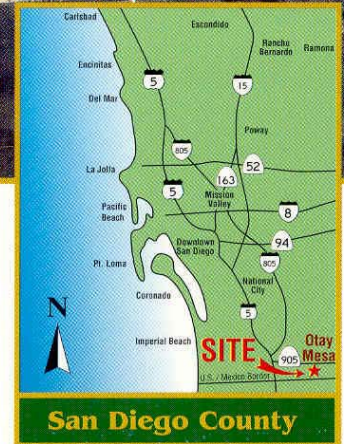
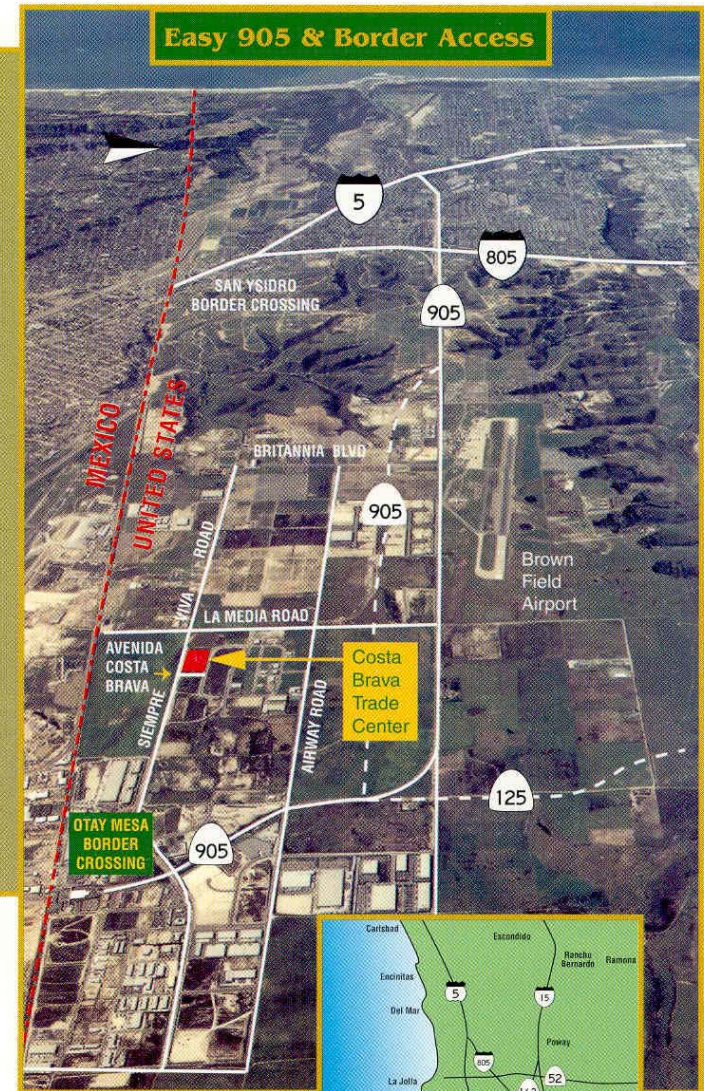
Mike Vogt or Regan Tully  
**International Real Estate**  
Phone (619) 661-6681



**Outstanding Location  
In Close Proximity To The Commercial  
Border Crossing**

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Otay Mesa, California



## OUTSTANDING DEVELOPMENT FEATURES:

- ◆ Excellent Street Frontage, Superior Visibility & Easy 905/Border Access
- ◆ ESFR Fire Sprinklers ◆ Separate Truck & Car Entrances ◆ 24 ft. Clearance
- ◆ Potential Fenced/Secured Truck Court for Full Building User
- ◆ 2 Double-Wide Dock Doors ◆ 10 Single Dock-High Doors & 2 Ramps



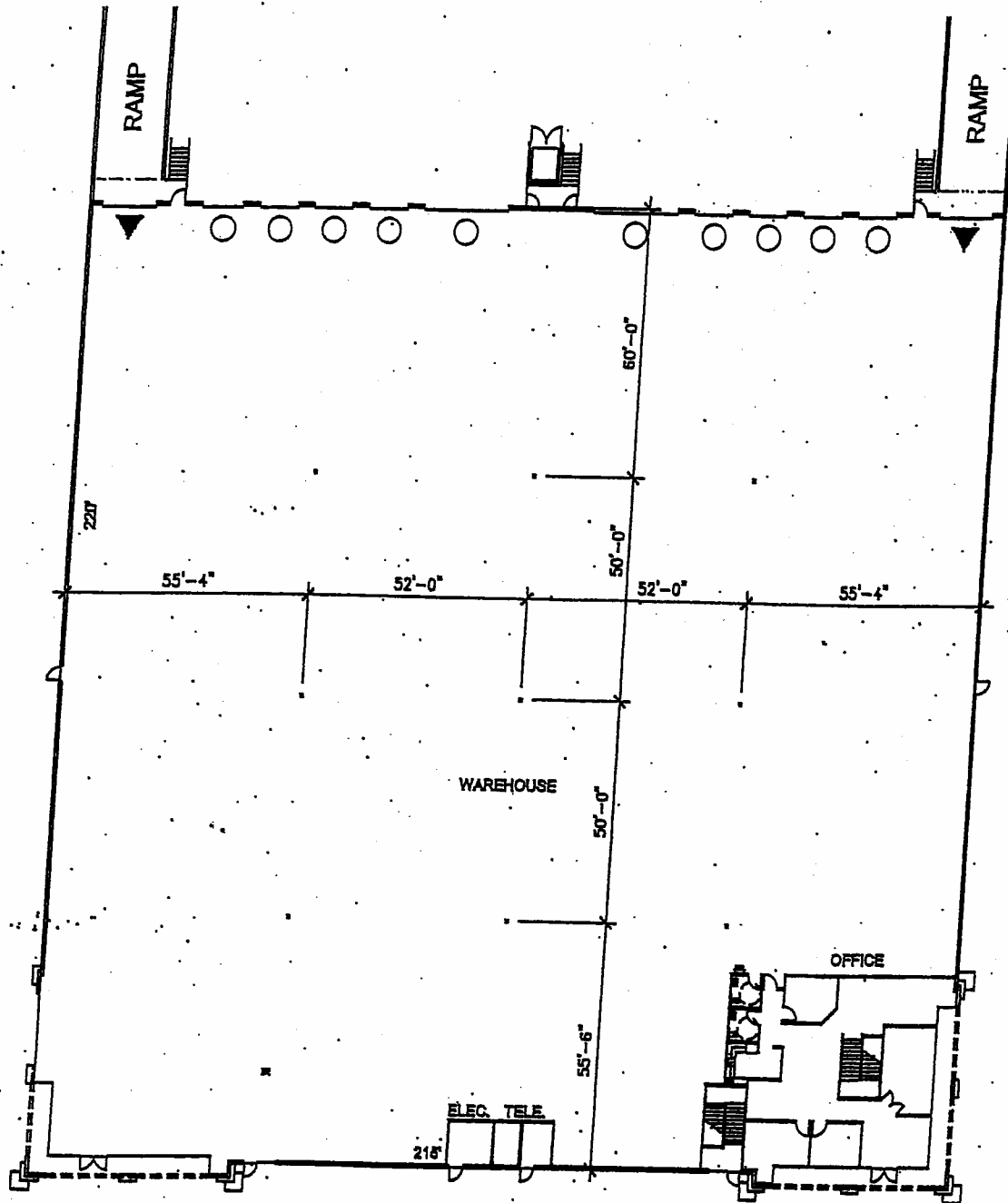
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[www.ire-usa.com](http://www.ire-usa.com)

2297 Niels Bohr Court, Suite 210, Otay Mesa, CA 92154

Phone (619) 661-6681 **SE HABLA ESPAÑOL** Fax (619) 661-6685

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**SITE DATA**

SITE AREA:	118,450 SF
LANDSCAPE AREA:	25,654 SF
HARDSCAPE:	47,080 SF

**BUILDING DATA**

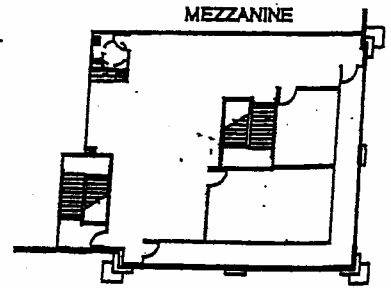
BLDG. FOOTPRINT:	48,706 SF
WAREHOUSE:	44,035 SF
OFFICE:	2,671 SF
MEZZANINE:	2,671 SF
<b>TOTAL:</b>	<b>48,377 SF</b>

**PARKING DATA**

4,582 SF OFFICE SPACE @ 4/1000 =	18 STALLS
43,838 SF WAREHOUSE @ 1/1000 =	44 STALLS
<b>TOTAL PARKING REQUIRED</b>	<b>= 62 STALLS PROVIDED</b>
	<b>= 84 STALLS</b>
DOCK HIGH DOORS	10
GRADE LEVEL DOORS	2

**LEGEND**

- DOCK HIGH DOOR
- ▼ GRADE LEVEL DOOR



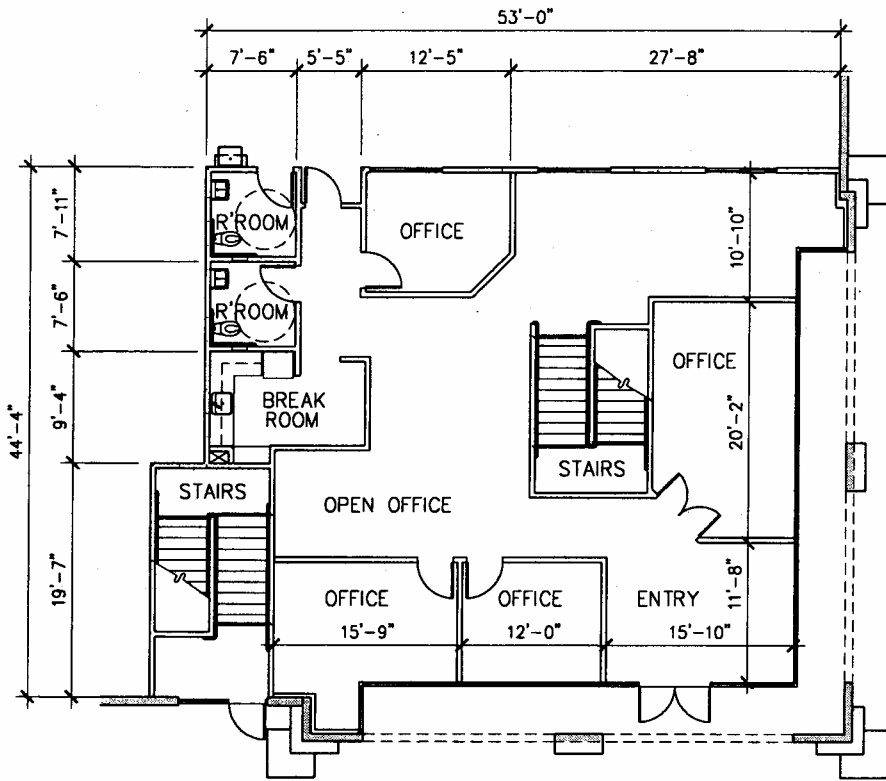
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**COSTA BRAVA TRADE CENTER**

OTAY MESA, SAN DIEGO



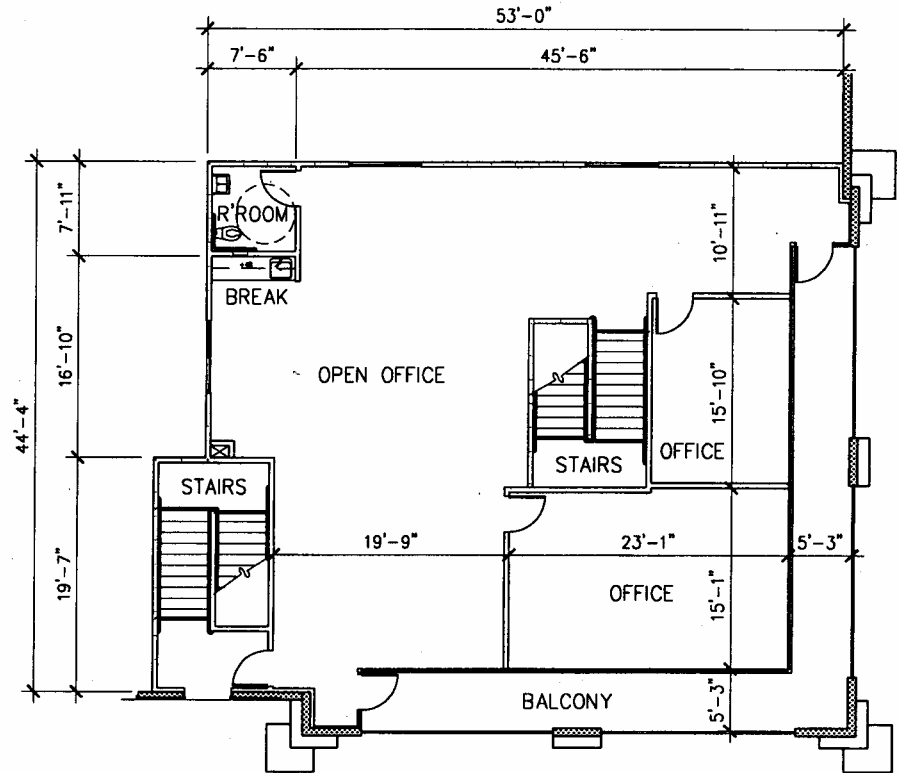
**WARE MALCOMB**



**FIRST FLOOR PLAN**

2,671 SF

SCALE: 1/16" = 1'-0"



**MEZZANINE FLOOR PLAN**

2,671 SF

SCALE: 1/16" = 1'-0"



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OTAY MESA, SAN DIEGO



**WARE MALCOMB**  
architecture planning interiors