

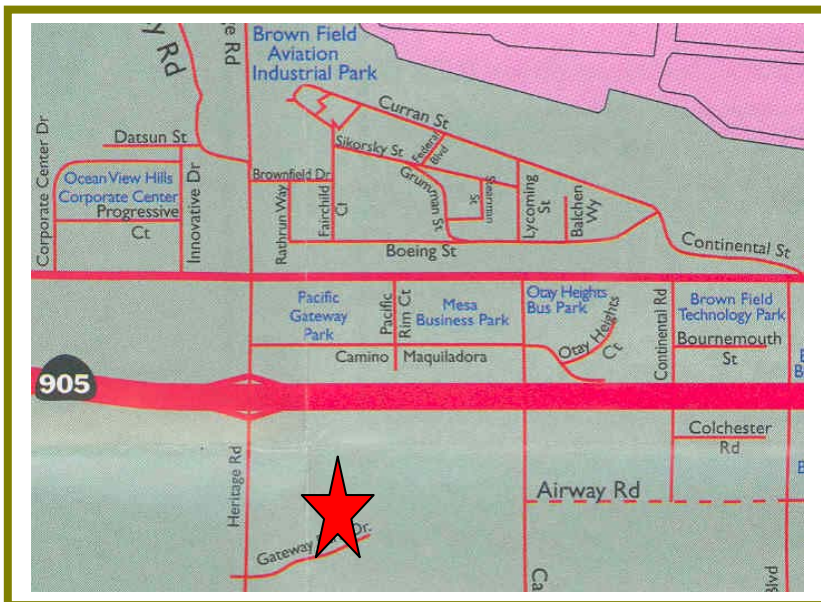
# SALE/LEASE Gateway Park

OTAY MESA, CALIFORNIA



**Six industrial building units ranging in size from 9,430 to 13,554 S.F. Warehouse, distribution, light manufacturing, up to 30,000 S.F. (over for details)**

*Gateway Industrial Plaza is one of the only business parks in Otay Mesa which offers ownership opportunities to small and medium users! This project features a high-image corporate identity with close border accessibility. This area is easily accessible for trucks and other service vehicles. Located in West Otay Mesa with Frontage on 905 Freeway!*



**S.B.A. Financing Available For Owner/Users**

*Exclusively offered by*  
**REGAN TULLY**

☎ (619) 661-6791-direct line

**International Real Estate**

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

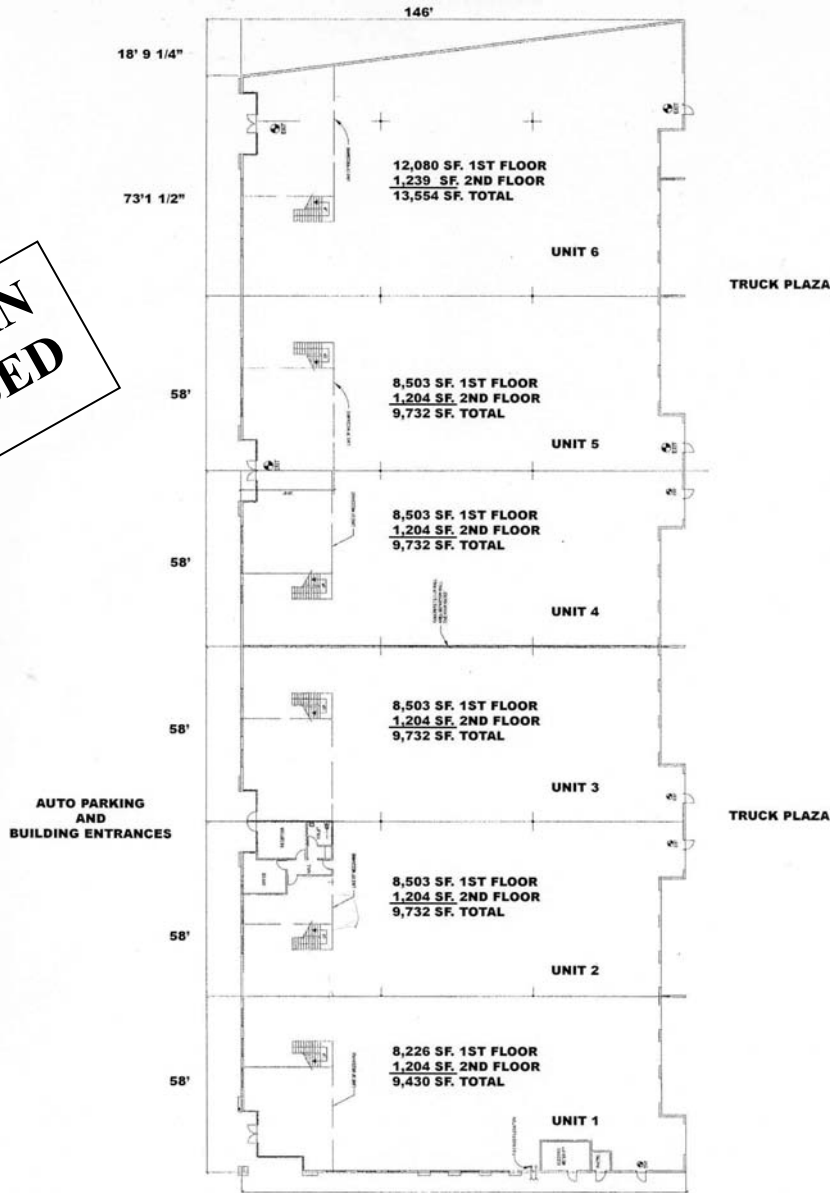
☎ (619) 661-6681 ♦ fax (619) 661-6685



All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to sale, lease or financing, or withdraw without notice.

# Gateway Park Industrial Condominiums

**UNITS CAN  
BE LEASED**



Bldg.	Suite #	Status	Total Suite Sq. Ft.	Mezz. Sq. Ft.	Approx. Office Sq. Ft.	Grade/Ramps	Dock Doors	Clear Height	Lease PSF NNN*	Sale Price
B	1	Available	9,430	1,204	Build to Suit	1	3	24'	XXX	\$799,000
B	2	Available	9,732	1,204	Build to Suit	1	3	24'	\$.59	\$799,000
B	3	Available	9,732	1,204	Build to Suit	1	3	24'	\$.59	\$799,000
B	4	Available	9,732	1,204	Build to Suit	1	3	24'	XXX	\$799,000
B	5	Available	9,732	1,204	Build to Suit	1	3	24'	\$.59	\$779,000
B	6	Available	13,554	1,239	Build to Suit	1	4	24'	XXX	\$1,085,000

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