



International Real Estate Presents Small Industrial Units for Sale

Bay Sizes Range from 1,853 S.F. to 5,614 S.F.



South Otay Mesa Business Park II

8580 Avenida De La Fuente

Please Contact: Regan Tully

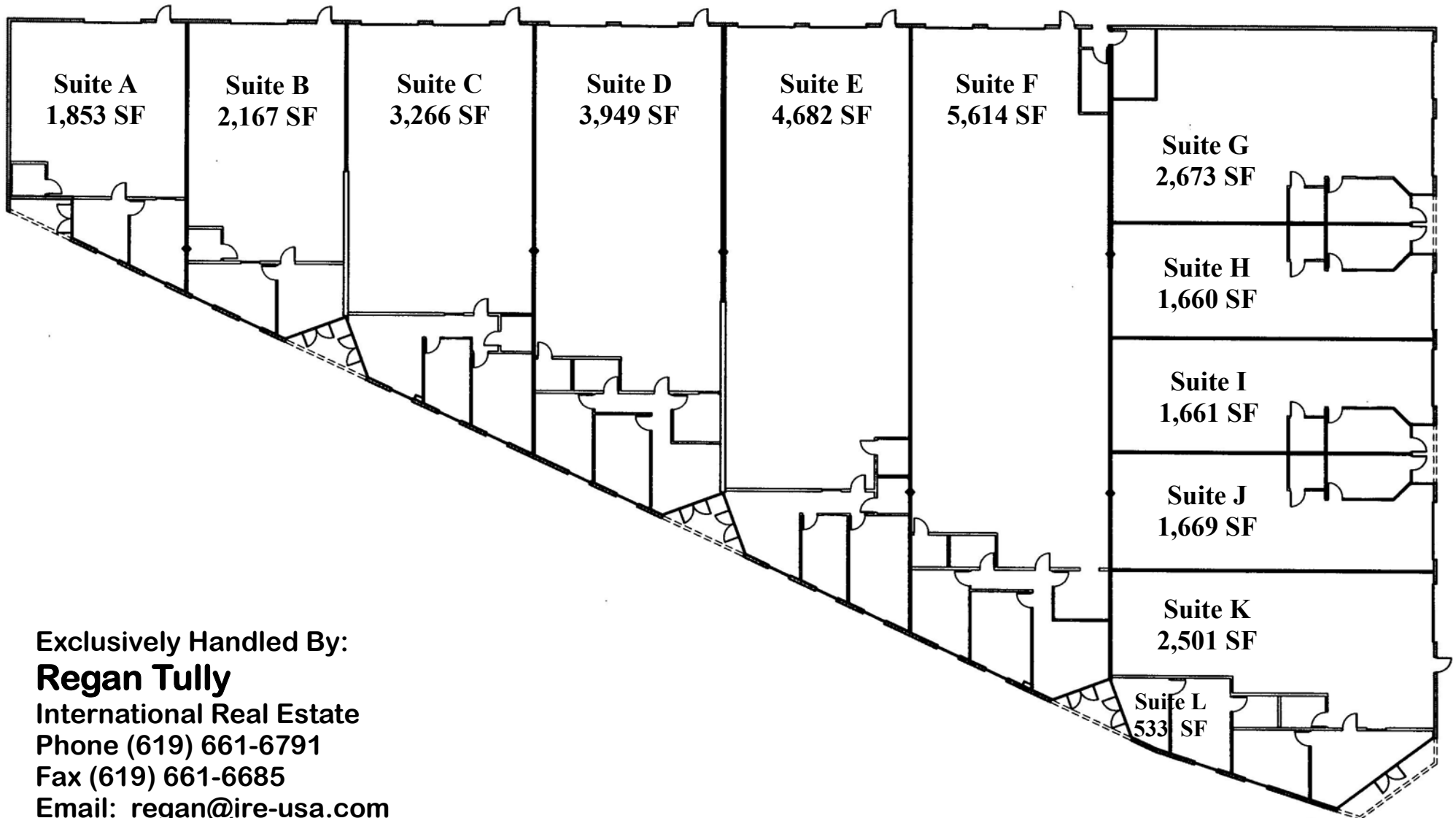
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Another Quality Development Of: FIPAR CORP.

South Otay Mesa Business Park II

Industrial Units for Sale, Lease or Lease Option



Exclusively Handled By:
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SOUTH OTAY MESA BUSINESS PARK II

Industrial Units for Sale

STE	SQ. FTGE.	ESTIMATED OFFICE/RROOM SF*	SALE PRICE
A	1,853	510	\$ 213,095.00
B	2,167	544	\$ 249,205.00
C	3,266	873	\$ 375,590.00
D	3,949	1,038	\$ 434,390.00
E	4,682	947	\$ 468,200.00
F	5,614	1,117	\$ 561,400.00
G	2,673	278	\$ 280,665.00
H	1,660	278	\$ 182,600.00
I	1,661	278	\$ 182,710.00
J	1,694	278	\$ 186,340.00
K	2,501	691	\$ 287,615.00
L	533	533	\$ 66,625.00

AMENITIES INCLUDE:

- ◆ Sealed concrete floors.
- ◆ Foil insulated ceiling.
- ◆ Fully painted warehouse walls.
- ◆ Common dock well for project.
- ◆ 12x14 grade level doors.
- ◆ Clear height from 15-18 feet.
- ◆ Two skylights per bay.
- ◆ Extensive use of medium performance glass.
- ◆ Corporate entries and signage.
- ◆ Excellent Signage

* Includes prorata share of electrical and telephone room square footage.