



# For Sale

Otay Mesa  
2365 Marconi Ct  
Suite E

San Diego, CA 92154

## Contact Us

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## Small Warehouse Condo for Sale

### Property Highlights

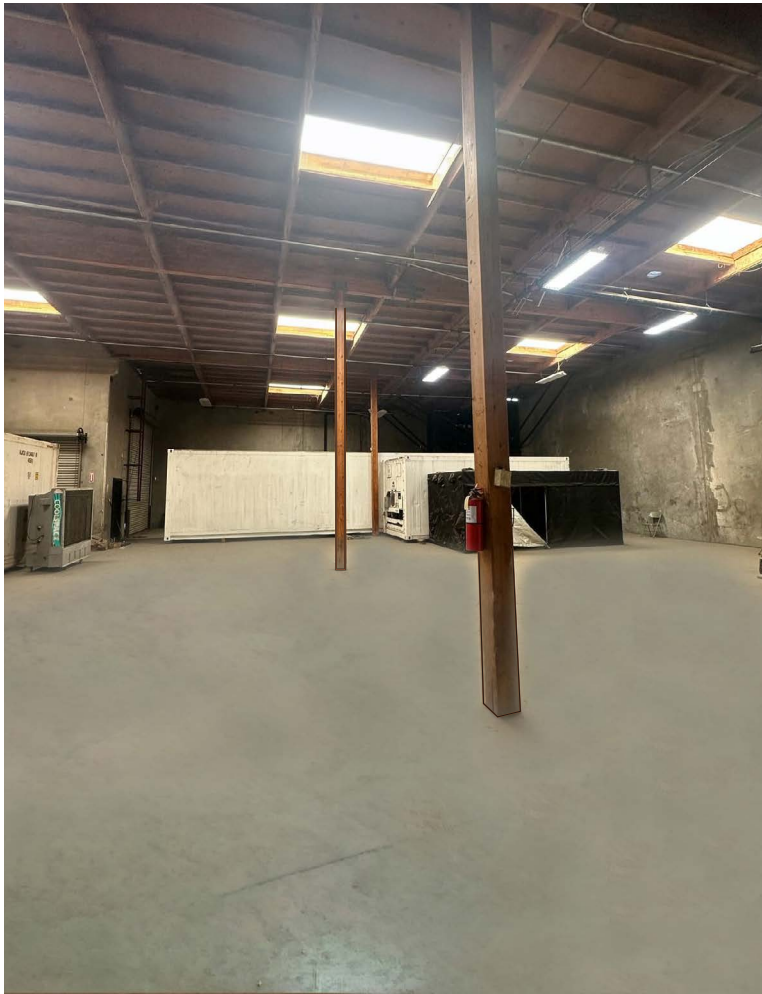
- Address: 2365 Marconi Court, Suite E
- 5,504 SF
- Desirable Front-Facing Corporate Image / Corner Unit
- Two (2) Dock Positions
- One (1) Grade-level door
- 18' - 20' Clear Height
- 3-Phase Power
- Sprinklered
- Zoning IL-2-1
- Skylights Providing Natural Light
- HOA: \*\*\*
- Last U.S. Exit Before the Otay Mesa Commercial Port of Entry
- Strategic Location for Cross-Border Logistics, Distribution & International Trade
- Asking Price: \$2,200,000



# For Sale

## 2365 Marconi Ct, Suite E

±5,504 SF Warehouse Condo for Sale – Otay Mesa





# For Sale

SAN YSIDRO  
COMMERCIAL  
BORDER  
CROSSING

## 2365 Marconi Ct, Suite E

±5,504 SF Warehouse Condo for Sale – Otay Mesa



## San Diego County Map

**0.43 Miles**

To Otay Mesa Port of Entry

**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





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±5,504 SF Warehouse Condo for Sale – Otay Mesa



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