



# For Sale

Otay Mesa  
2365 Marconi Ct  
Suite H

San Diego, CA 92154

## Contact Us

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## Small Warehouse Condo for Sale

### Property Highlights

- $\pm 3,645$  SF Warehouse Condo
- $\pm 525$  SF office
- Two (2) Dock Positions (12' x 10')
- One (1) Grade level door (12' x 14')
- 18' - 20' clear height
- 100% HVAC
- One restroom
- Skylights throughout
- Sprinklered
- 3 Phase 220v Power
- Zoning IL-2-1
- HOA: \$970/MO
- Desirable corner unit
- Walking distance to pedestrian border crossing
- Sale Price: Contact Broker

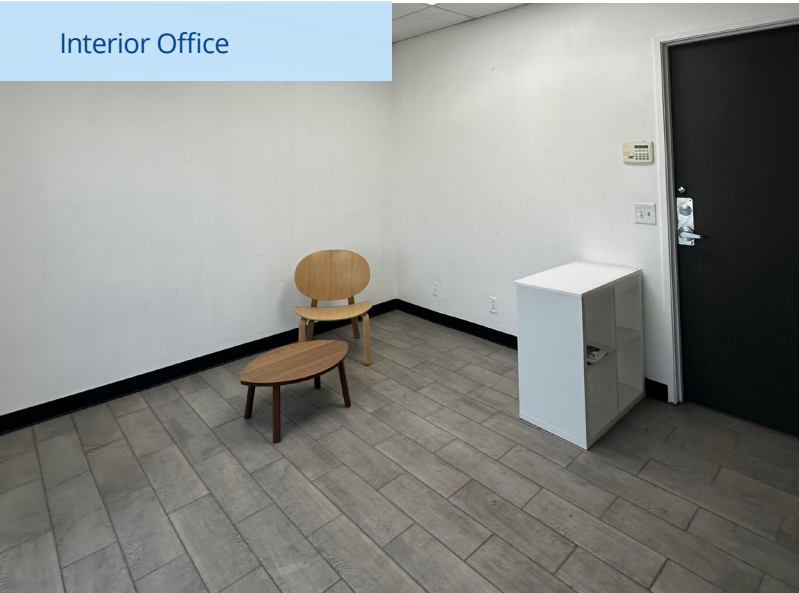
# For Sale

Colliers

## 2365 Marconi Ct, Suite H

±3,645 SF Warehouse Condo for Sale - Otay Mesa

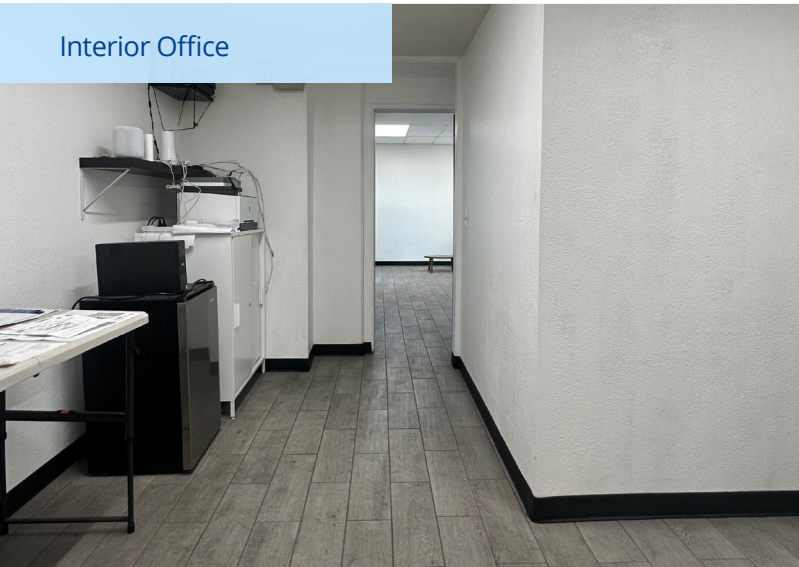
Interior Office



Corner Unit, 1 Grade Level Door / 2 Dock Positions Doors



Interior Office



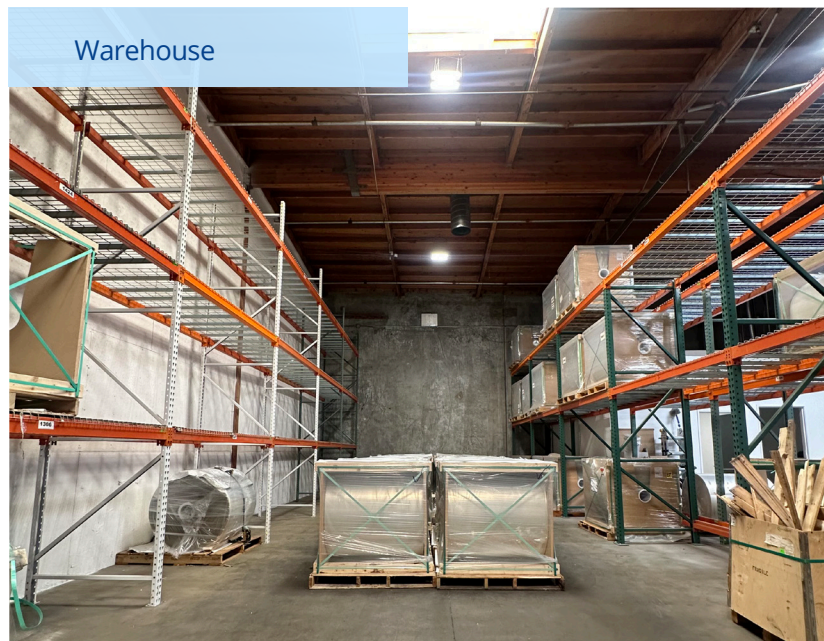
Warehouse



Warehouse



Warehouse



# For Sale

SAN YSIDRO  
COMMERCIAL  
BORDER  
CROSSING

## 2365 Marconi Ct, Suite H

±3,645 SF Warehouse Condo for Sale - Otay Mesa



MEXICO

2365 MARCONI CT

FUTURE SITE OF  
OTAY MESA EAST  
PORT OF ENTRY

## San Diego County Map

0.43 Miles

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



2365 MARCONI CT, SUITE H

# For Sale

## 2365 Marconi Ct, Suite H

±3,645 SF Warehouse Condo for Sale - Otay Mesa



OTAY MESA  
PORT OF ENTRY

Siempre Viva Rd

Less than 1/2 miles to border crossing

Paseo De Las Americas

Via De La Amistad

Marconi Ct

Marconi Dr

2365 Marconi Ct,  
Suite H

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