



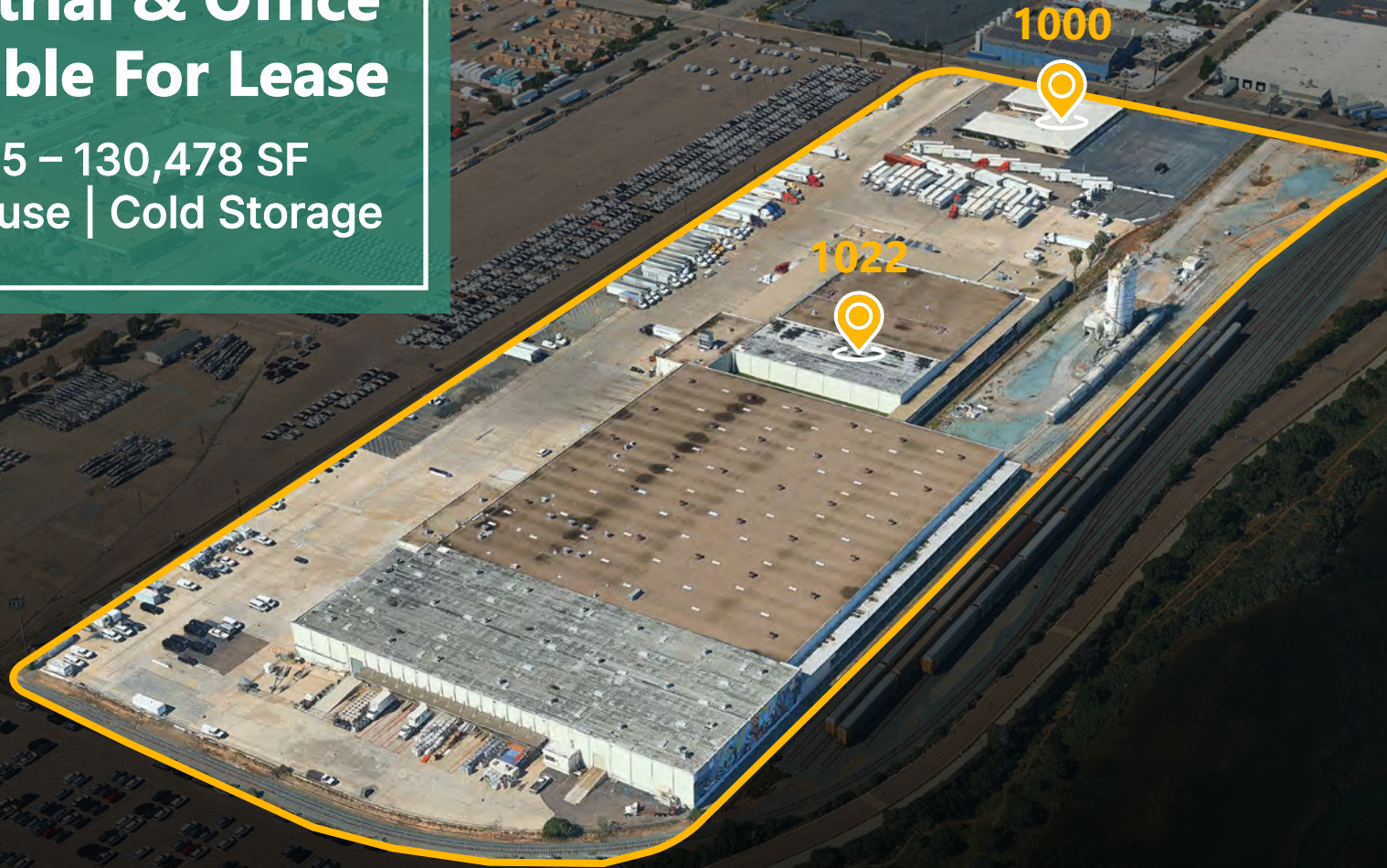
MEISSNER
Commercial Real Estate Services



**PORT of
SAN DIEGO**
Waterfront of Opportunity

Industrial & Office Available For Lease

4,805 – 130,478 SF
Warehouse | Cold Storage



National Distribution Center

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President

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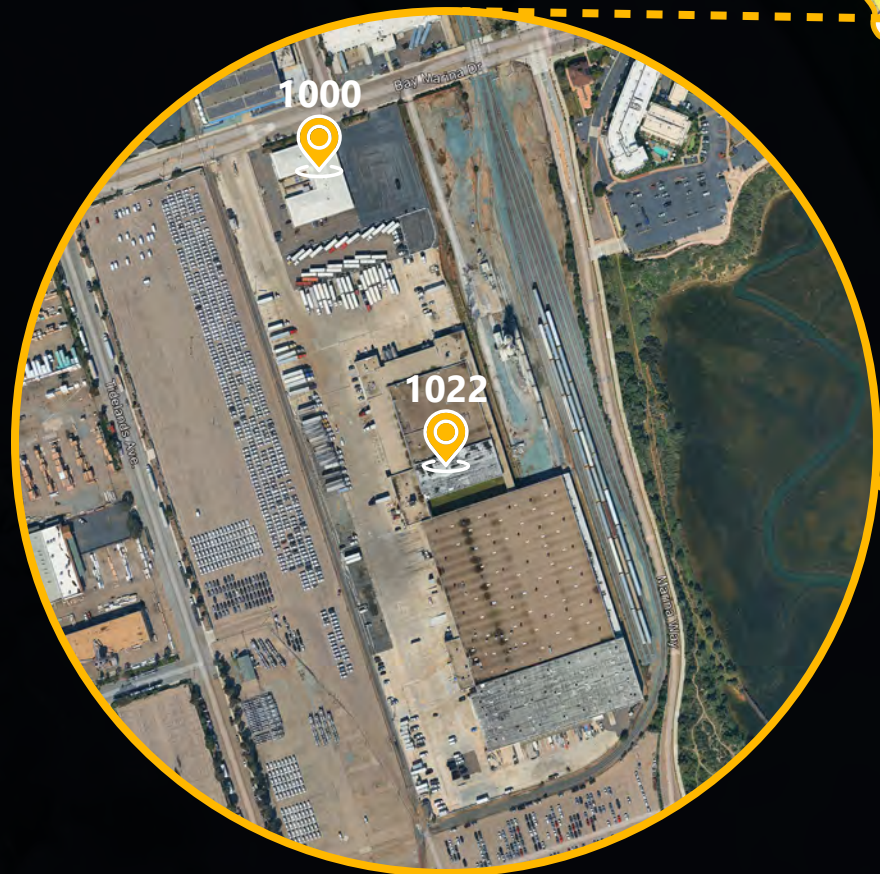
1000 & 1022 Bay Marina Dr.
National City, CA 91950

Location

SD INT. AIRPORT

DOWNTOWN SD

NORTH ISLAND BASE



NEW GAYLORD DEVELOPMENT

U.S. - MEXICO BORDER

Property Highlights

HALF A MILE TO
MARINE TERMINAL

1022 BAY MARINA DR.

Suite 101:
4,805 SF of office space
adjacent to the refrigeration
space (Suite 103)

Suite 102:
6,188 SF of Dock-High
warehouse space (Currently
built out as high ceiling
open office space. Can be
combined with Suite 103.)

Suite 103:
69,801 SF of Dock-High
cooler/refrigeration/freezer
space with an adjoining
refrigeration equipment room

Suite 104-2:
33,582 SF of standard
warehouse space

SD AIRPORT

1000 BAY MARINA DR.

Suite 101:
16,290 SF of office space near
the center's entrance

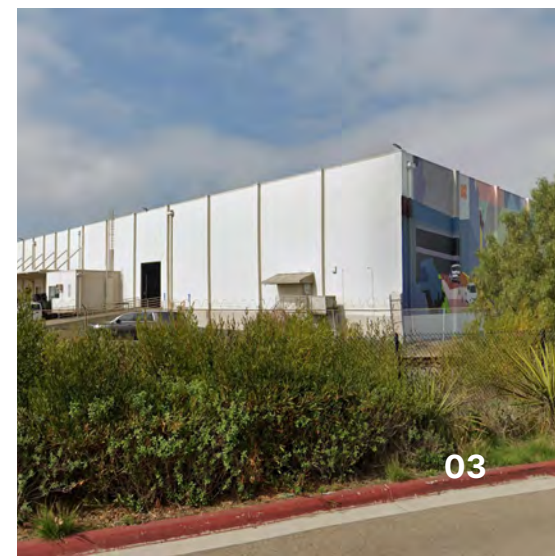
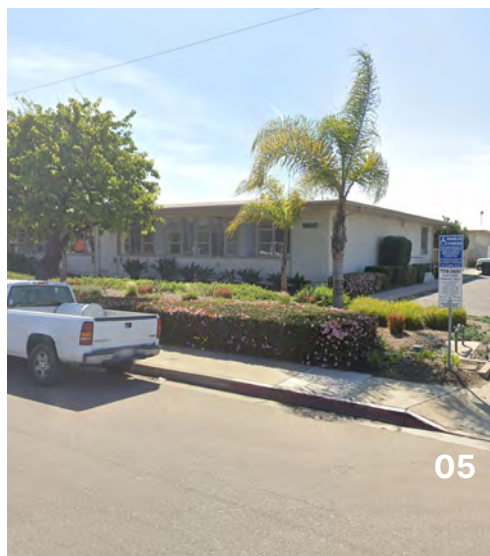
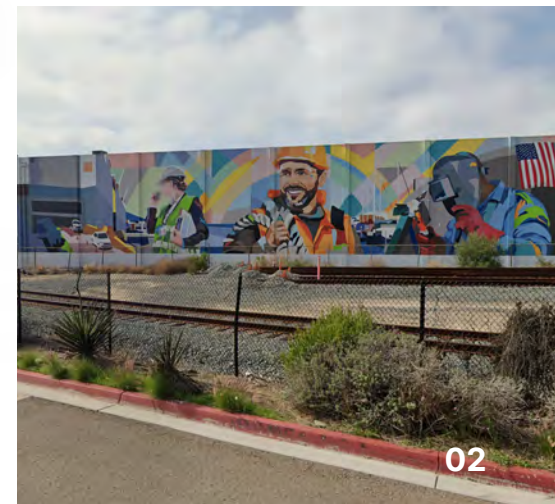
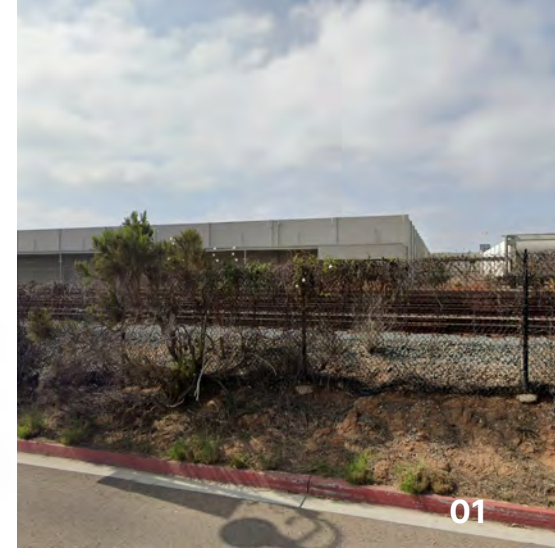
BORDER

RAIL SPUR ACCESS

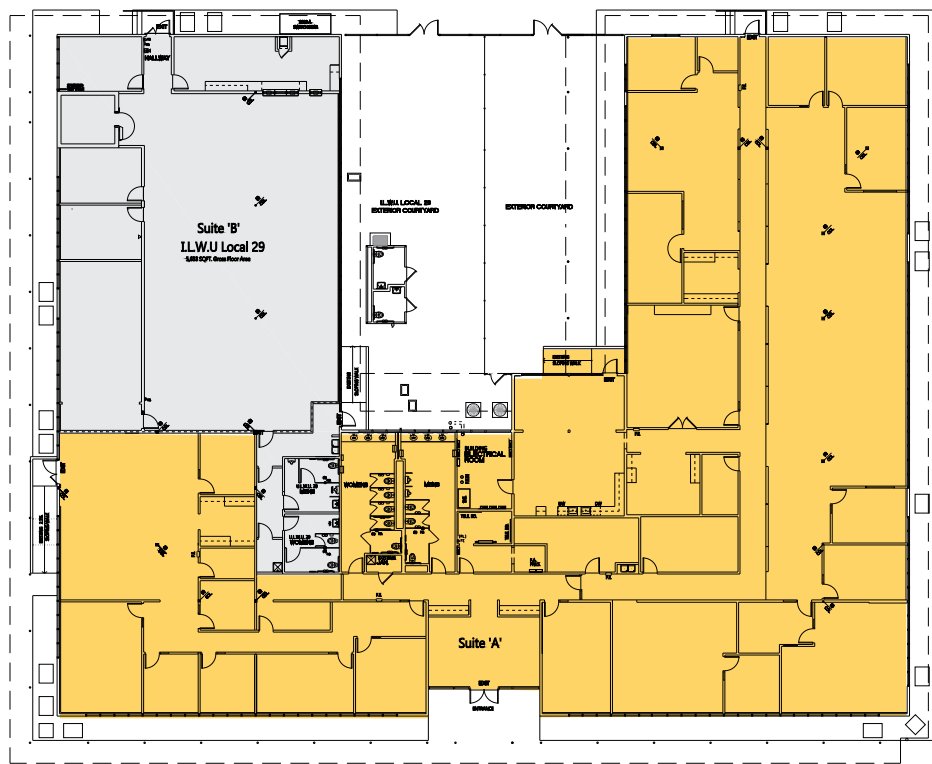
OFF 5 FREEWAY



Site Plan



Available Spaces

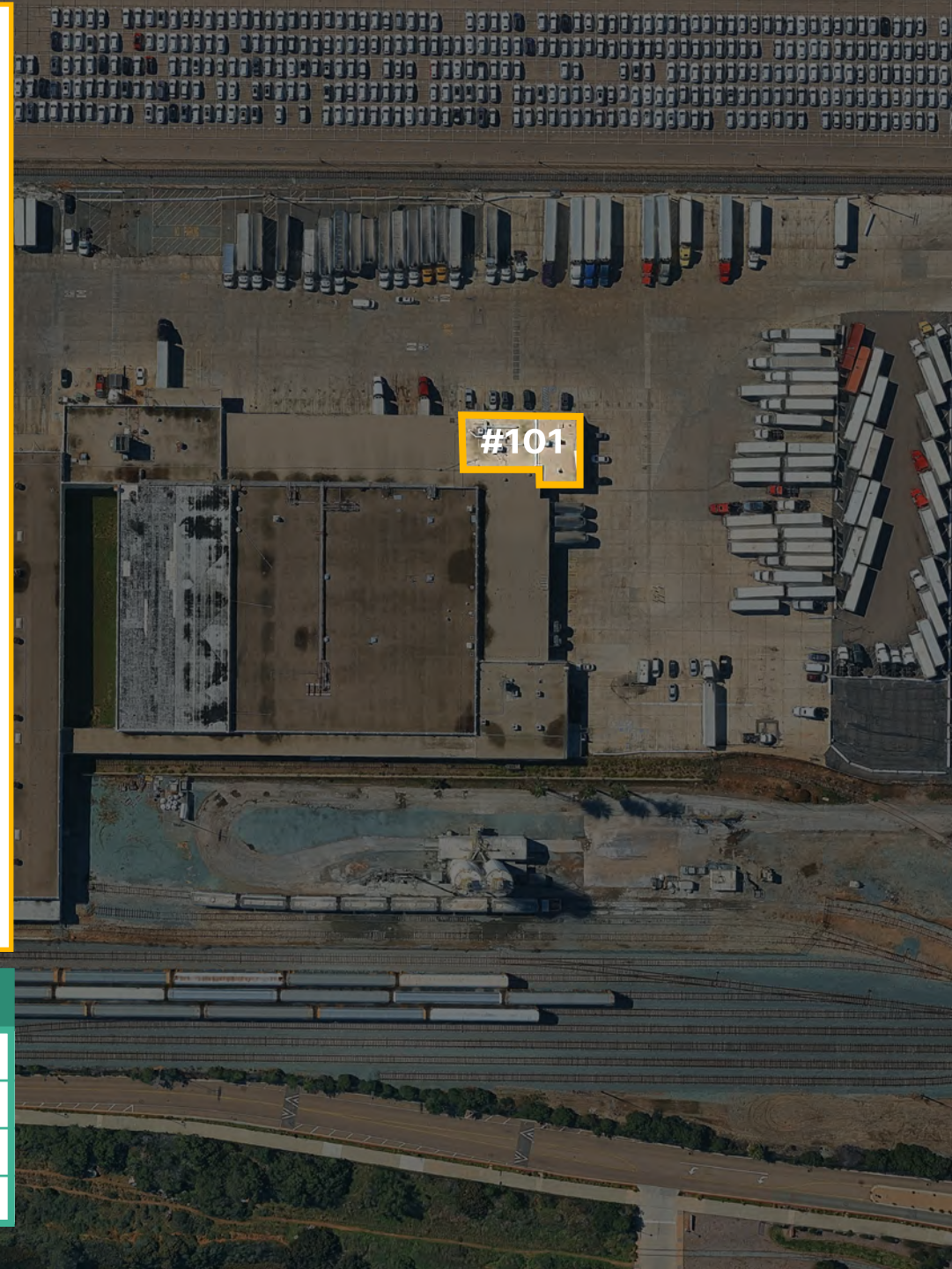
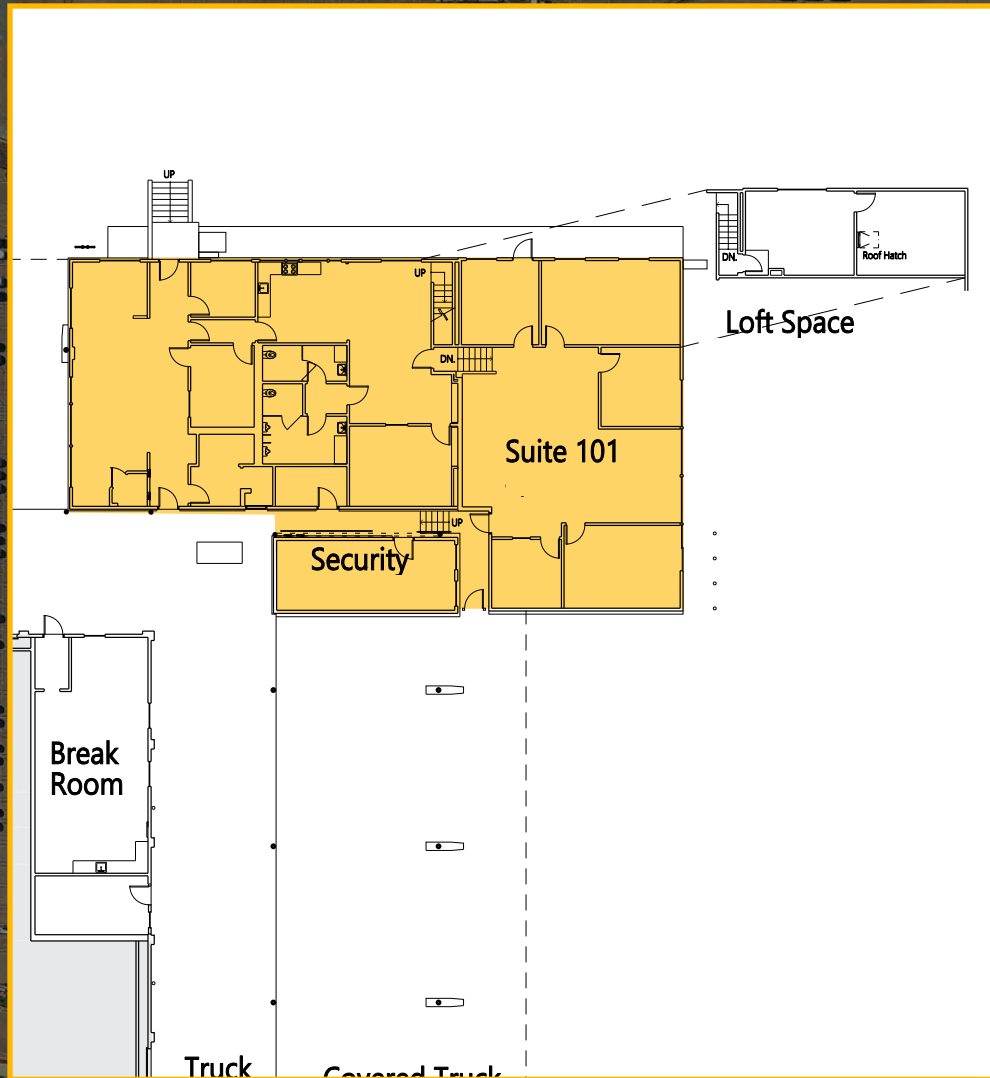


1000 Bay Marina Drive - Suite 101 - Office

Available SF	16,290 +/-
Space Details	Bldg 1000, located at the entrance of the center
Lease Type	NNN
Rental Rate	Contact Broker



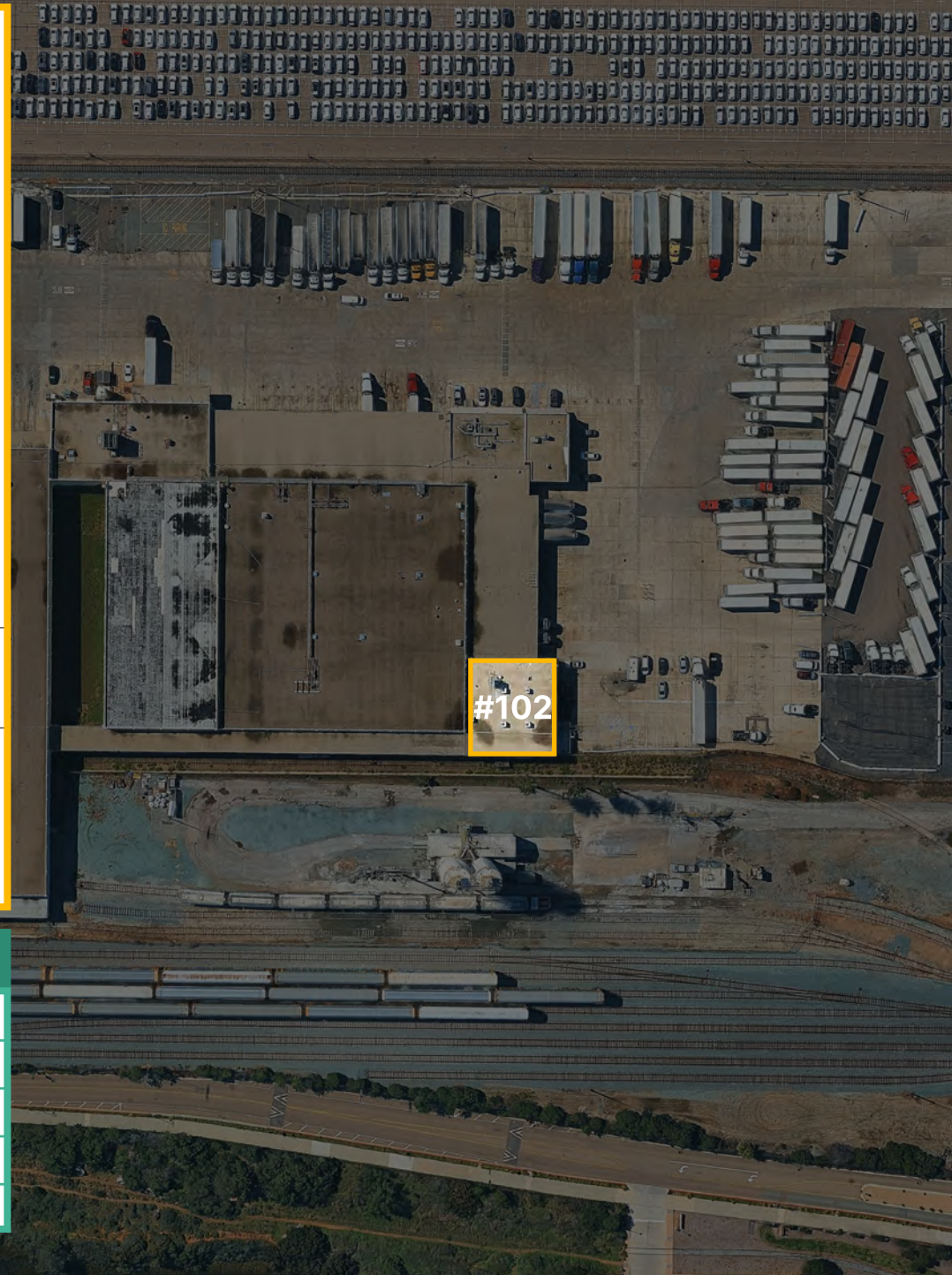
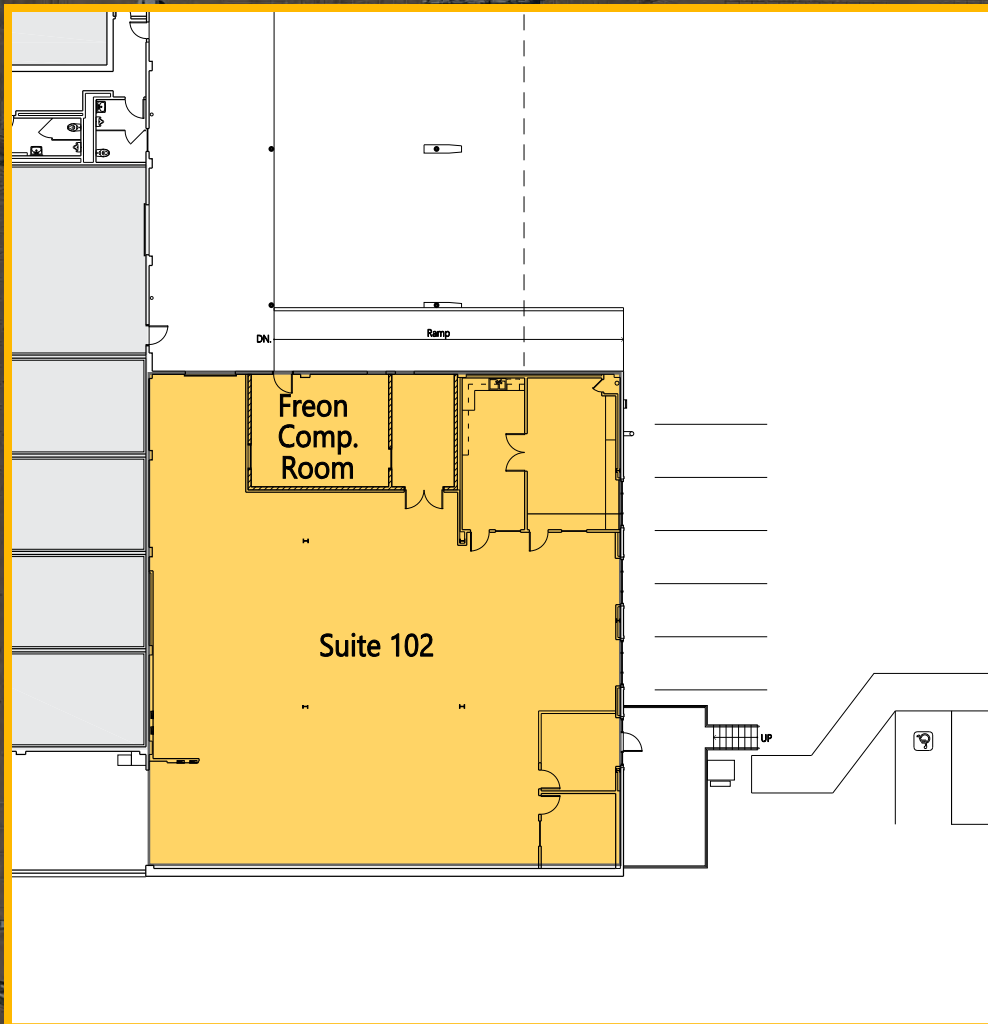
Available Spaces



1022 Bay Marina Drive - Suite 101 - Office

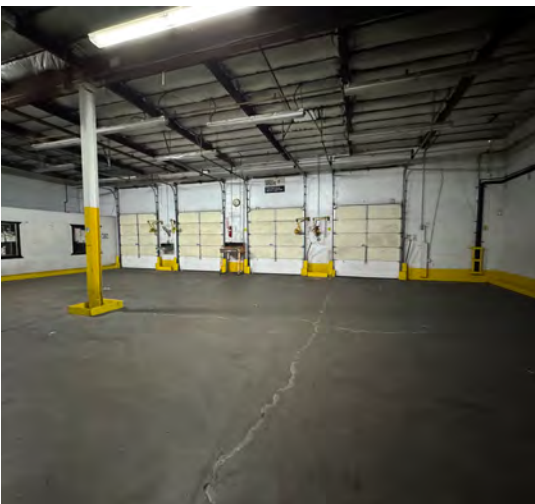
Available SF	4,805 +/-
Space Details	Adjacent to cold storage space (Suite 103)
Lease Type	NNN
Rental Rate	Contact Broker

Available Spaces

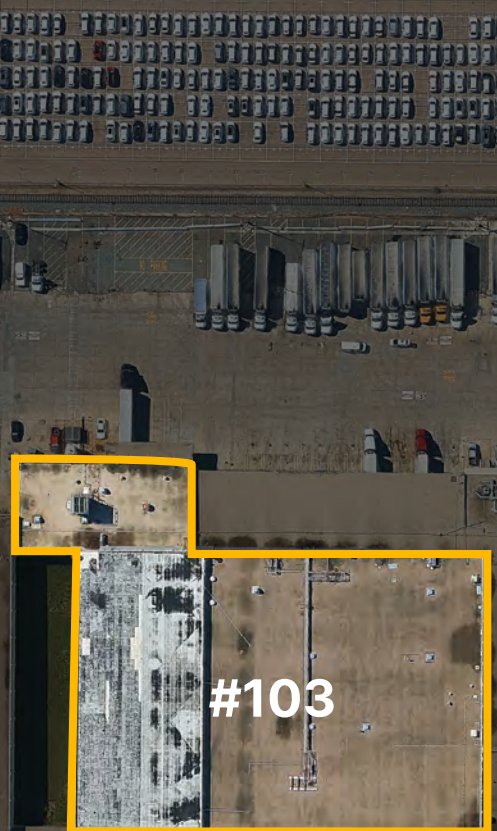


1022 Bay Marina Drive - Suite 102 - Office / Warehouse

Available SF	6,188
Space Details	High ceiling, open office or dry warehouse
Clear Height	16 ft (11 ft with drop ceiling)
Lease Type	NNN
Rental Rate	Contact Broker



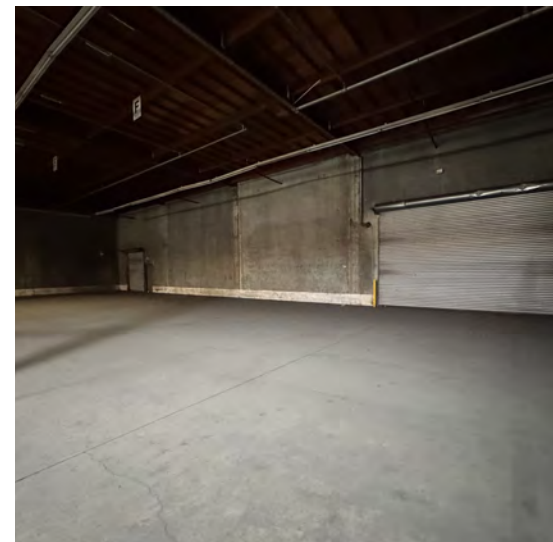
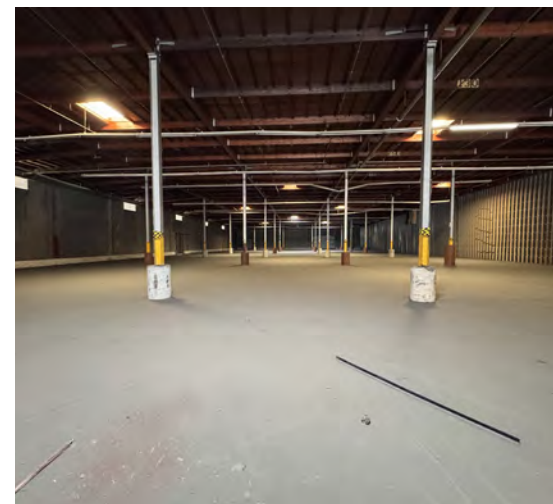
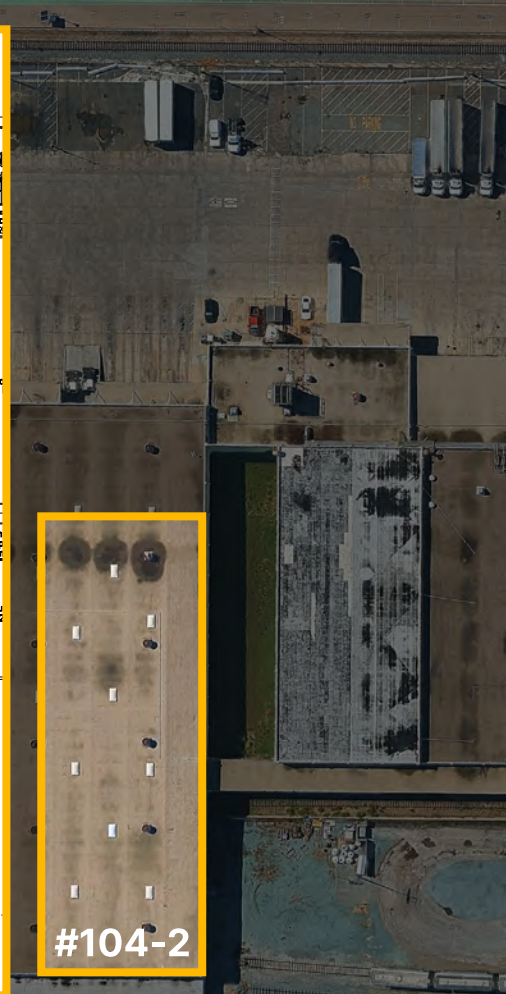
Available Spaces



1022 Bay Marina Drive - Suite 103 - Cold Storage

Available SF	69,801 +/-
Space Details	Dock-High, approx. 2/3 Cooler, 1/3 Freezer
Power	800 & 600 Amp; 480v 3 Phase
Clear Height	16 ft
Lease Type	NNN
Rental Rate	Contact Broker

Available Spaces



1022 Bay Marina Drive - Suite 104-2 - Warehouse

Available SF	33,582 +/-
Space Details	Classic warehouse space with access to rail spur
Power	100 Amp; 480v 3 Phase & 40 Amp sub; 120/208v 3 Phase
Clear Height	21 ft
Lease Type	NNN
Rental Rate	Contact Broker

Contact



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