

# FOR SALE OR LEASE

Cold & Dry Storage | 21,118 - 43,296 SF

9940 MARCONI DRIVE | 2390 MICHAEL FARADAY DRIVE | SAN DIEGO 92154



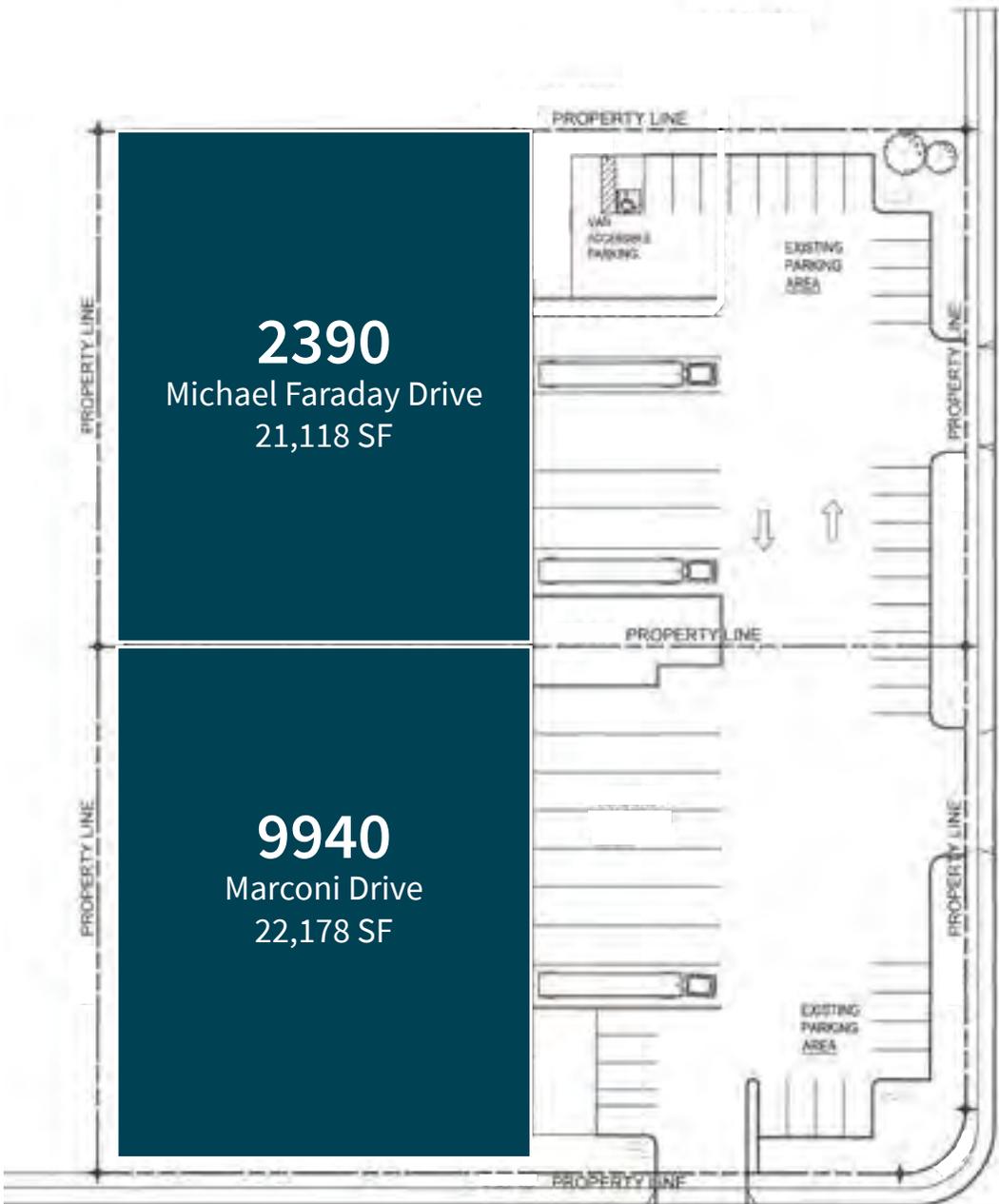
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# FEATURES & SITE PLAN



MARCONI DRIVE



**±43,296**  
SF, Divisible to  
±21,118 SF



**5-10%**  
Office



**12 Dock Doors**  
Expandable to 15



**1 Drive-In**  
Grade Level Door  
Expandable



**24'**  
Clear Height



**±80-85%**  
Move-in Ready  
Cold Storage



**1,200 Amps**  
480 Volt 3-Phase  
Power



**Sprinklers**



**1,400**  
Pallet Positions



**Racking**  
to Remain

**Contact broker for pricing**  
**OpEx = \$0.15**

\* Buyer/Tenant to Verify Features

# COLD STORAGE OPTION

## CURRENT | AS-BUILT

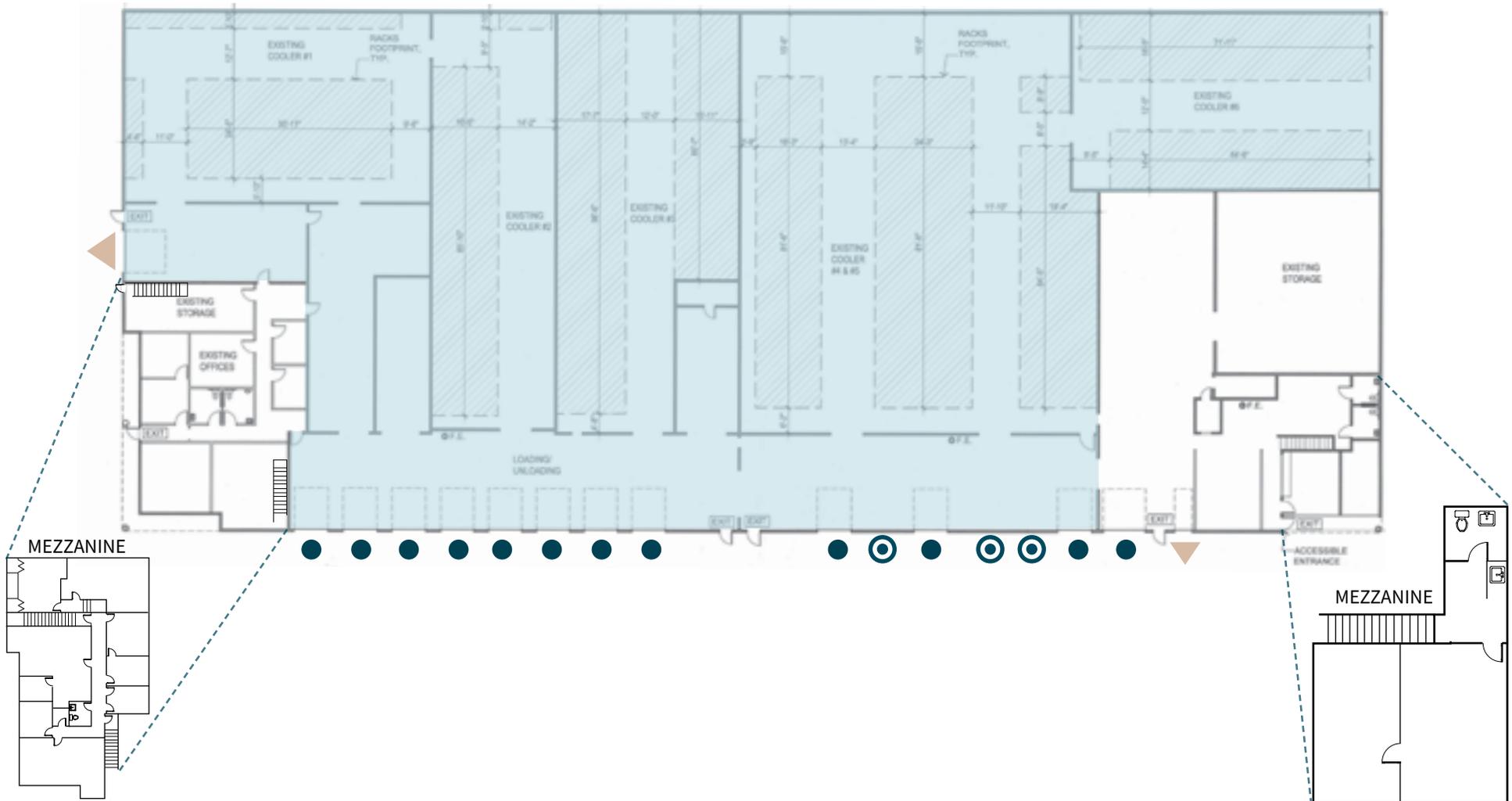
- COLD ROOM
- DOCK DOORS
- ▲ GRADE DOORS
- ◎ DOCK KNOCK OUT

### Bldg. 1 | 9440 Marconi Drive

SIZE	22,178 SF
DOCK HIGH LOADING	8
GRADE LEVEL LOADING	1

### Bldg. 2 | 2390 Michael Faraday Drive

SIZE	21,118 SF
DOCK HIGH LOADING	4 (potential to expand to 7)
GRADE LEVEL LOADING	1



# DRY STORAGE OPTION

## PROPOSED PLAN

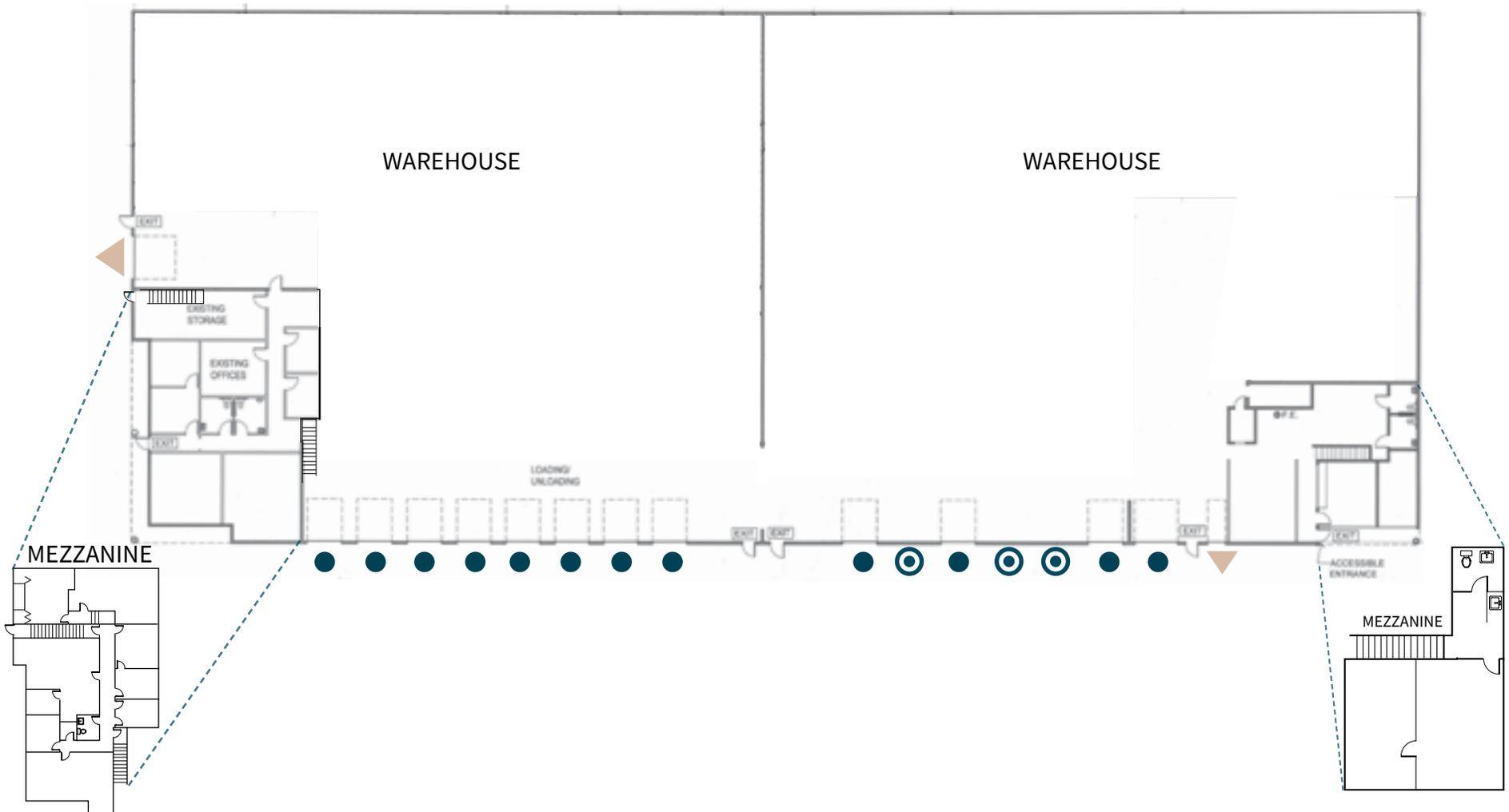
- DOCK DOORS
- ▲ GRADE DOORS
- ◎ DOCK KNOCK OUT

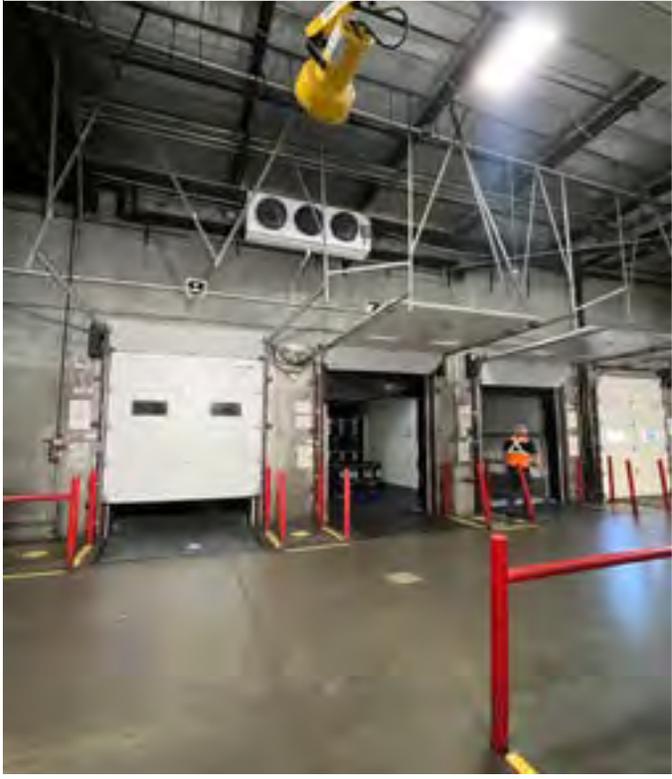
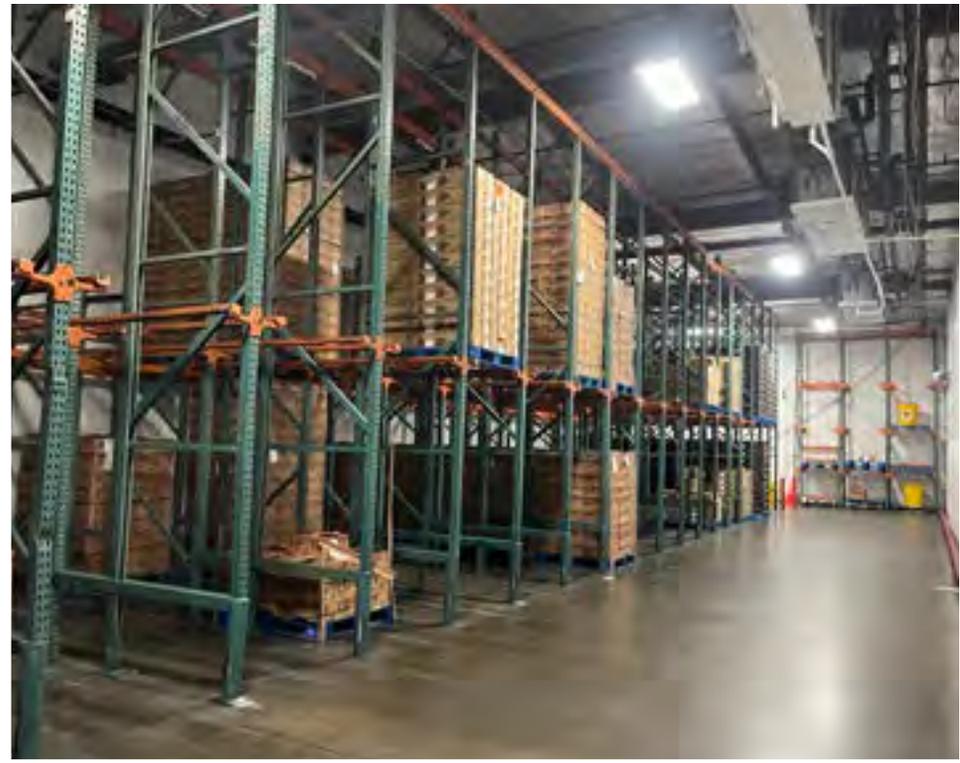
### Bldg. 1 | 9440 Marconi Drive

SIZE	22,178 SF
DOCK HIGH LOADING	8
GRADE LEVEL LOADING	1

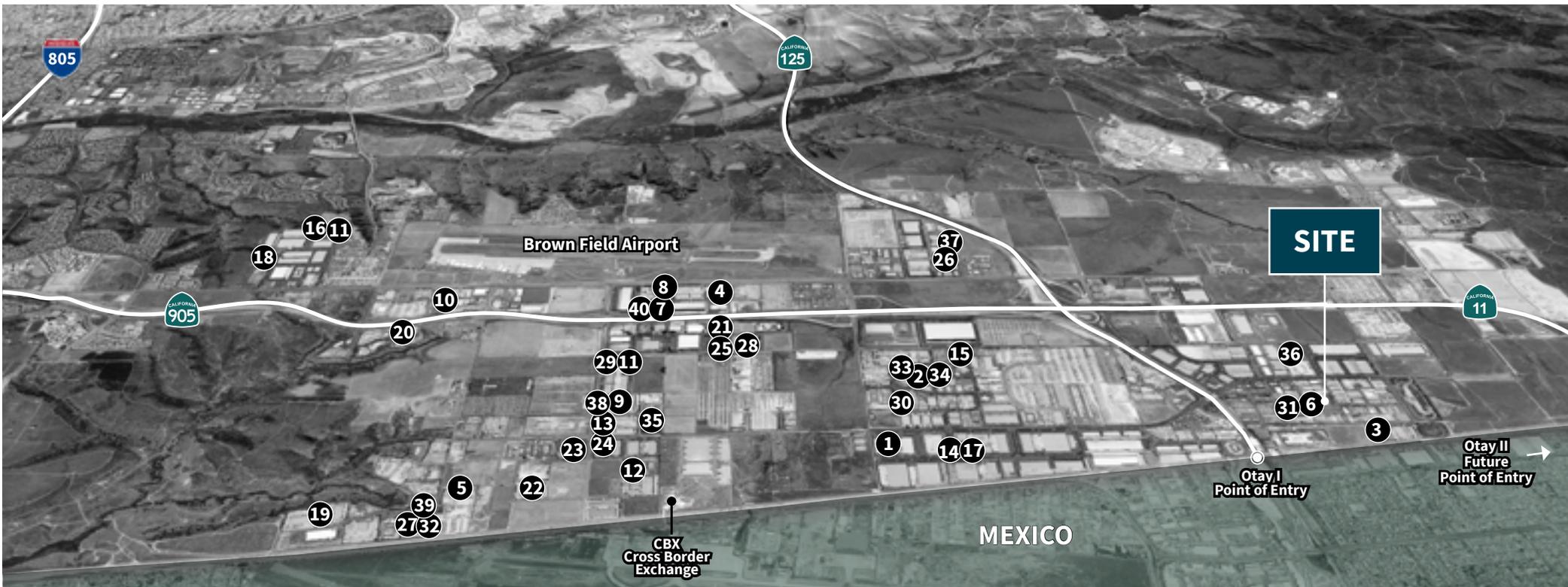
### Bldg. 2 | 2390 Michael Faraday Drive

SIZE	21,118 SF
DOCK HIGH LOADING	4 (potential to expand to 7)
GRADE LEVEL LOADING	1





# COLD STORAGE NEIGHBORS



- |    |                           |    |                                 |    |                          |    |                                       |
|----|---------------------------|----|---------------------------------|----|--------------------------|----|---------------------------------------|
| 1  | Ajinomoto Foods           | 11 | Chosen Foods                    | 21 | Innovative Cold Storage  | 31 | Nature's Choice Produce               |
| 2  | Altamirano's Fresh Pepper | 12 | Coast Citrus Distributors       | 22 | Innovative Cold Storage  | 32 | Nature's Choice Produce               |
| 3  | Avocado Experts           | 13 | Cross Partners Cold Storage     | 23 | Jensen Meat Company      | 33 | Organics Unlimited                    |
| 4  | BCS Produce               | 14 | Divine Flavor                   | 24 | Kim Riv Restaurant Group | 34 | Otay Mesa Repackers & Distributors    |
| 5  | Bhu Foods                 | 15 | Expo Fresh                      | 25 | Kraft-Heinz              | 35 | Poly-Ag Corp                          |
| 6  | Broadway Foods            | 16 | Franco Whole Foods              | 26 | L & C Food Distribution  | 36 | Primus Cold Storage                   |
| 7  | California Garlic Company | 17 | Frank's Distributing of Produce | 27 | M&M Import & Export      | 37 | RDJ Fresh Produce                     |
| 8  | California Splendor       | 18 | Fresh Pac International         | 28 | Mariscos Gonzalez        | 38 | Santa Monica Produce                  |
| 9  | CFL Produce               | 19 | Glo Foods Inc.                  | 29 | Marquez Brothers SoCal   | 39 | Suarez Brokerage Company              |
| 10 | Chili-Chain               | 20 | Happy Produce                   | 30 | Mexbro's Fruit           | 40 | Tarantino Wholesale Food Distributors |

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