

# FOR SALE OR LEASE

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

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



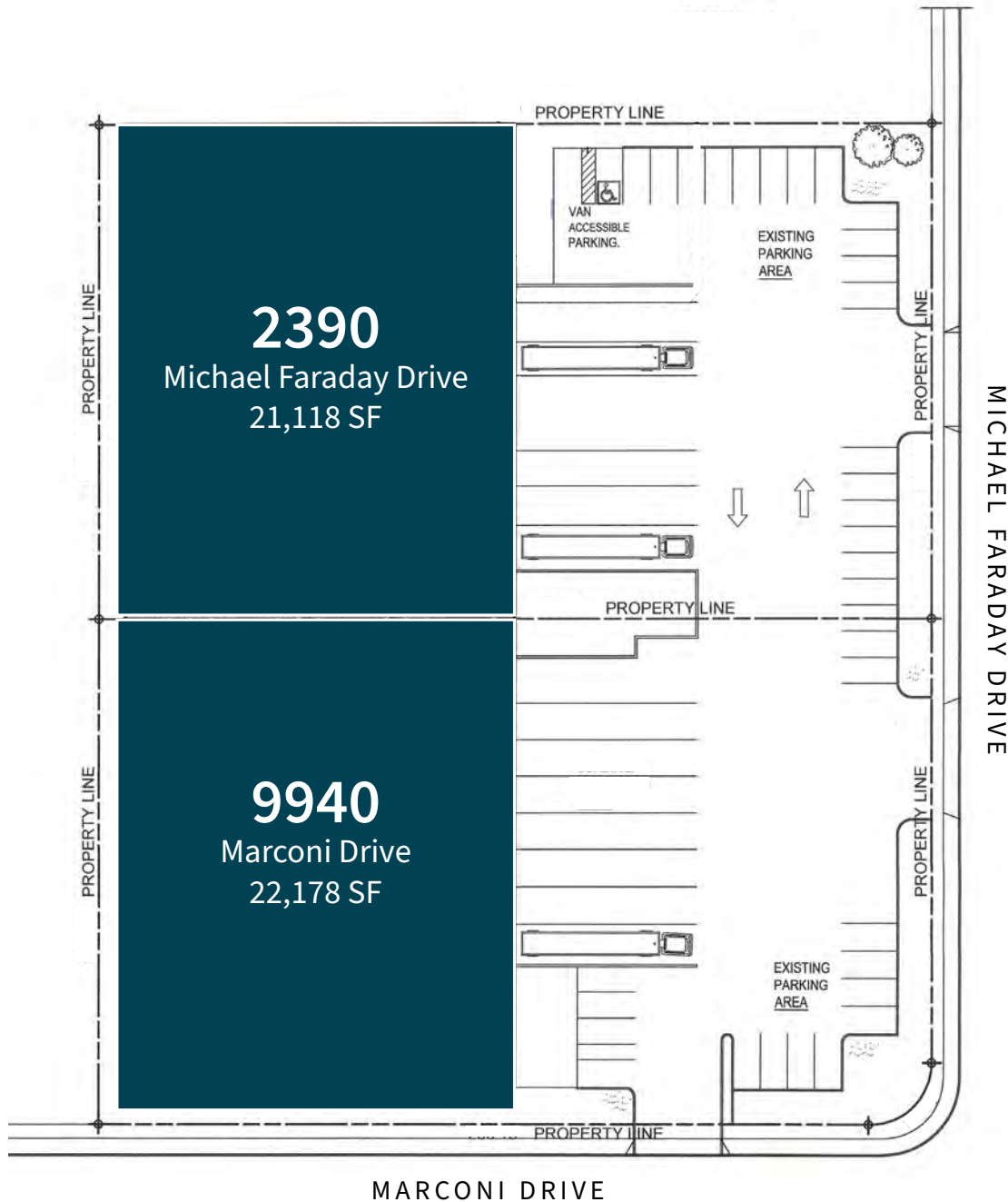
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# FEATURES & SITE PLAN



**±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**

**Contact broker for pricing**

\* Buyer/Tenant to Verify Features



CURRENT | AS-BUILT

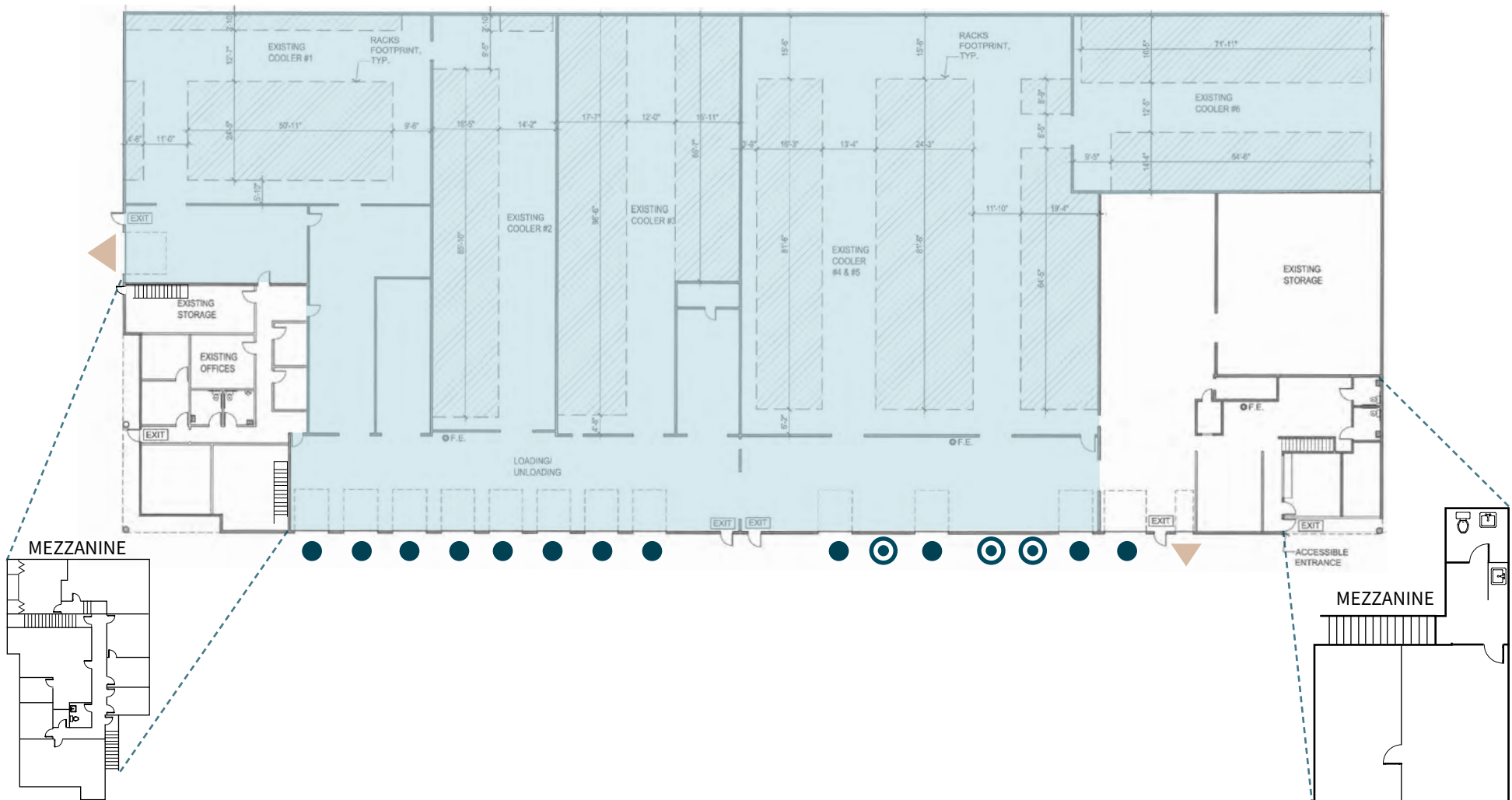
-  COLD ROOM
-  DOCK DOORS
-  GRADE DOORS
-  DOCK KNOCK OUT

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

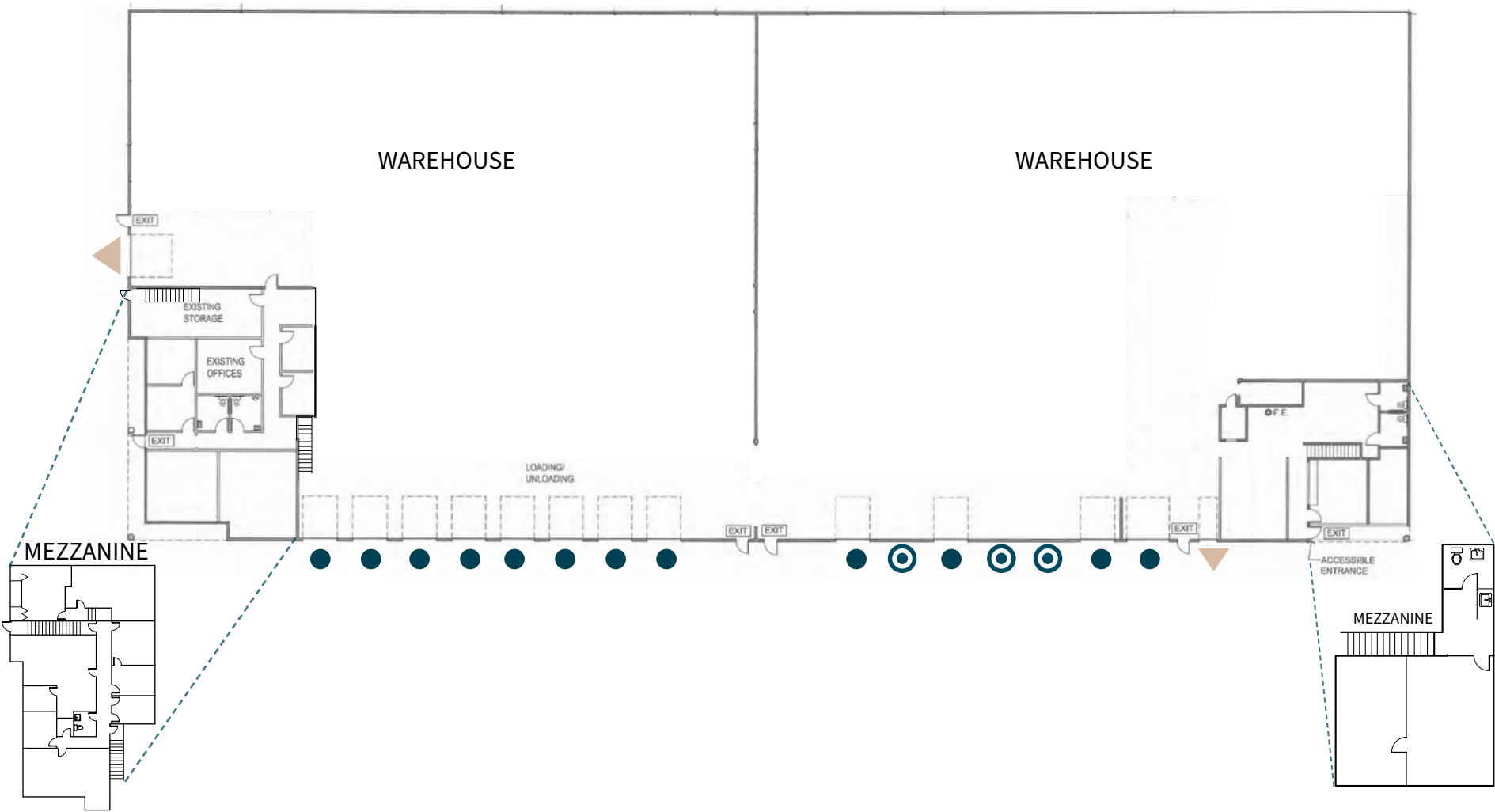
- DOCK DOORS
- ▲ GRADE DOORS
- ◎ DOCK KNOCK OUT

### Bldg. 1 | 9440 Marconi Drive

SIZE	22,178 SF
DOCK HIGH LOADING	8
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### 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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