

FOR SALE OR LEASE

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

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

\$0.99
SF/MO. GROSS



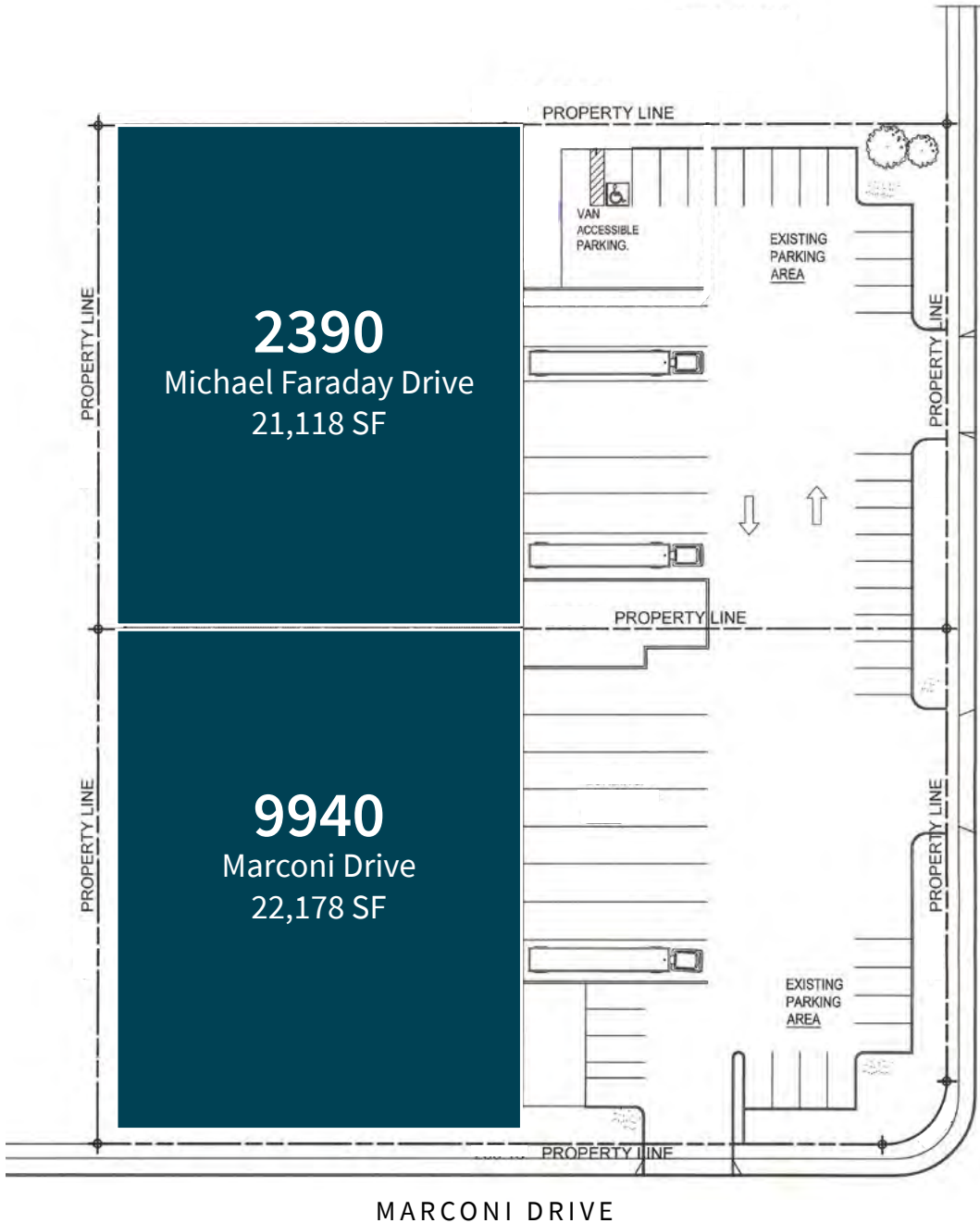
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FEATURES & SITE PLAN



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

\$0.99/SF/MO GROSS

* Buyer/Tenant to Verify Features

COLD STORAGE OPTION

CURRENT | AS-BUILT

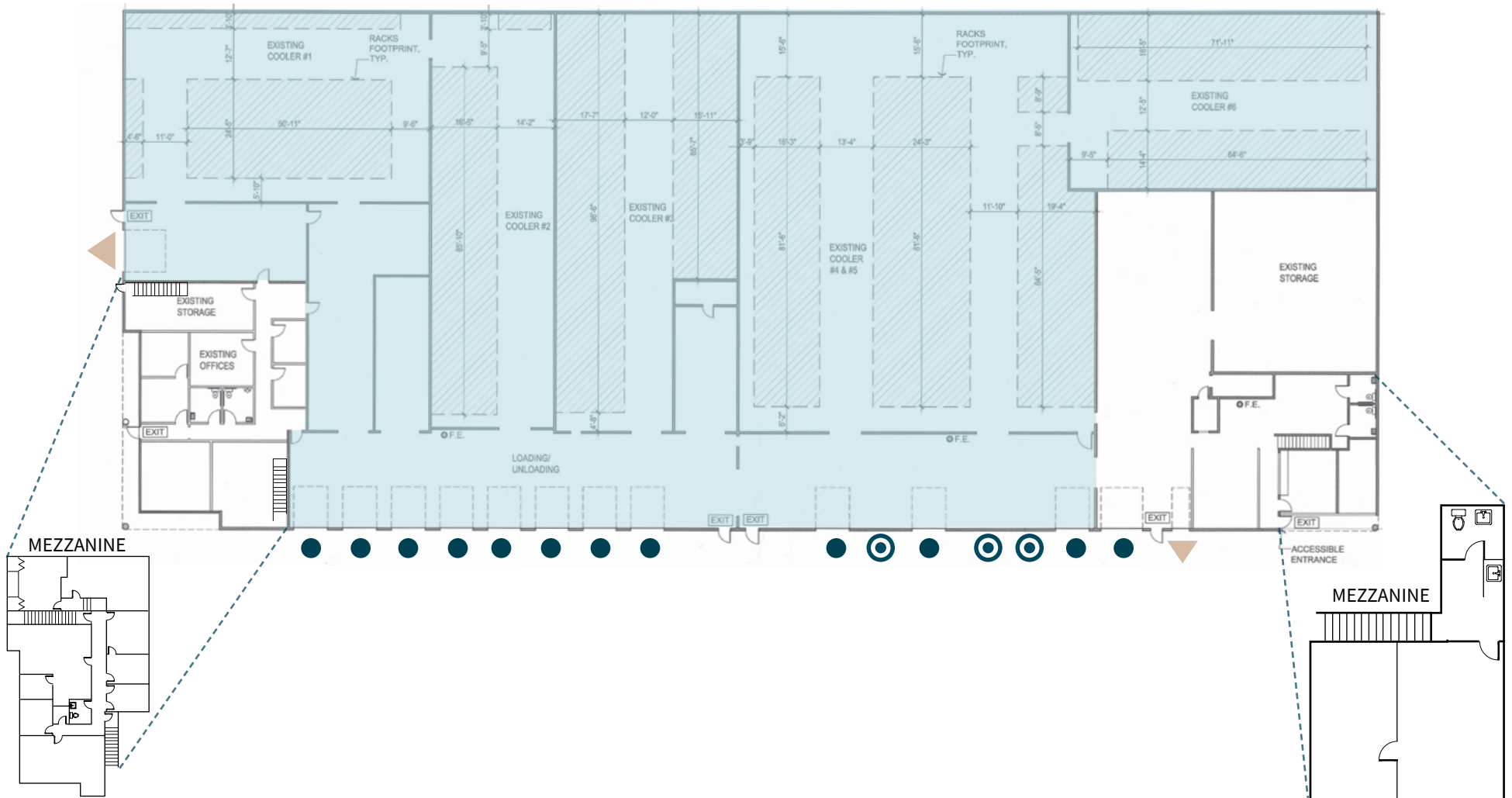
- COLD ROOM
- DOCK DOORS
- ▲ GRADE DOORS
- ◎ DOCK KNOCK OUT

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

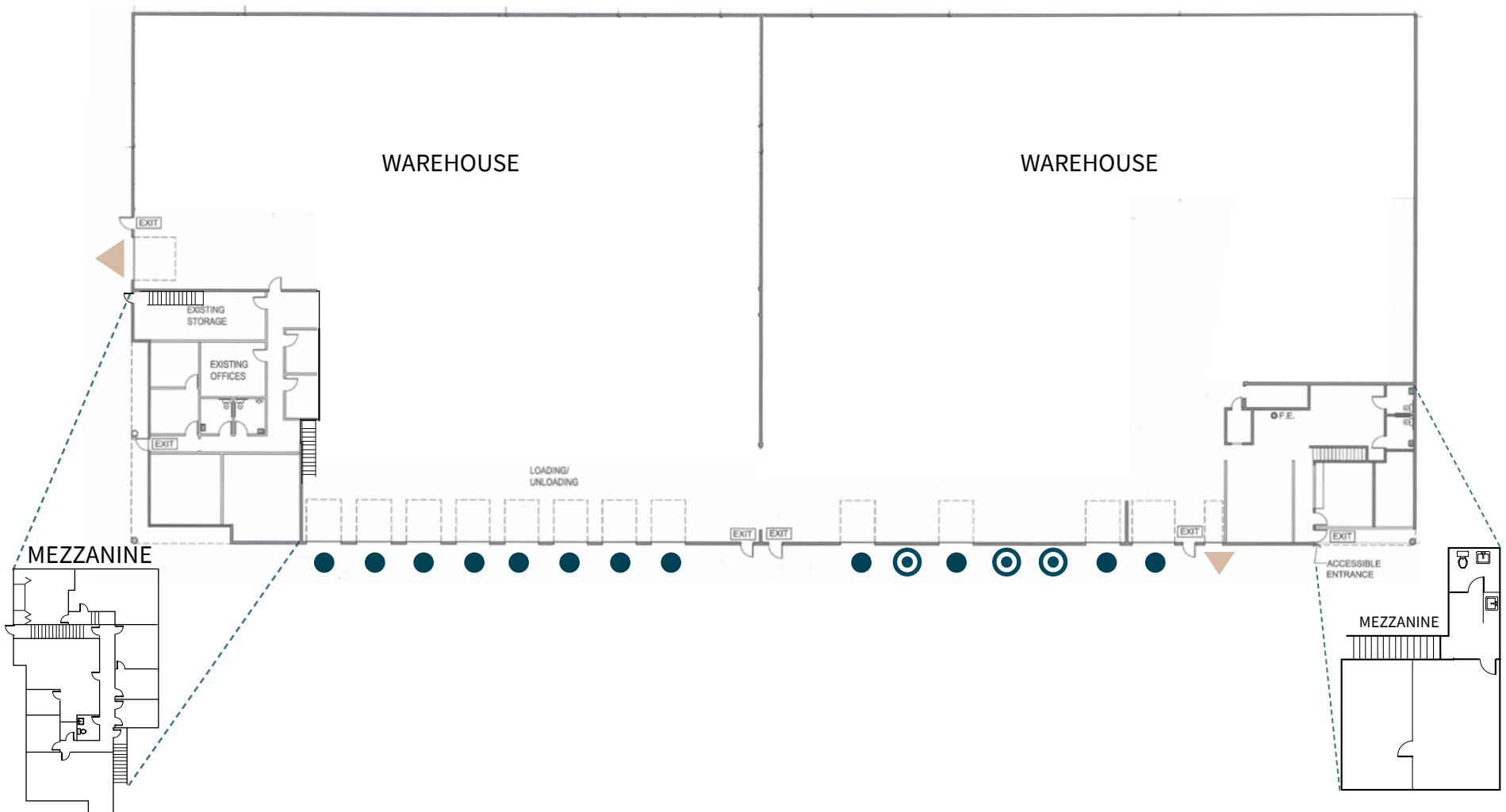
- DOCK DOORS
- ▲ GRADE DOORS
- ◎ DOCK KNOCK OUT

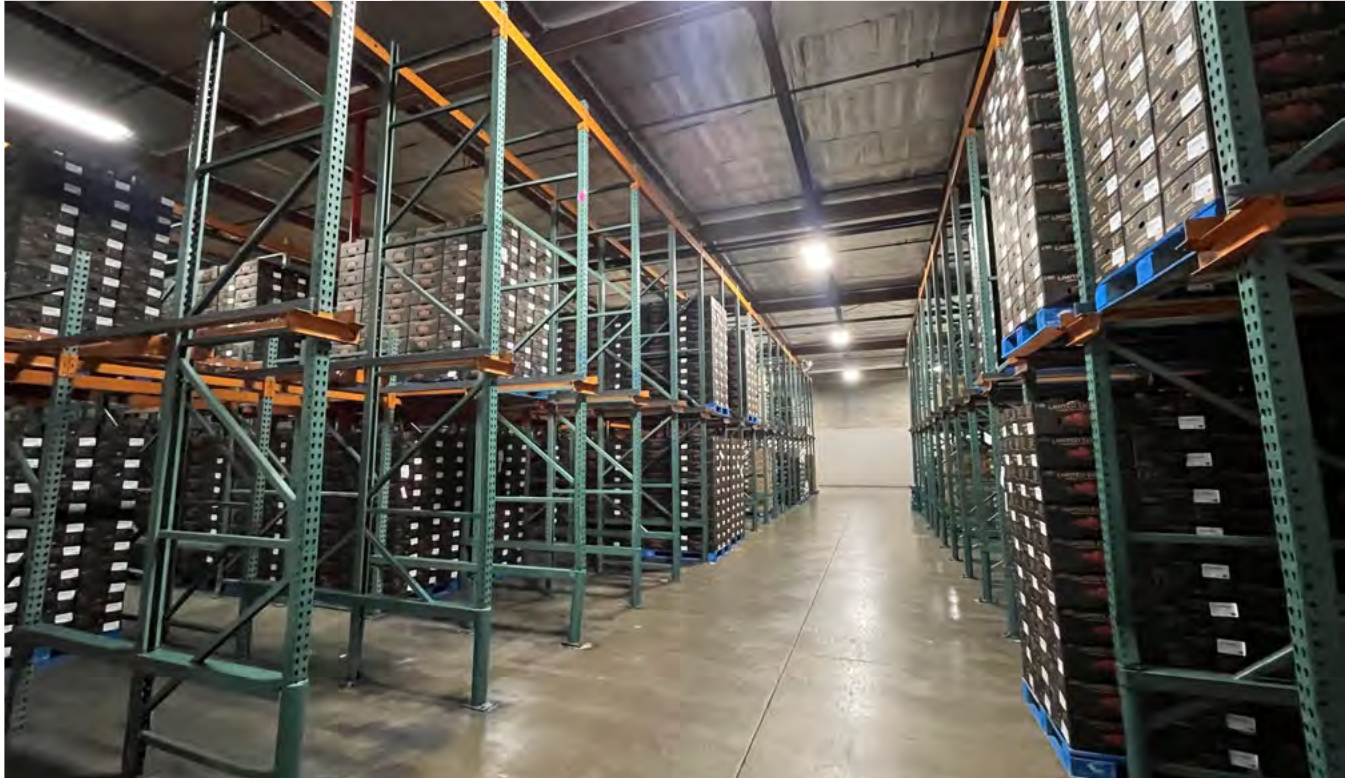
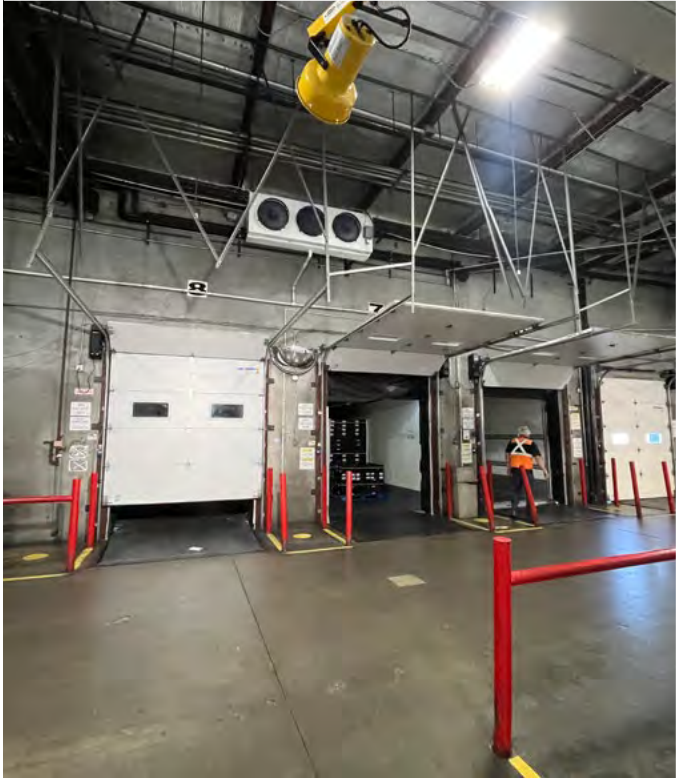
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COLD STORAGE NEIGHBORS



- | | | | |
|-----------------------------|------------------------------------|-----------------------------|--|
| 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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