

FOR SALE OR LEASE

21,118 - 43,296 SF

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

SALE PRICE
\$265
PER SF

MARCONI DRIVE

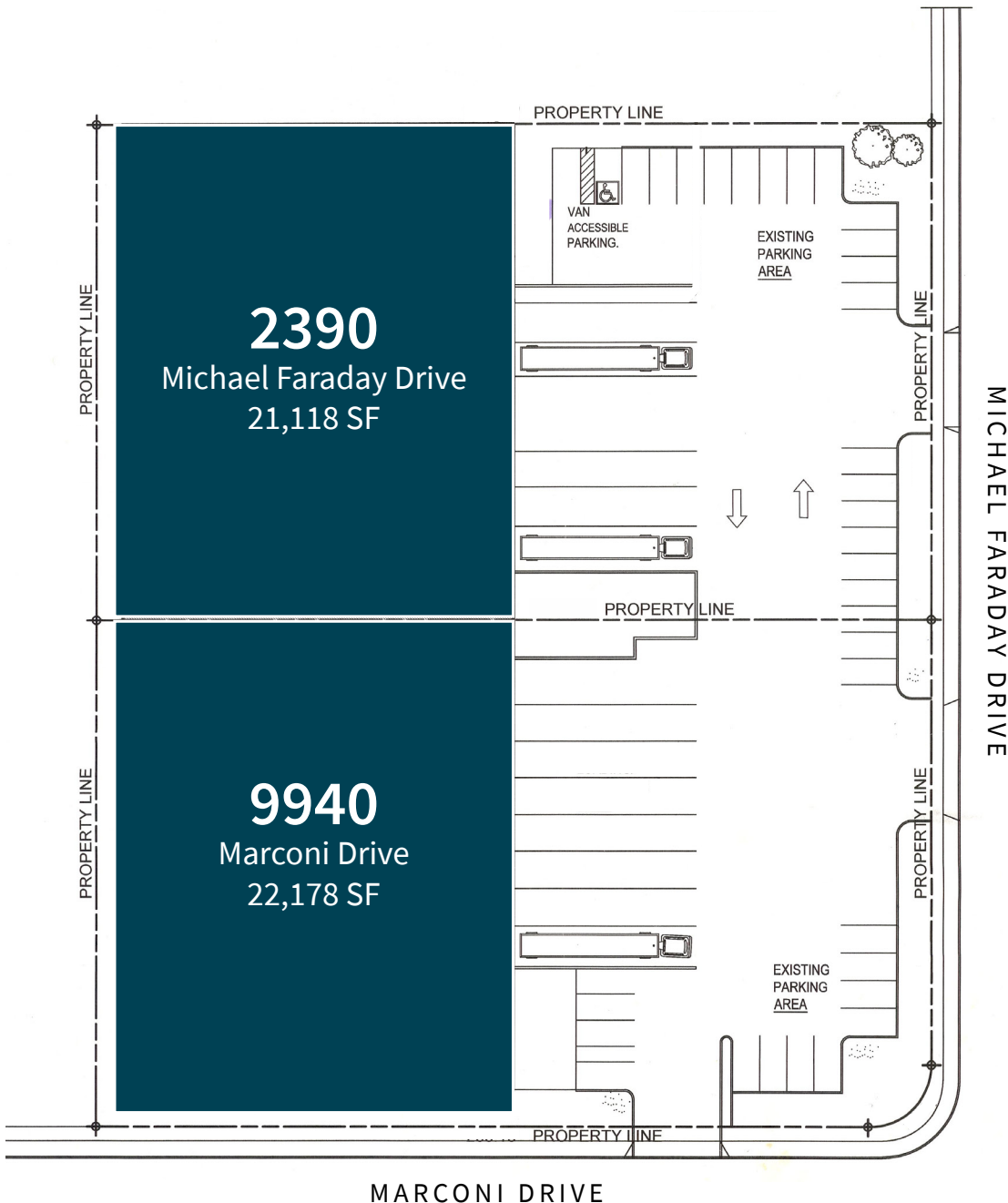
MICHAEL FARADAY DRIVE

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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



20'
Clear Height



1,200 Amps
480 Volt 3-Phase
Power



Sprinklers

* Buyer/Tenant to Verify Features

FLOOR PLAN

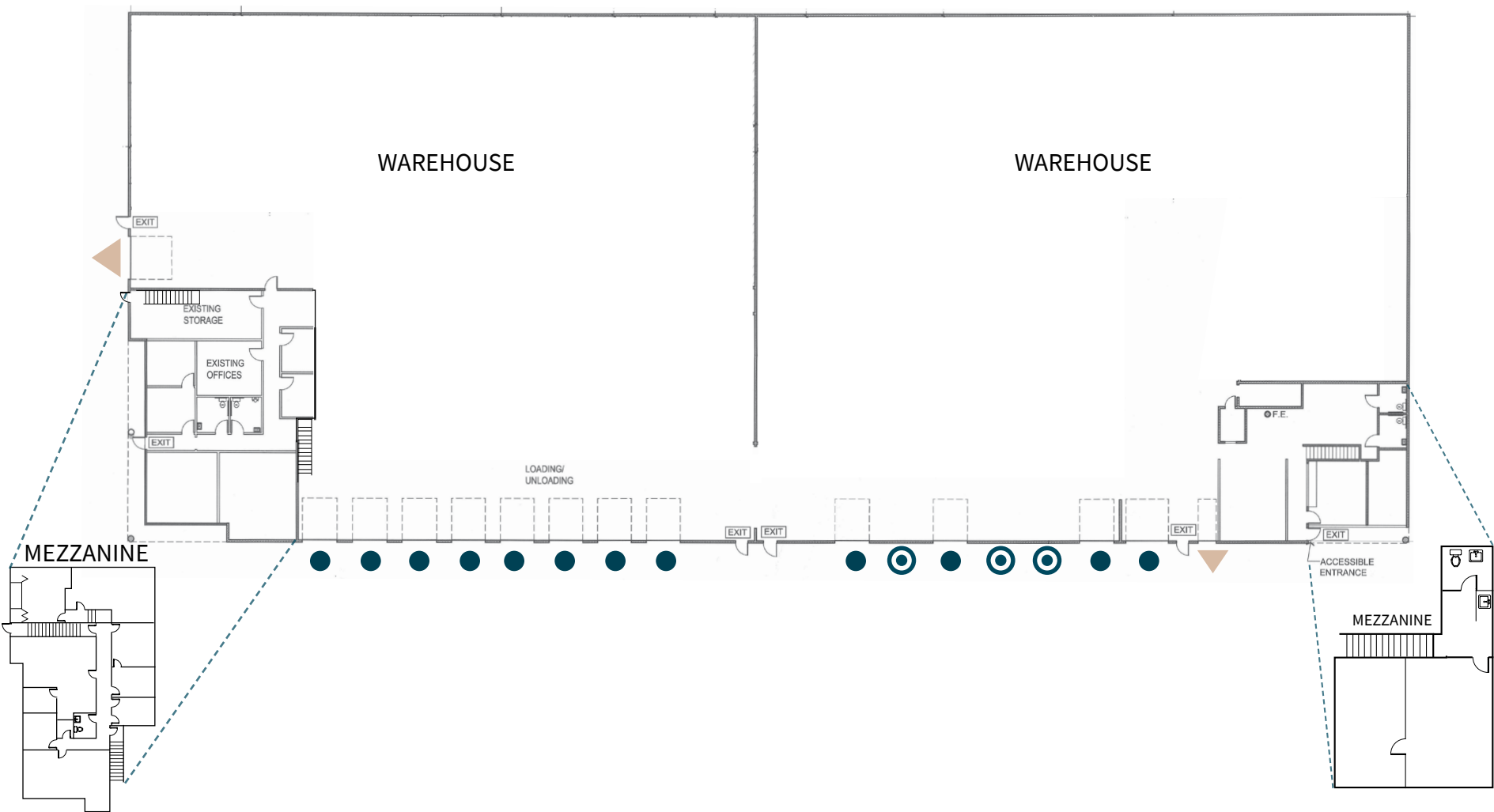
- DOCK DOORS
- GRADE DOORS
- DOCK KNOCK OUT

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



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