



For Sale

Otay Mesa
2365 Marconi Ct
Suite H

San Diego, CA 92154

Contact Us

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Small Warehouse Condo for Sale

Property Highlights

- $\pm 3,645$ SF Warehouse Condo
- ± 525 SF office
- Two (2) Dock Positions (12' x 10')
- One (1) Grade level door (12' x 14')
- 18' - 20' clear height
- 100% HVAC
- One restroom
- Skylights throughout
- Sprinklered
- 3 Phase 220v Power
- Zoning IL-2-1
- HOA: \$970/MO
- Desirable corner unit
- Walking distance to pedestrian border crossing
- Sale Price: Contact Broker

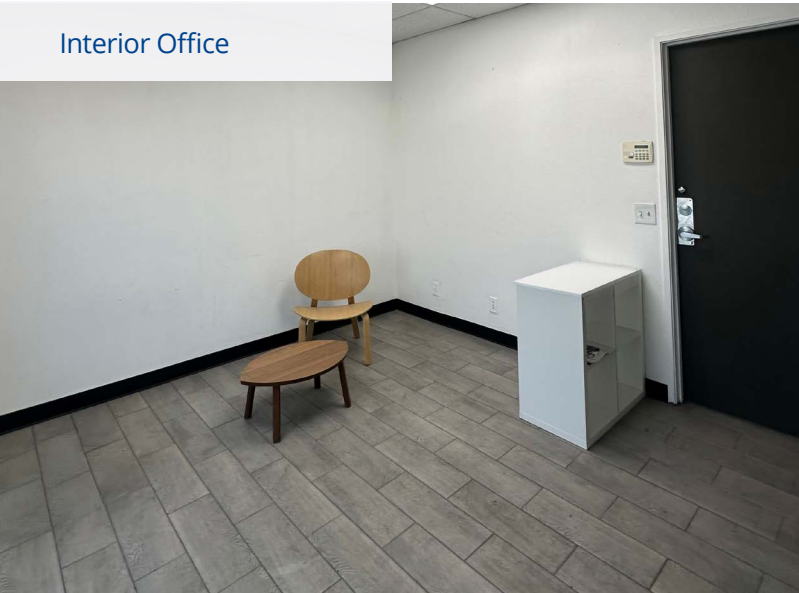
For Sale

Colliers

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±3,645 SF Warehouse Condo for Sale - Otay Mesa

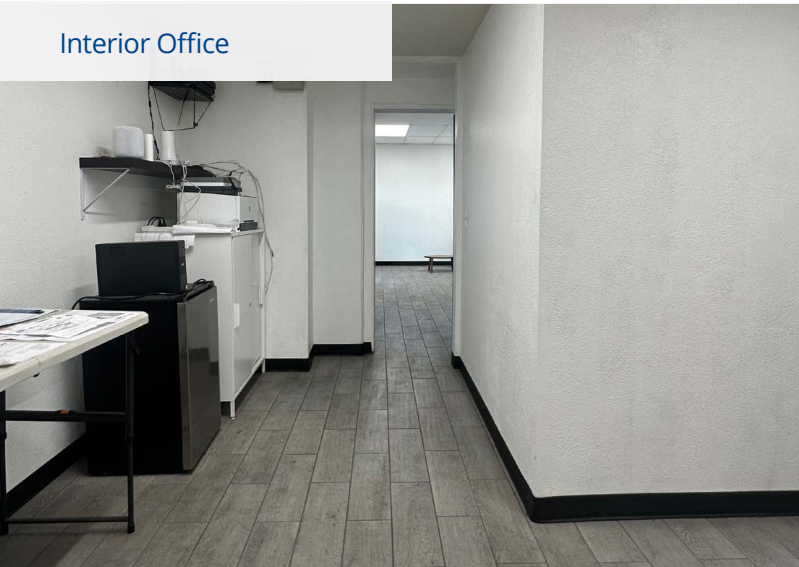
Interior Office



Corner Unit, 1 Grade Level Door / 2 Dock Positions Doors



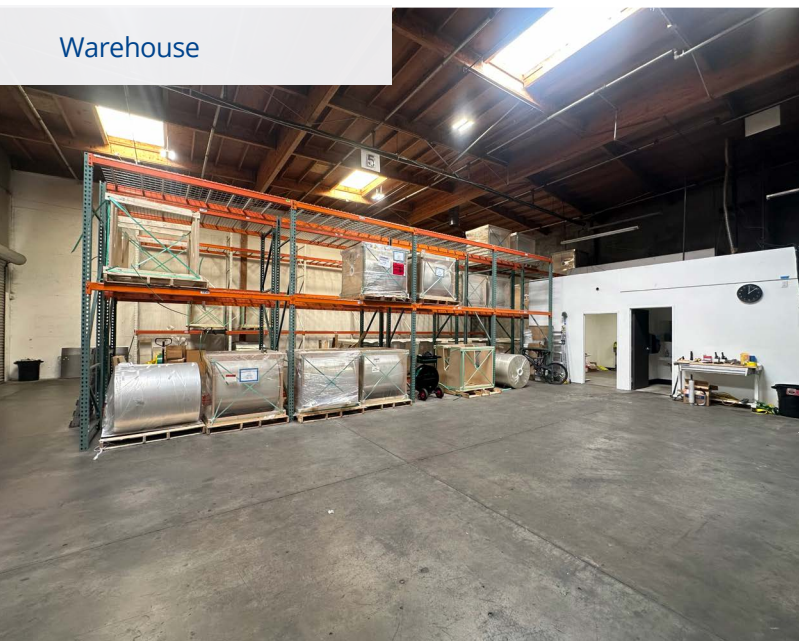
Interior Office



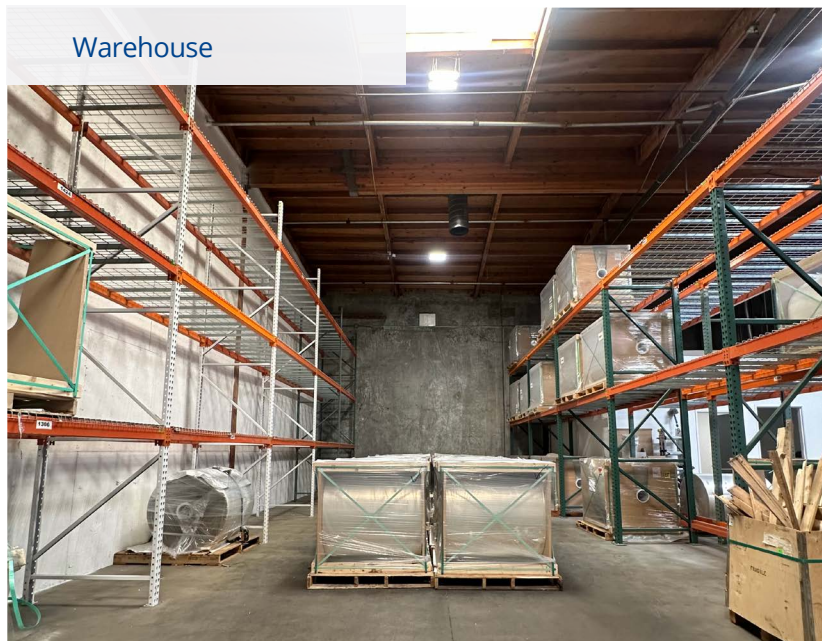
Warehouse



Warehouse



Warehouse



For Sale

SAN YSIDRO
COMMERCIAL
BORDER
CROSSING

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San Diego County Map

0.43 Miles

Otay Mesa Port of Entry

16.2 Miles

To Naval Base San Diego & Shipyard

19 Miles

To Downtown San Diego

21 Miles

To San Diego Intl Airport

23 Miles

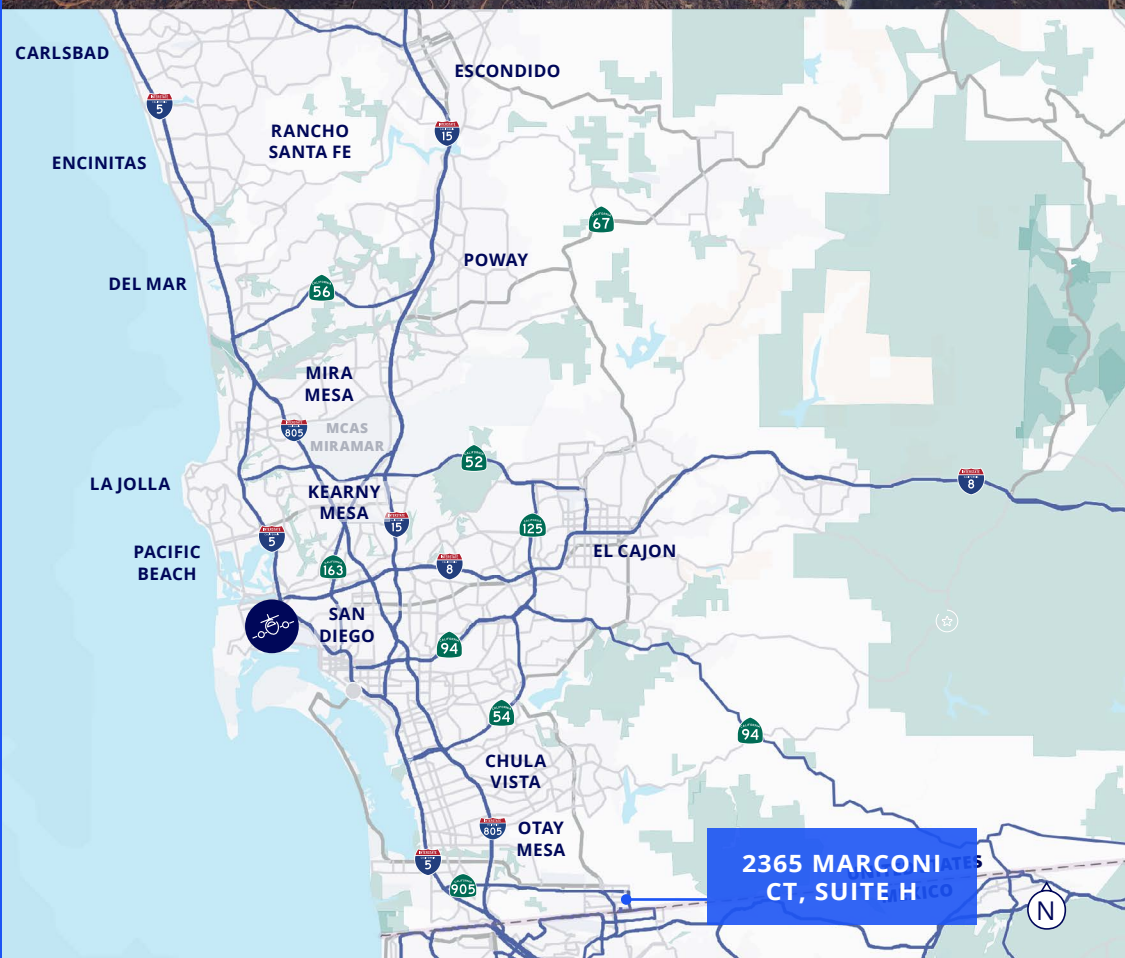
To Kearny Mesa

28 Miles

To Miramar/UTC

125 Miles

To Ports of Los Angeles / Long Beach



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