

2365 MARCONI CT, SUITE F

FOR LEASE | ± 3,868 SF | WAREHOUSE / DISTRIBUTION SPACE

CONTACT BROKER FOR MORE INFORMATION

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INLAND PACIFIC

PROPERTY HIGHLIGHTS



2365 Marconi Ct, Suite F, San Diego CA 92154



± 3,868 SF (2,892 SF Ground Floor; 976 SF Permitted Mezzanine)



Lease Rate: Contact Broker



2 Dock-Level Doors; 1 Grade-Level Door



Parking: 5 Spaces



Power: 110v - 208v / 3phase



Clear Height: 20'-24'



Zoning: IL-2-1



Sprinklered: Yes

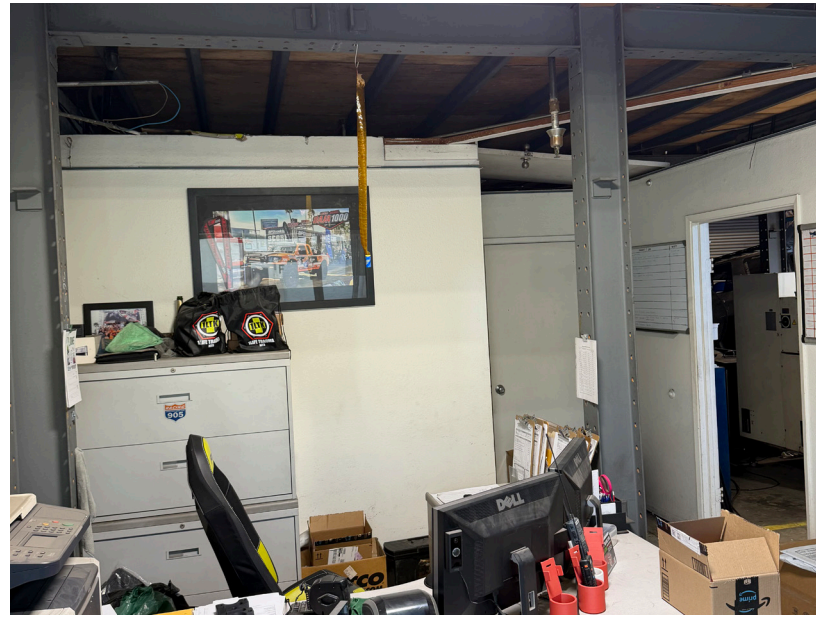


Proximity to the 905, 125 & I-5 Freeways



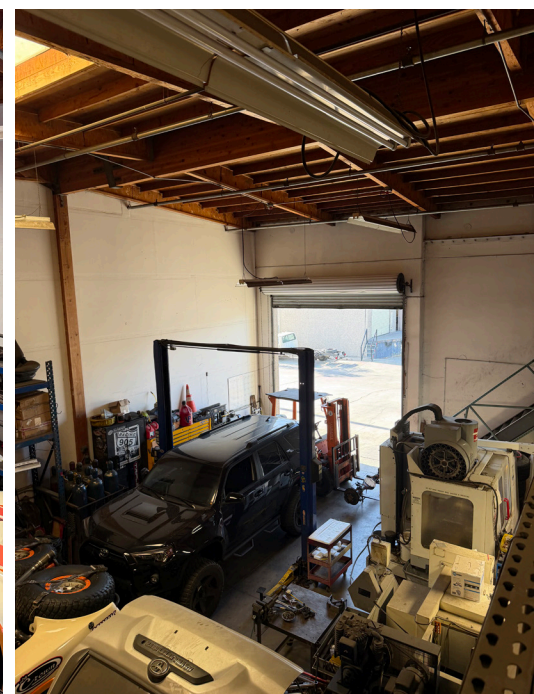
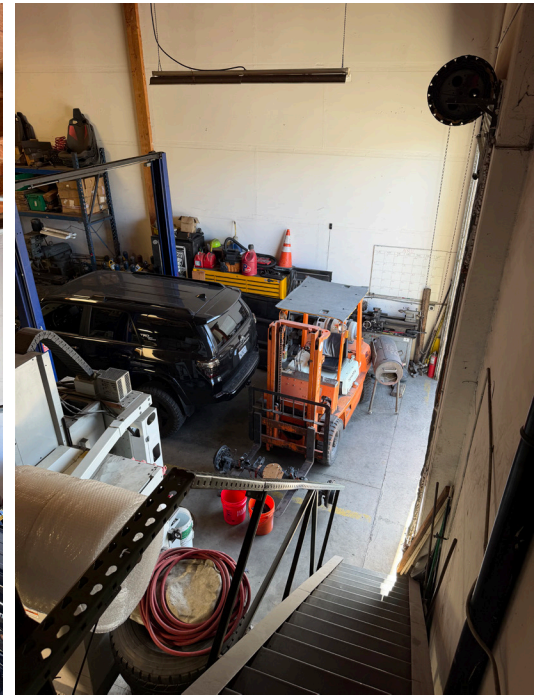
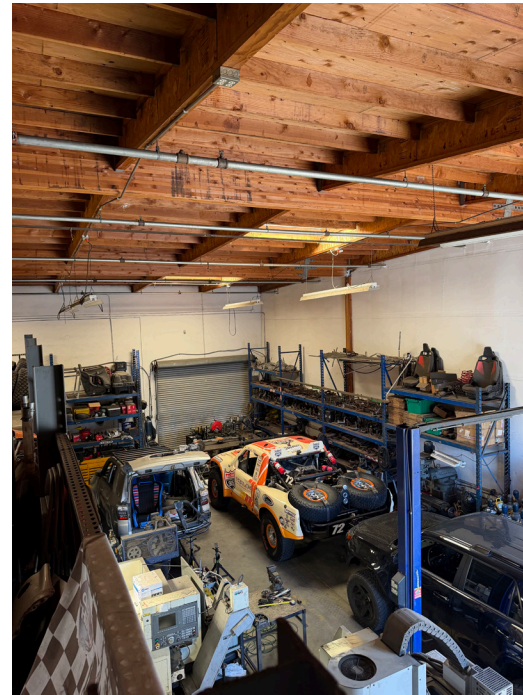
Year Built: 1991

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

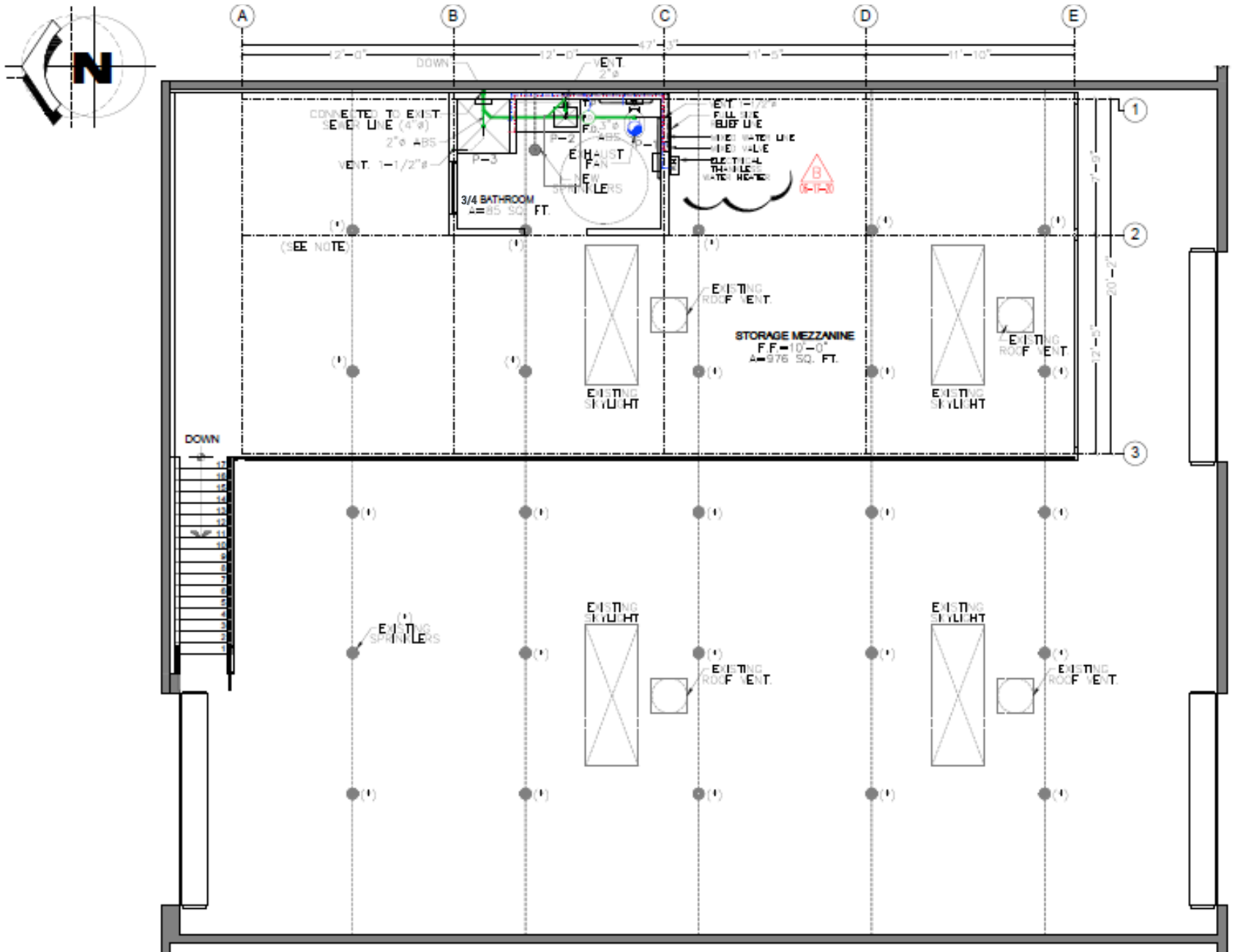


PROPERTY PHOTOS





FLOOR PLAN



DRIVE TIME ANALYSIS

1

2

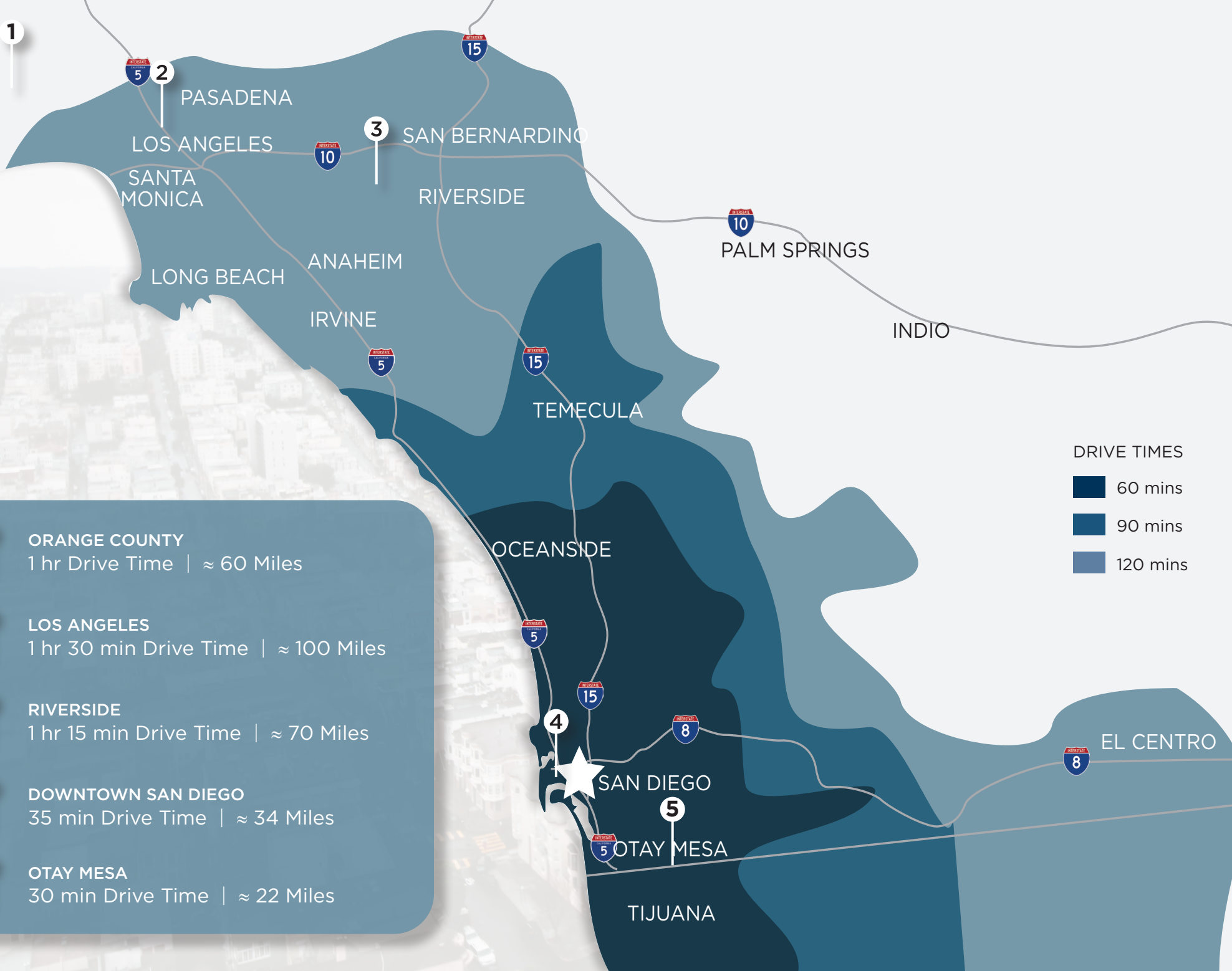
3

4

5

DRIVE TIMES
60 mins
90 mins
120 mins

- 1 ORANGE COUNTY
1 hr Drive Time | ≈ 60 Miles
- 2 LOS ANGELES
1 hr 30 min Drive Time | ≈ 100 Miles
- 3 RIVERSIDE
1 hr 15 min Drive Time | ≈ 70 Miles
- 4 DOWNTOWN SAN DIEGO
35 min Drive Time | ≈ 34 Miles
- 5 OTAY MESA
30 min Drive Time | ≈ 22 Miles





Brown Field Municipal Airport



2365 Marconi Ct Suite F



OTAY MESA BORDER CROSSING

Otay Mesa's strategic location at the U.S.-Mexico border, combined with excellent freeway access, makes it an ideal hub for logistics, cross-border trade, warehousing, distribution, and advanced manufacturing.

The area is attracting a diverse range of users, including logistics firms, 3PL operators, defense contractors, e-commerce companies, and manufacturers who benefit from proximity to both the border and major Southern California markets.

This demand has been further supported by modern development trends in Otay Mesa, with facilities designed for higher clear heights, greater dock density, and more efficient truck courts. These features align with the operational needs of today's occupiers, making the submarket especially appealing to users seeking functional, cost-effective, and scalable space.

For many companies, Otay Mesa provides the opportunity to upgrade facilities at a discount compared to more central San Diego industrial markets.

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