



FOR LEASE

2655 Melksee Street San Diego, CA 92154

±66,243 SF Distribution Facility – Cold Storage*

*±43,474 SF Existing Cooler Space Owned by Existing Tenant

Mark Lewkowitz, SIOR
Executive Vice President
mark.lewkowitz@colliers.com
+1 858 922 8988

Property Essentials

2655 Melksee Street is a distribution facility in Otay Mesa offering unparalleled access to the US-Mexico border. Located in Otay Mesa's booming industrial hub, it connects easily to freeways, ports, and rail services for streamlined logistics. Benefit from lower operating costs while capitalizing on the Otay Mesa region's dynamic growth.

- ±66,243 SF Distribution Facility
- ±43,474 SF Existing Cooler Space
Owned by Existing Tenant
- Available Immediately
- Lease Rate: \$1.30 SF NNN
NNNs = \$0.48/SF Per Month



±66,243 SF Total



14 Dock-High Doors
2 Grade-Level Doors



50' x 60'
Column Spacing



26'
Clear Height



Electric: 3,000 Amps
480v-277 Solar



±4,200 SF
Office



Superb Access to
Southbound Border
Crossing, Otay Mesa Rd
& SR 125



Cooler Consideration:
Vacating Tenant Will
Negotiate Sale





2655 MELKSEE STREET

MELKSEE STREET

KERNS STREET



Floorplan

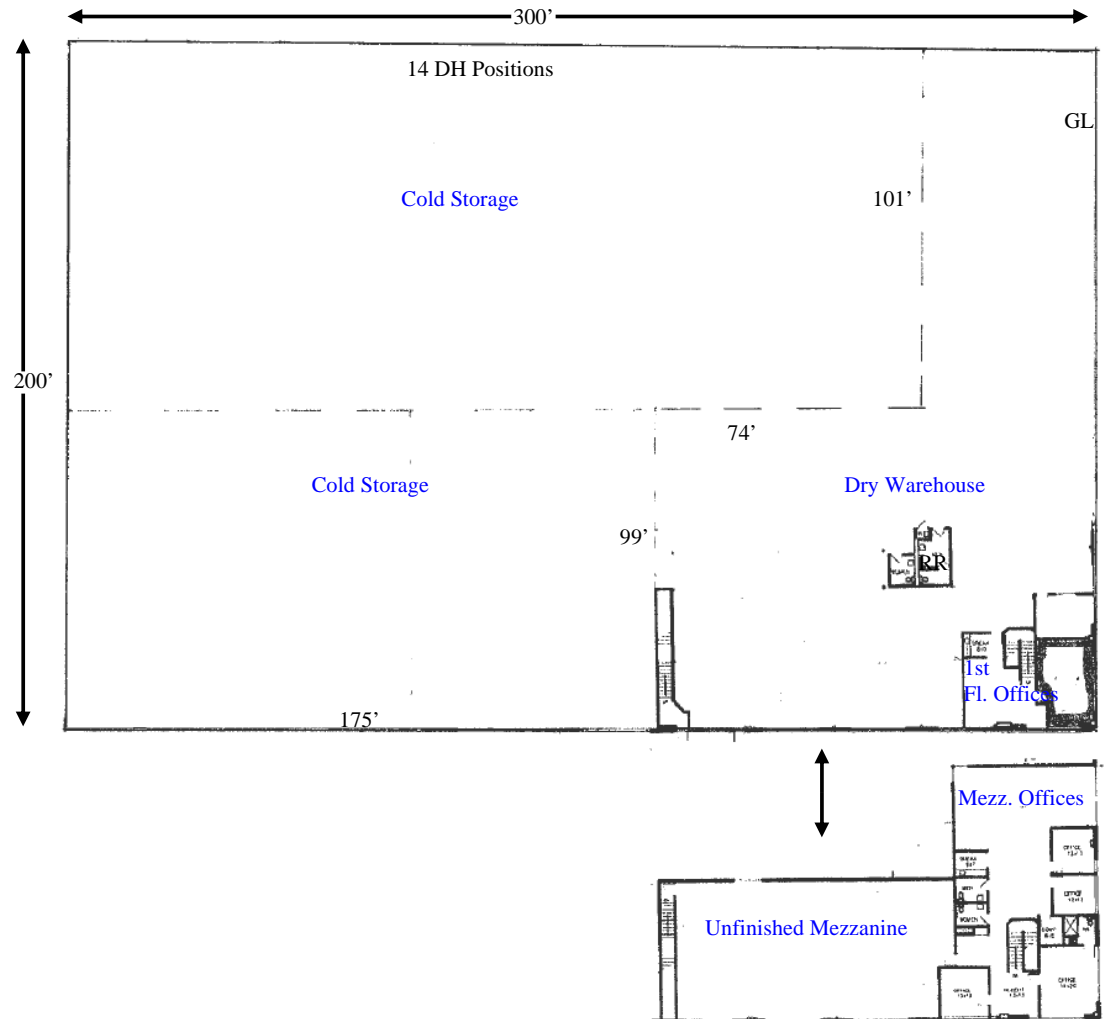
±66,243 SF

2655 Melksee Street

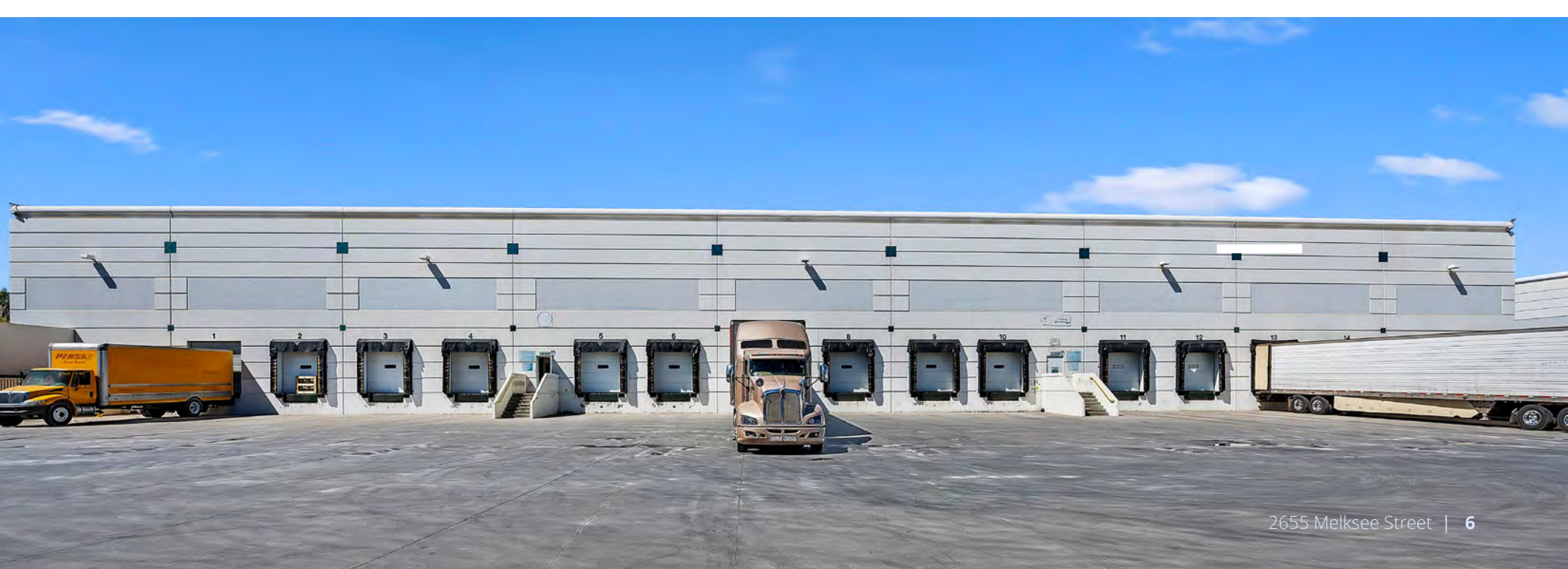
Lease Rate: \$1.30 SF NNN

NNNs = \$0.48/SF Per Month

- ±4,200 SF Office
- Cooler Consideration
Current Tenant Will Negotiate Sale
- 26' Clear Height
- 50' x 60' Column Spacing
- 14 Dock-High Doors;
2 Grade-Level Doors
- Available Now









2655 MELKSEE STREET



BOSE

CUBIC Global. Innovative. Trusted. **TOYOTA**

GENERAL DYNAMICS **Chosen** FOODS

Kraft Heinz **MAINFREIGHT**

SHARP **UPS** **MAD ENGINE GLOBAL** IRON MOUNTAIN

Honeywell



2655 MELKSEE STREET

OTAY MESA PORT OF ENTRY



amazon
FedEx **OHP**
BD **COSTCO WHOLESALE**
Panasonic



PACIFIC OCEAN

BROWN FIELD AIRPORT

Solar Turbines
A Caterpillar Company
Raytheon
UTC Aerospace Systems



plantronics
Chipman Relocation & Logistics **ZEBRA**
WHALEN **STERIS**
Expeditors **Mor**
Pilot

Corporate Neighbors & Accessibility

FUTURE SITE OF OTAY MESA EAST PORT OF ENTRY



San Diego County Map

4 Miles

Otay Mesa Port of Entry

16.4 Miles

To NASSCO/General Dynamics

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



For Lease in Otay Mesa

2655 Melksee Street
San Diego, CA 92154

Contact

Mark Lewkowitz, SIOR

Executive Vice President
License No. 01785338
+1 858 922 8988
mark.lewkowitz@colliers.com

Colliers

4350 La Jolla Village Dr
Suite 500
San Diego, CA 92122
[colliers.com/sandiego](https://www.colliers.com/sandiego)



Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.