

# FOR LEASE

8745 Magnolia Ave., Suite B, C & D, Santee, CA 92071

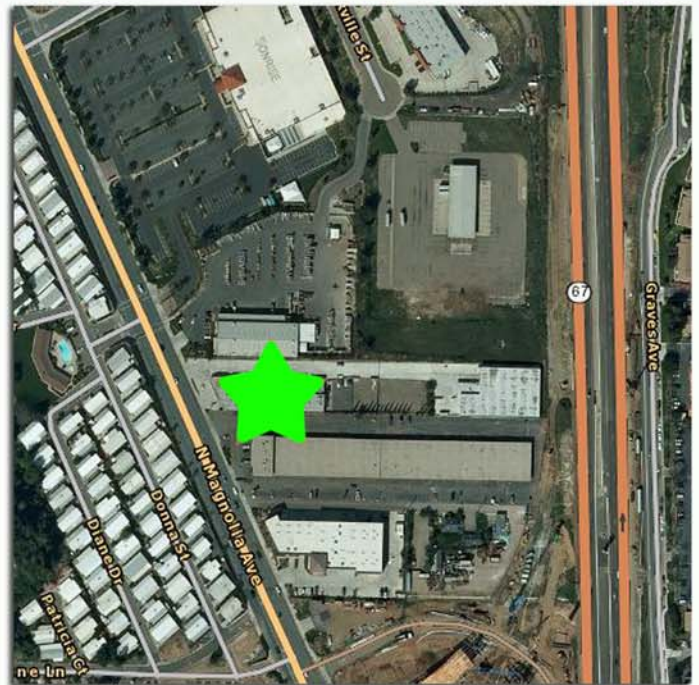


## 9,974 SF

**with an Approx. 4,750 SF Attached Fenced Parking Area**

### Property Features:

- Property has new automotive paint booth with drying oven attached, 2 new compressors with air lines distributed throughout the warehouse area
- New office improvements currently configured as: open reception / waiting room, 3 private offices
- Two restrooms, Four 12x14 roll-doors, Heavy power
- Frontage on North Magnolia Ave. and Highway 67 with a new marquis sign on Magnolia Ave.
- Steps from future highway 67 & 52 interchange
- City of Santee zoning is Light Industrial (IL), with a General Commercial (GC) overlay which allows for a wide range of uses including automotive
- Traffic counts approx. 37,000 per day on North Magnolia and 40,000 per day on Highway 67
- Competitive rental rates, Call for pricing



## INLAND PACIFIC COMMERCIAL PROPERTIES

For More Information Contact:

**Robbie Cornell / James Renner (619) 596-1880**

CA Lic#01702034

CA Lic# 01308083

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.