

# FOR SALE / FOR LEASE

## INDUSTRIAL BUILDING WITH EXCESS YARD

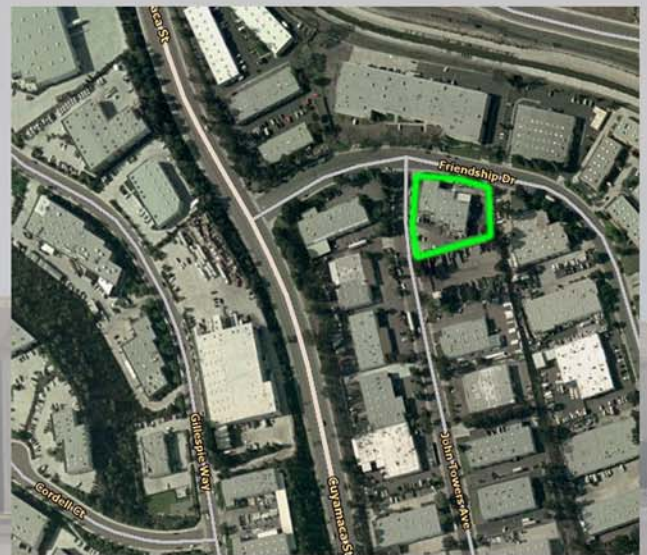


**14,000 SqFt on 1.17 acres**

**1959 John Towers Ave., El Cajon, CA 92020**

### Property Features:

- Concrete tilt up construction
- Close proximity to Hwy 52, 67 & 125
- Minimal office build-out
- Heavy Power Approx. 2000 amps 480 volt and 600 amps 200 volt
- Building divides into 3 units (4,600 SF, 4,600 SF and 4,800 SF)
- 6 Roll-Doors (3 dock doors & 3 grade level doors), fenced yard area
- Property is on a ground lease with the county of San Diego with an option to extend
- City of El Cajon "M" Zone
- Sale Price: ~~\$940,000~~ \$826,000
- Lease Rate: Call for pricing



## INLAND PACIFIC COMMERCIAL PROPERTIES



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