

FOR LEASE

Center Pointe Business Park

1280, 1290, 1300, 1400 N Johnson Ave & 750, 900 Vernon Way, El Cajon, CA 92020



DRIVE TIME MATRIX

Kearny Mesa	13.0 mi, 14 mins
National City	16.2 mi, 16 mins
Miramar	17.0 mi, 17 mins
Otay Mesa	22.0 mi, 20 mins
Poway	18.7 mi, 25 mins
Rancho Bernardo	27.0 mi, 25 mins

For more information contact:

Robbie Cornell
robbie@tollercornell.com
CA Lic # 01702034

Mick Toller
mick@tollercornell.com
CA Lic # 01355557



TOLLER CORNELL
COMMERCIAL REAL ESTATE

619-456-2380



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do no guarantee it

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Property Features

Center Pointe Business Park is aptly named for its central location in the heart of East County's Industrial market. On the corner of Vernon Way and North Johnson Avenue, Center Pointe Business Park is just blocks from Interstate 8, Parkway Plaza (a regional shopping mall), and the Gillespie Field airport, a municipal facility that enables corporate executives the opportunity to conveniently fly to and from their destinations. East County offers an excellent employee base with high and moderate housing costs and excellent mass transit via multiple trolley stations and bus routes. The completion of Rte 52 and 125 coupled with Highway 67 and I-8 has brought the East County closer to the central markets and other areas of the County. Companies are recognizing East County as a central location alternative.

Industrial Multi-Tenant Building

Built in 2001

246,621 Building Square Footage

467 Parking Spaces Available

24' Clear Height

480v - 600amps 3Phase Elec
Service / Gas Service

Dock-High & Grade Level Loading

City of El Cajon 'M' Zone

\$0.28/SF NNN's

\$1.10/SF NNN

Zoning Use
Table

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HARSCH
INVESTMENT PROPERTIES

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1280 N Johnson Ave.

Suite 101 16,170 SF 3 grade doors | 3 dock doors \$1.10 NNN

1290 N Johnson Ave.

100% LEASED

1300 N Johnson Ave.

100% LEASED

1400 N Johnson Ave

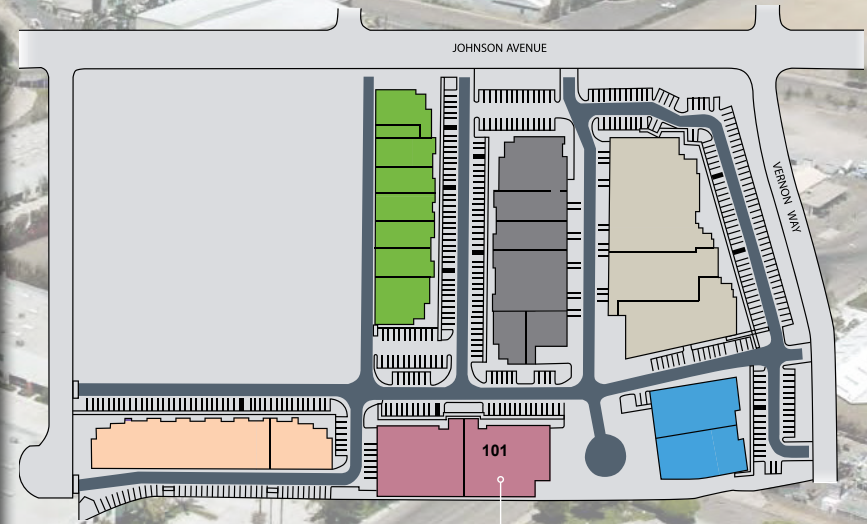
100 % LEASED

750 Vernon Way

100% LEASED

900 Vernon Way

100% LEASED



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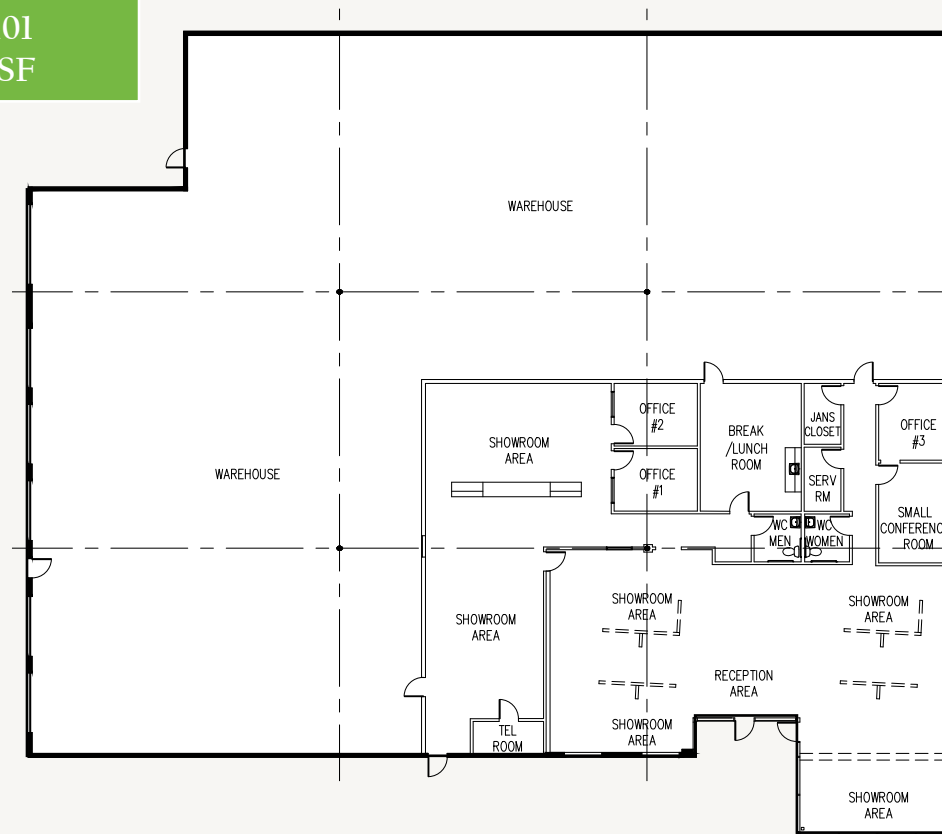
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1280 N Johnson Ave.
Suite 101
16,170 SF



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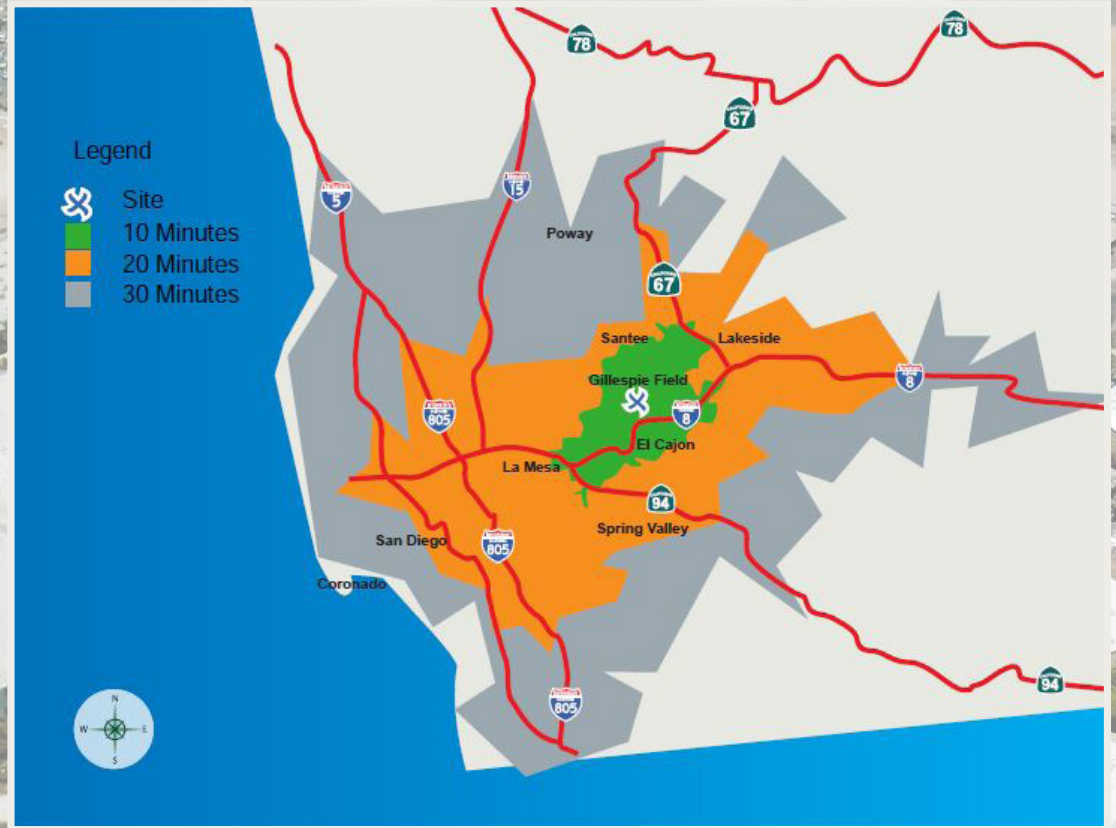
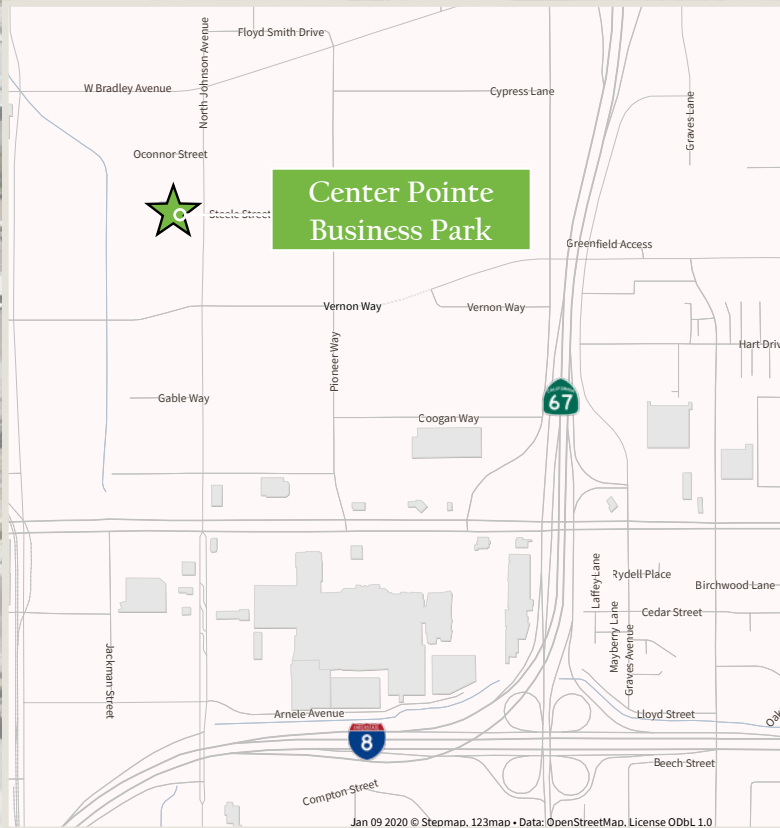
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