

**FOR SALE or
LEASE**

Freestanding 24,000 SqFt on a 1.19 Acre Lot



1830 John Towers Ave., El Cajon, CA 92020

For more information contact:

Robbie Cornell
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619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE

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 Type:	Highly Improved Industrial Building. Property is on a ground lease with the County of San Diego. All ground lease information is available upon request.
Construction:	Concrete Tilt-Up
Total Building:	24,000 SF
Office Build-out:	Multiple high quality office, call agent for details
Clear Height:	Approximately 21'
Fire System:	Sprinklers
Building Power:	800 Amps Total / 3 Phase / Gas Served
Loading:	3 exterior 12x14 Grade level, 1 12x14 Dock loading door, 1 16x14 Grade level door, ability to add more Grade level doors
Parking:	47 spaces. All concrete and the property is fully fenced and secure.
Zoning:	City of El Cajon M Zone (Manufacturing)
Additional Features:	Fully insulated ceiling and foam roof system. Security system and key card entry system throughout the property. All utility systems updated, Upgraded sky lights, Central vacuum system, Cardboard trash compactor, Fully permitted improvements, Updated exterior paint. Majority of the building is climate controlled. Training room for 30 plus people. Building is visible from Cuyamaca Street.
Location:	Just off the newer 52 Freeway extension exiting Cuyamaca Street
Lease Rate:	\$1.25 per SF Single Tenant Gross
Sale Price:	Call Agent for Pricing

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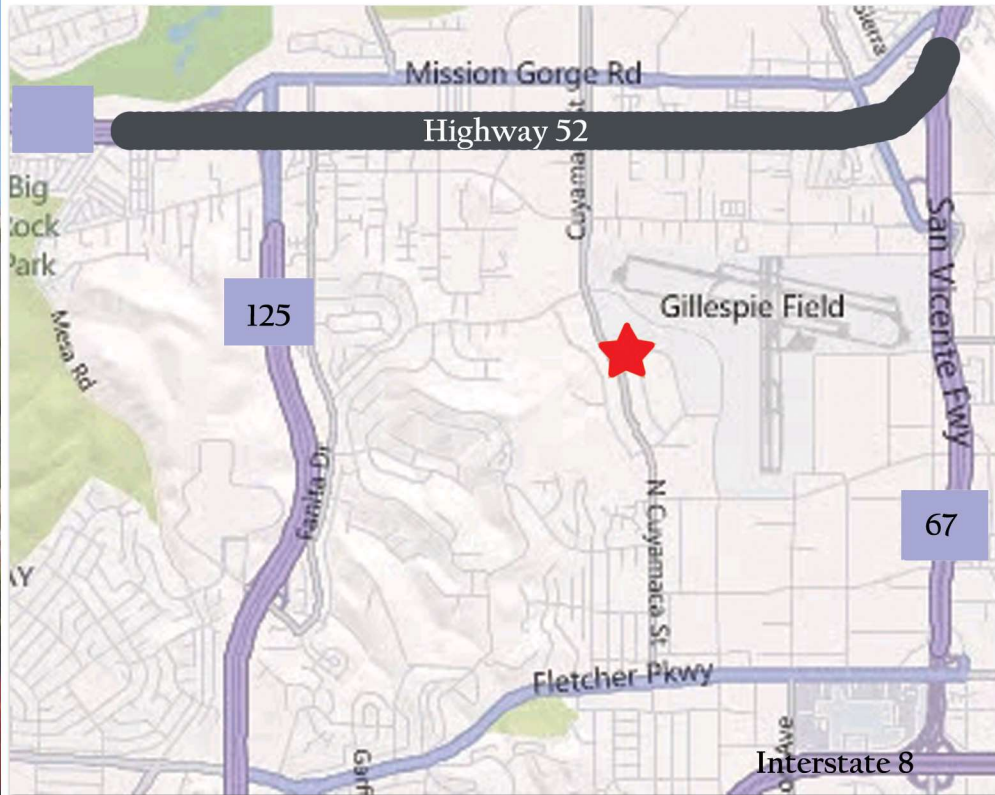
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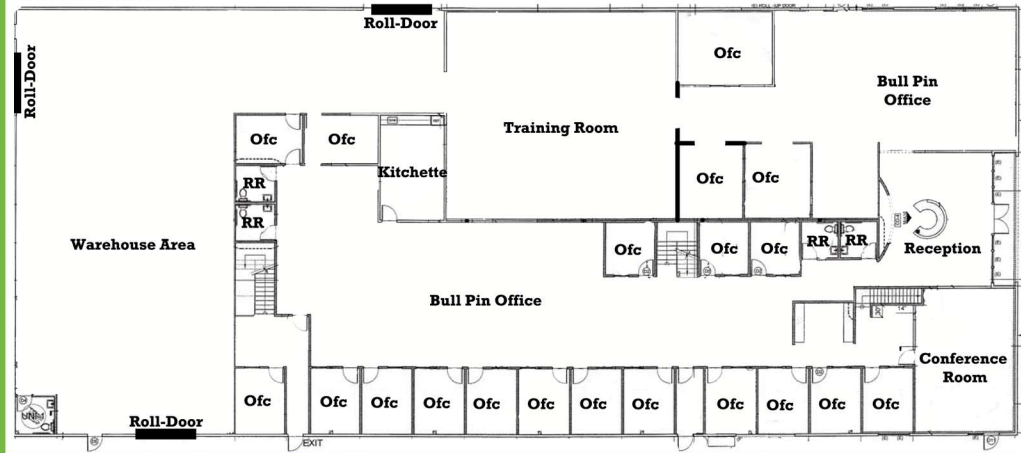
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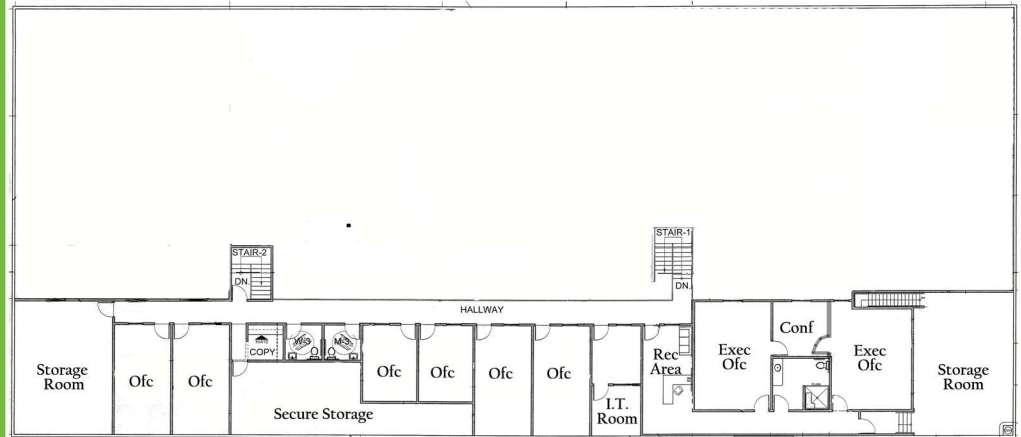
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First Floor



Second Floor



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