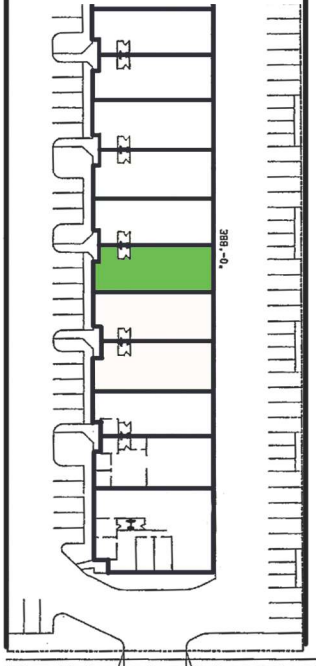


FOR LEASE 9962 Prospect Ave., Suite F, Santee, CA 92071

52 Freeway

Extension



Prospect Ave.

Property Type:	Multi-tenant industrial building
Construction:	Concrete Tilt-Up
Space Available For Lease:	2,000 SqFt up to 4,000 SqFt, Each Suite is approx 2,000 SqFt
Clear Height:	Approximately 17'
Fire System:	Sprinklers
Building Power:	Each Suite has 200 Amps / 3 Phase /
Loading:	One 20x14 Grade level loading doors
Parking:	2 per 1,000. Concrete driveways
Zoning:	City of Santee IL Zone (Light Industrial)
Additional Features:	Gas Served / Freeway Visible
Location:	Just off the 52 Freeway extension at Cuyamaca Ave. one block to Prospect Ave. and close proximity to the San Diego Trolley line and other public transportation
Lease Rate:	\$3,400.00 per month Industrial Gross

For more information contact:

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Mick Toller
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CA Lic # 01355557

619-456-2380



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