

FOR LEASE

Approx. 13,035 SqFt
with Dock & Grade Loading



1545 Pioneer Way, El Cajon, CA 92020

For more information contact:

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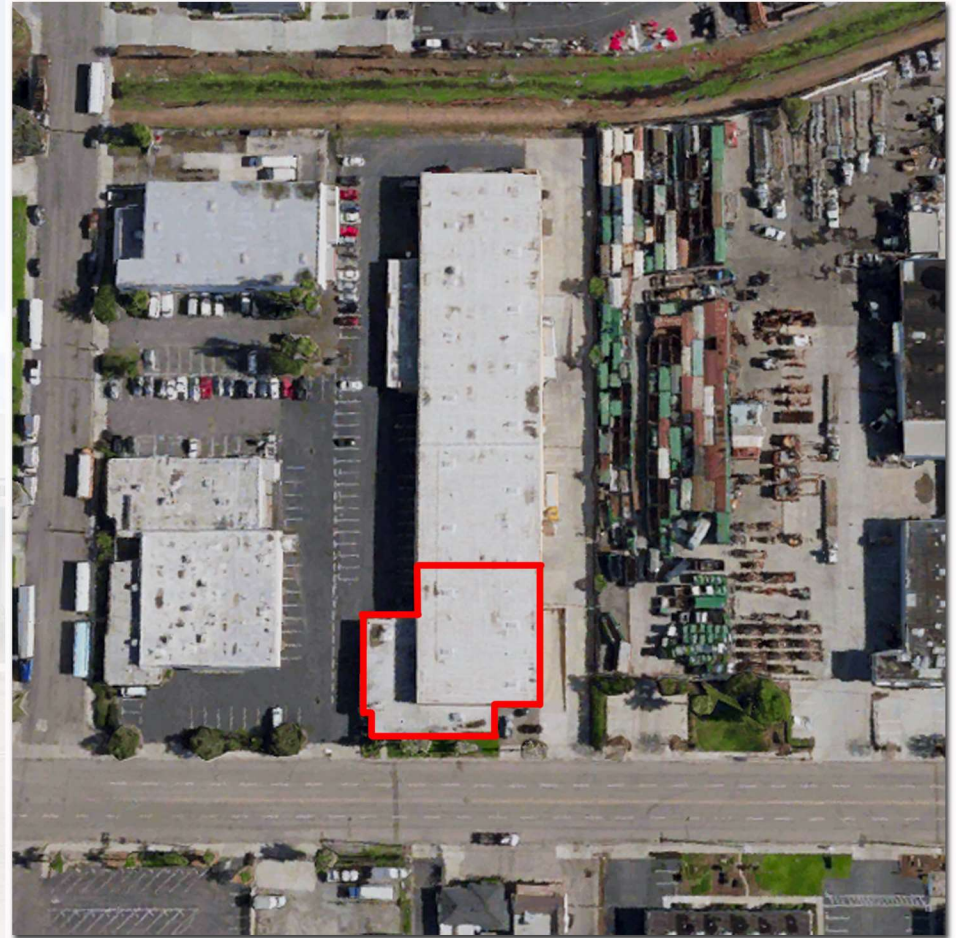


TOLLER CORNELL
COMMERCIAL REAL ESTATE

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Property Type:	Recently updated industrial building with dock and grade loading
Construction:	Concrete Tilt Up
Available:	Approx. 13,035 SqFt
Office Area:	Approx, 3,900 SqFt currently open area with kitchenette. Could be used as low-lid manufacturing space. Office and warehouse restrooms.
Warehouse Area:	20' Clear Height
Building Power:	200 apms / 3 Phase Power
Loading:	One 12' x 14' & 16' x 12' grade level loading doors with a shared dock loading well
Additional Features:	Street frontage on Pioneer Way
Zoning:	M-Zone City of El Cajon
Location:	Just off Bradley Ave., close proximity to HWY 52, 67, 125 and Interstate 8
Lease Rate:	\$1.45 per SF Industrial Gross



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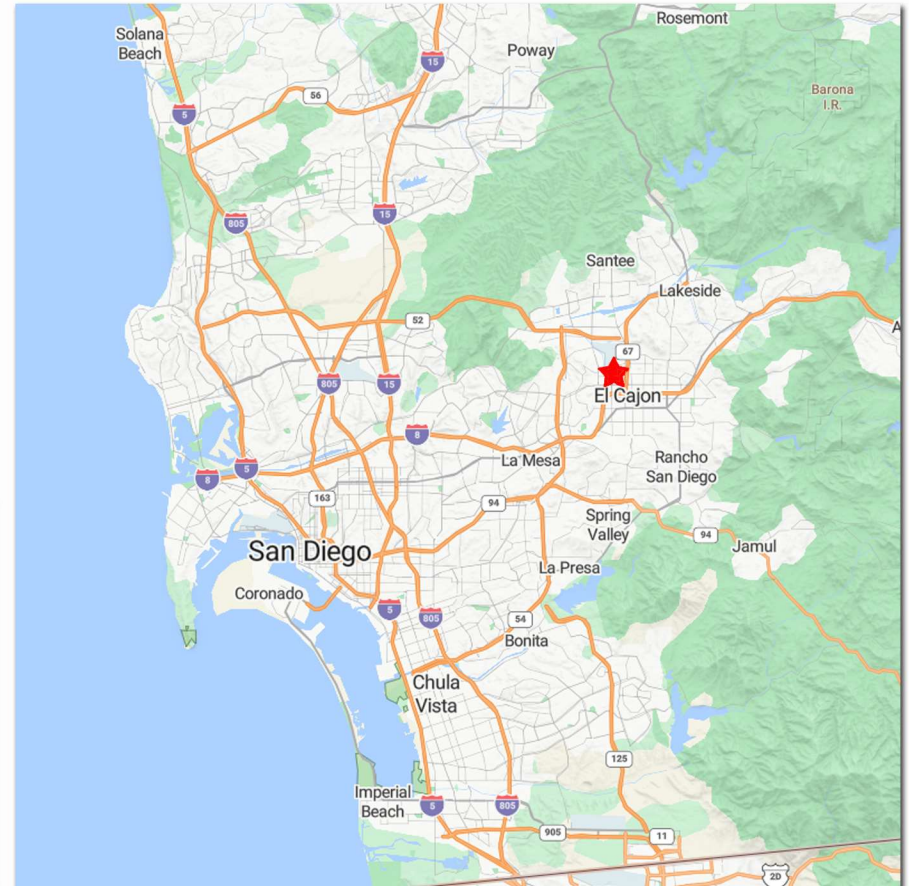
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