

FOR LEASE

1,200 SF OFFICE/WORKSHOP + 12,000 SF YARD

9908 Prospect Avenue, Santee, CA 92071

Property Description:

- ◆ 1,200 SF office/workshop
- ◆ Lot - 12,788 SF

Property Features:

- ◆ 1000 SF of covered workspace
- ◆ 350 SF of warehouse space
- ◆ 850 SF of office space
- ◆ Abundant Parking
- ◆ Two Restrooms

Location:

- ◆ Prime location on Prospect Ave.
- ◆ Just South East of the 52 freeway at the Cuyamaca St. Exit
- ◆ Between Cuyamaca St. and Cottonwood Ave.

Zoning:

- ◆ IL - Light Industrial Zoning Allows for Manufacturing, Assembly, Research and Development, Limited Commercial and Office, Etc.

**For Lease:
\$6,995 Gross**



WIESE & ASSOCIATES Commercial Real Estate & Business Broker

Phone: 619.300.2656
E-mail: jared@ewiese.com
Website: www.ewiese.com
Address: 1941 Friendship Dr. Suite C, El Cajon, CA 92020

Erik Wiese
President
BRE Lic: 01190821
Phone: 619.593.3600
Email: erik@ewiese.com

Jared Wiese
DRE Lic: 02161629



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FLOOR PLAN AND AERIAL

