

1250 GREENFIELD DR. EL CAJON, CA 92021

FLEX INDUSTRIAL OPPORTUNITY



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THE OFFERING

A well-positioned multi-use property combining office/retail presence, functional warehouse space, gated parking, and multiple paths to occupancy or investment performance.

1250 Greenfield Drive presents an attractive opportunity for owner-users and investors seeking a flexible, income-producing commercial asset with long-term upside potential. The property consists of approximately 2,700 SF of office/retail space and 3,600 SF of warehouse/industrial space on a 15,681 SF gated lot. With 19 on-site parking spaces and five separate electric meters, a range of operational and leasing configurations are possible.

Recent capital improvements include a new roof and two upgraded HVAC units, adding immediate value and reducing near-term maintenance concerns. The 3,600 SF industrial building is currently occupied on a flexible lease, providing current income while allowing a future owner to adapt the property to their specific business plan. Whether for a full owner-user, an SBA-driven acquisition with partial occupancy, or a pure investment strategy, the property offers the kind of versatility that's hard to find and easy to understand.



PROPERTY FEATURES

APN: 484-052-09-00

LAND: 15,681 SF / 0.36 AC

ZONING: C-36

BUILDING LAYOUT: Industrial 3,600 SF / Office 2,700

2025 ANNUALIZED EXPENSES

INSURANCE	\$4,582
WATER	\$1,200
MAINTENANCE	\$500
LANDSCAPING	\$1,200
PROPERTY TAXES**	\$28,000
TOTAL EXPENSE	\$56,483

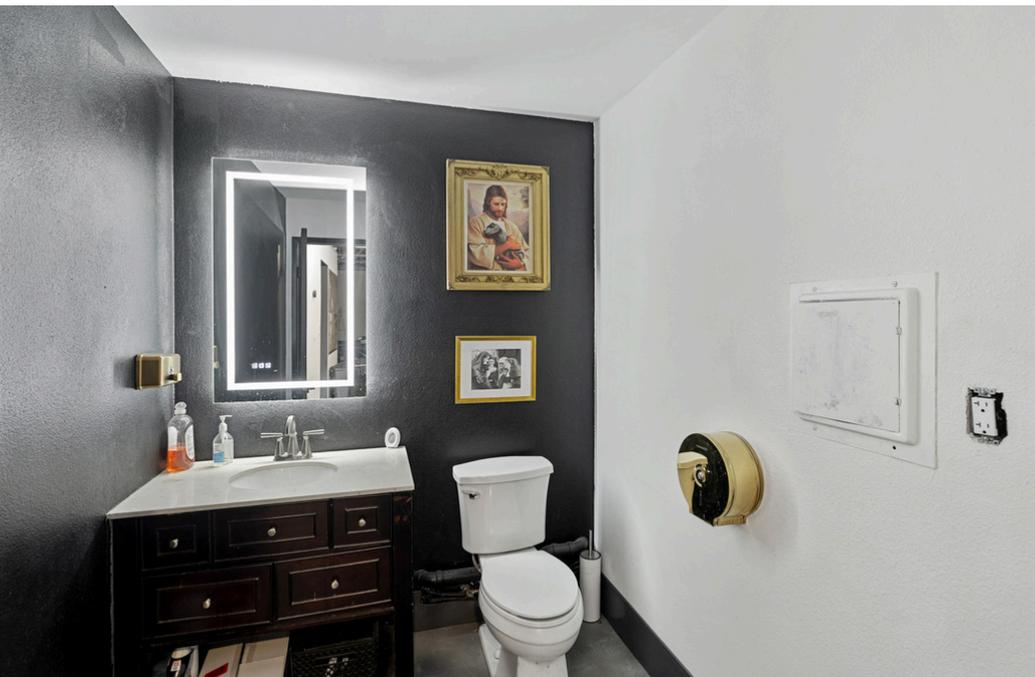
** Property taxes based on sale price of \$1,640,000 at a rate of 1.17108%

CAPITAL IMPROVEMENTS

ROOF (2025)	\$21,000
HVAC (2 in 2023, 1 in 2014)	\$8,712
DRIVEWAY TUNEUP (2021)	\$12,000

INQUIRE FOR PRICING!





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