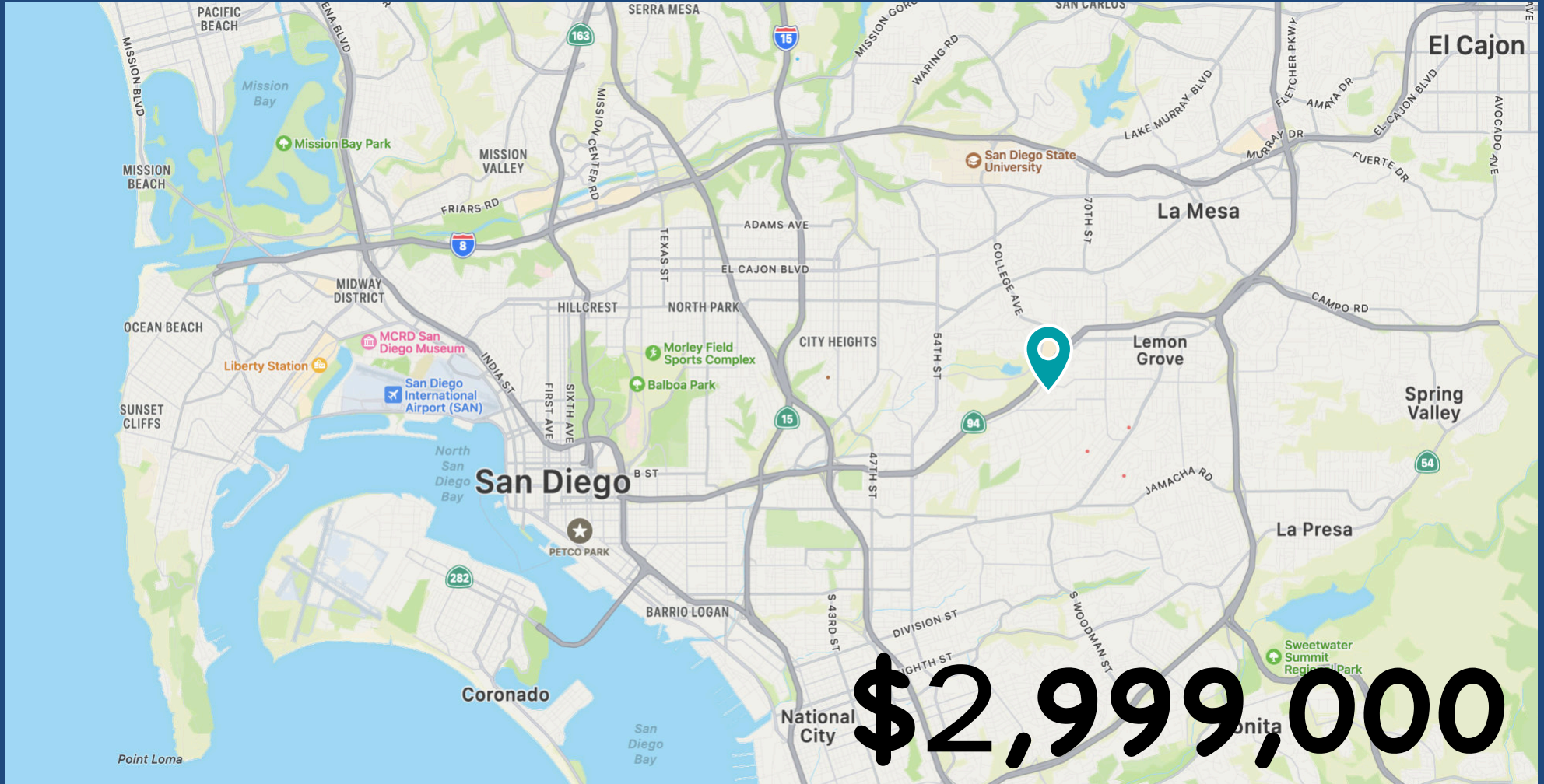


6580 Federal Blvd, Lemon Grove, CA 91945



AndresCastro

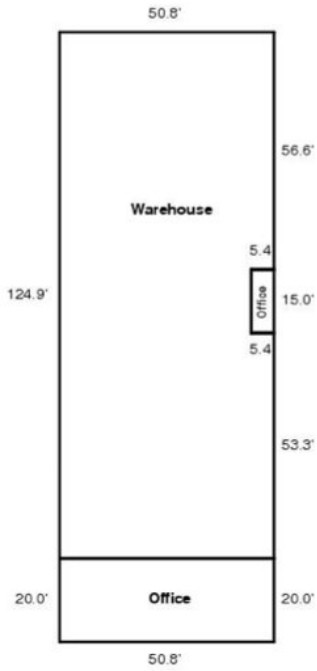
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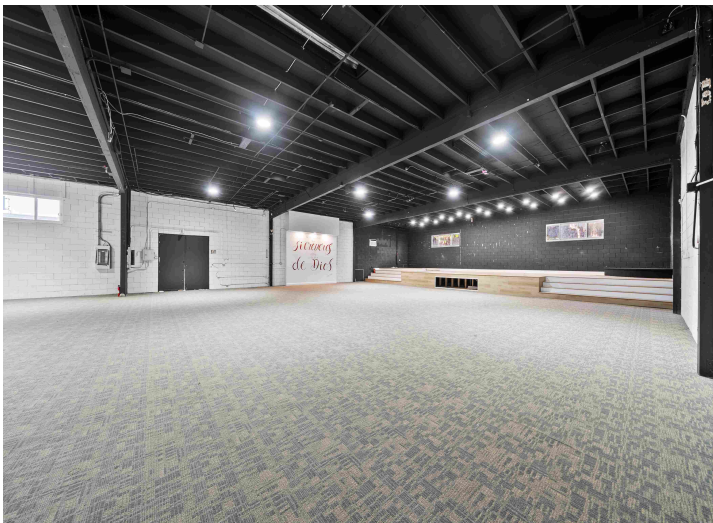
APN	478-160-09
Site	14,374
Zoning	L-I (Light Industrial)
Number of Buildings	1
Numbers of Stories	2
Building Size	8,310
Built	1965
Parking Ratio	.5/1000
Parking	5 plus side driveway
Exterior walls	concrete block
Floors	Concrete in warehouse
Roll-up doors	2 doors 10' W x 10' H



Rentable Area	
Warehouse	6,263.9
Office 1	81.0
Office 2	1,016.0
Mezzanine	950.0
Total	8,310.9



The Property



Offered for sale: Industrial Building/Land.

Free standing building. Current use light manufacturing with office and showroom. Fenced service yard. Customer parking in front. Roll up doors. Building with 8,300 SF including mezzanine on 14,374SF site.

Zoning: Light Industrial – Manufacturing – Warehouse – Retail/Showroom.

Frontage to Hwy 94, Good visibility.

To see property, contact agent for appointment. Please do not disturb Tenants. Businesses are not for sale.

Disclaimer and Confidentiality

This Marketing Memorandum has been created to help weigh any potential investment in the property 6580 Federal Blvd, Lemon Grove, CA 91945 and was prepared by Ascent Commercial, Judy Preston, CCIM based on information available about the property and the current real estate market. It does NOT contain all the information necessary to fully evaluate this Project.

The information provided herein has been obtained largely from third-party sources. While the information is believed to be reliable, the Seller, Ascent Commercial have not and shall not verify and/or investigate said information. Particularly, any financial projections are for general reference only, as they are based on assumptions about the real estate market and the regional economy, and understandably actual results may vary considerably from these projections. Therefore, the Seller, Ascent Commercial make no warranty, expressed or implied to the accuracy or completeness of the content of this Marketing Memorandum, and this document is by no means an exhaustive analysis of third-party information taken into account. All information provided herein is a general summary of unverified information to prospective purchasers and is NOT a substitute for a thorough due diligence investigation. Consistent with the foregoing, the Seller, Ascent Commercial shall not perform any investigation into this information and make no warranty or representation, with respect to the income or expenses of the property, the future projected financial performance of the property, the size and the square footage of the property and improvements, the presence of contaminating substances, the physical condition of the property, and/or any applicable zoning or City and State ordinances relating to the property. Prospective purchasers to undertake any and all necessary due diligence to their satisfaction based upon their own independent and complete inquiry into the same.

Seller and its representatives reserve the right, at its sole discretion, to reject any offer to invest in the Project, and to terminate any negotiations with any party at any time with or without written notice. Unless and until a written sale agreement has been fully executed, delivered and approved Seller has no legal commitment or obligations to any prospective Buyer.

Confidentiality

The information provided in this Marketing Memorandum may be of a proprietary nature and may be strictly confidential. It is intended to be reviewed only by the party receiving it directly from Ascent Commercial and should not be made available to any other person or entity without written consent by Ascent Commercial.

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