

# For Sale \$42,000,000

12570 Highway 67  
Lakeside, CA 92024



Rare M-58 Zoned Multi-Tenant Property



## 22.71 ACRES HIGH IMPACT INDUSTRIAL 13.48 NET

- Must be sold in one piece
- Buyer to pay their brokers fees.
- Direct access to Highway 67
- Outside Storage of equipment allowed
- Water and sewer to entire property
- Water and fire service to each tenant
- AT&T fiber in the street
- Buildings built for heavy equipment maintenance



To explore more photos and videos of the property visit: [bit.ly/m/SH-Hwy67](http://bit.ly/m/SH-Hwy67)

For more information, please contact:

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## Parcel Breakdown of Slaughterhouse Canyon Rd

	Usable Pad SF. Including Buildings	Buildings Square Footage	Electricity	Water	Sewer	Tenant
<u>Parcel #1</u>	221,382					
Office		11,400	yes	yes	available	Brewer Crane
Main Shop		22,200	3 phase			
Welding Shop		7,500	3 phase			
<u>Parcel #2</u>	108,900				available	
Office		4,050	yes	yes		West Coast Rock & Sand
Shop		6,500	3 phase			
<u>Parcel #3</u>	82,298	none	yes 3 phase	yes	available	Select Electric
<u>Parcel #4</u>	54,100		yes	yes	available	Condon Johnson
Shop/Warehouse		4,400				
<u>Parcel #5</u>	87,120 100% Paved	none	yes	yes	available	West Coast Rock & Sand
<u>Parcel #6A</u>	28,000	none	yes	yes	available	Matrix Forming
<u>Parcel #6B</u>	28,000	Office Trailer	yes	yes	available	Torres

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#1: Brewer

Term: 7/1/2024 through 6/30/2025 \$40,500 monthly

7/1/2025 through 6/30/2026 \$42,000 monthly

+ 5 years at "Market Rate"

#2: West Coast

Term: 1/1/2025 through 12/31/2025 \$29,600 monthly

1/1/2026 \$30,490 monthly

1/1/2027 \$31,404 monthly

1/1/2028 \$32,346 monthly

1/1/2029 \$33,316 monthly

1/1/2030 \$34,315 monthly

Option to renew, NET-9 months, NLT-6months.

#3: Select

Term: 7/2024 through 6/2025 \$15,500 monthly

7/2025 through 6/2026 \$16,250 monthly

7/2026 through 6/2027 \$17,000 monthly

7/2027 through 6/2028 \$17,750 monthly

Option to renew, NET 10/1/2024, NLT 1/1/2025

#4: Condon Johnson

Lease terminates 9/30/2025 \$11,900 monthly.

Tenant is consolidating their operations to a larger property in the general area.

#6 (A): Matrix Forming

Term: \$3,650 monthly through 3/31/2025

\$3,855 monthly 4/1/2025 through 3/31/2026

#6 (B): Torres

Term: \$8,113 monthly through June 2025

Potential option 3 years, rent TBD