

FOR SALE
.76 ACRES - INDUSTRIAL LAND

12117 **INDUSTRY RD**
LAKESIDE, CALIFORNIA 92040

DAN GASTON

760.448.2441

dgaston@lee-associates.com

CalDRE Lic#01219860

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic#01219860

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- FORMER CONCRETE BATCH PLANT
- EXISTING BUILDING OF 829 SF
- TOTAL OF .76 ACRES IN 3 PARCELS

- PAVED YARD WITH FENCING
- BATCH PLANT IMPROVEMENTS STILL IN PLACE
- ZONED S88 - PLANNING AREA X - GENERAL INDUSTRIAL - COUNTY OF SAN DIEGO

CALL BROKER FOR PRICING
DO NOT DISTURB TENANT

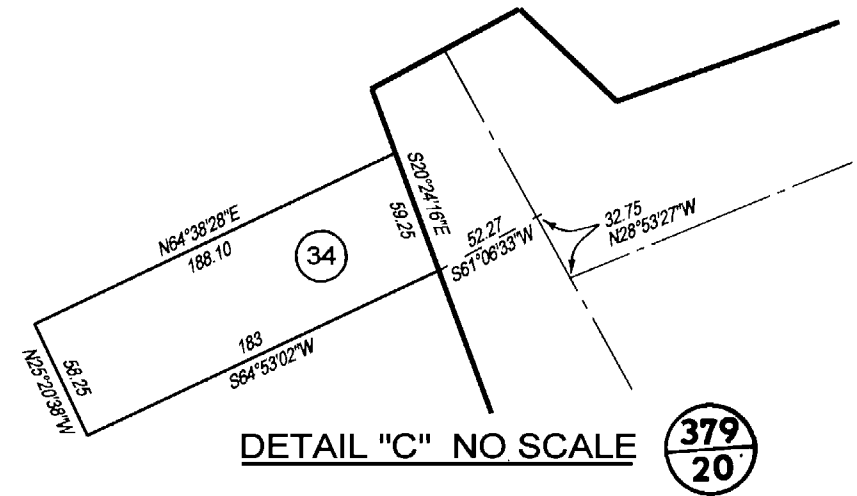
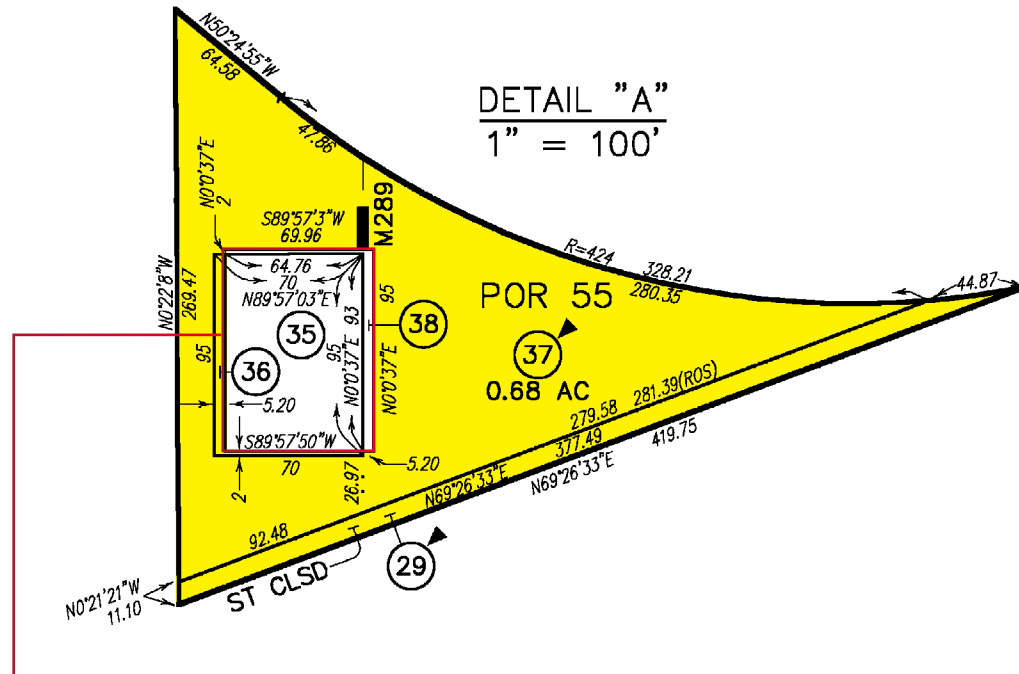
SITE PLAN



FOR SALE | EAST COUNTY SUBMARKET | .76 ACRES INDUSTRIAL LAND

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PLAT MAP

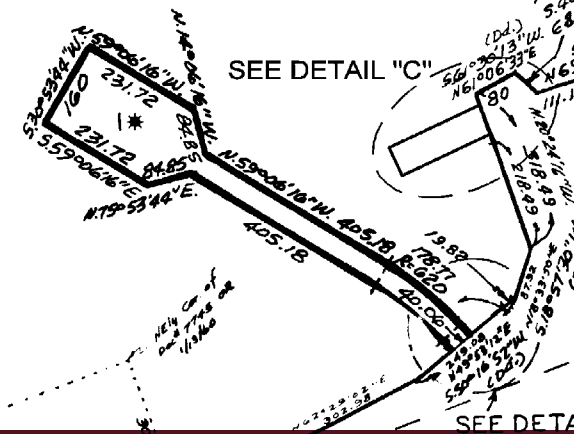


379/19
SHT 2

1

33
80.56 AC

250
POR. I



FOR SALE | EAST COUNTY SUBMARKET | .76 ACRES INDUSTRIAL LAND

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

EXTERIOR PHOTOS



FOR SALE | EAST COUNTY SUBMARKET | .76 ACRES INDUSTRIAL LAND

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



SUBJECT PROPERTY

THE NEIGHBORHOOD

- | | | |
|--------------------------------|---------------------|--------------------|
| 1. Alpine Smog and Auto Repair | 6. Starbucks Coffee | 11. Domino's Pizza |
| 2. Budget Tire Co. | 7. Grocery Outlet | 12. Walgreens |
| 3. Garcia's Tire Shop | 8. Kunduz Kabob | 13. McDonald's |
| 4. Horizon Automotive | 9. Arby's | 14. Albertsons |
| 5. KFC | 10. Boll Weevil | 15. Chase Bank |

12117 *INDUSTRY RD*

LAKE SIDE, CALIFORNIA 92040



FOR SALE | EAST COUNTY SUBMARKET | .76 ACRES INDUSTRIAL LAND

DAN GASTON

760.448.2441

dgaston@lee-associates.com

CalDRE Lic#01219860

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic#01219860

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES