

For Sale

3,035 Sf of Industrial Condos

1937 Friendship Drive Suites F & G
El Cajon, CA 92020

Property Description:

- ◆ 3,035 sf of Industrial Condos
- ◆ Each Unit Approx. 1,517 Sf

Property Features:

- ◆ 40% Office 60% Warehouse
- ◆ 500 sf Mezzanine
- ◆ 2 Restrooms
- ◆ Two 12' Grade Level Doors
- ◆ Abundant Shared Parking
- ◆ HOA \$1,450/M. Includes Ext Maint, Landscape, Trash & Water.
- ◆ MTM Tenant in Suite G Paying \$1,750/month

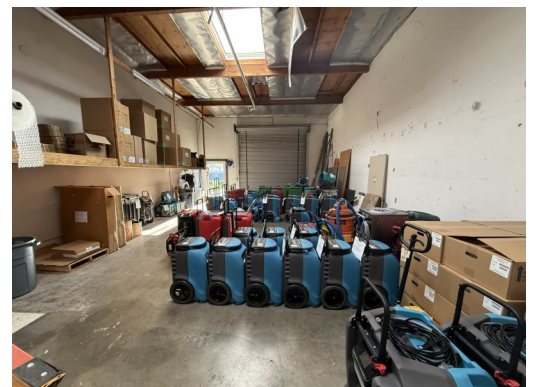
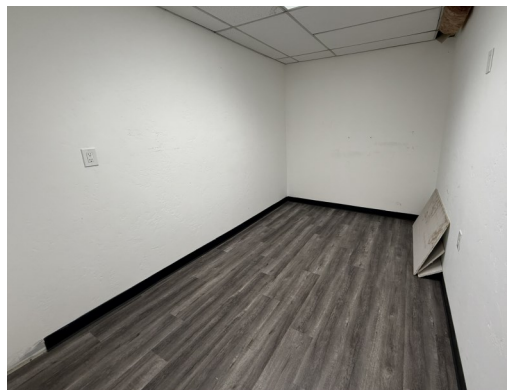
Location:

- ◆ Just South of the 52, Between the 125 and the 67.

Zoning:

- ◆ M Zoning Allows: Construction service, Equipment rental, Food processing, Office, Light MFG, Machine shop, Medical lab, Warehousing, and more.
- ◆ Property subject to an Airport Ground Lease with the County Expires 2064
- ◆ APN: 760-232-33-12

For Sale:
\$695,000



WIESE & ASSOCIATES Commercial Real Estate & Business Broker

Phone: 619.593.3600

E-mail: erik@ewiese.com

Website: www.ewiese.com

Address: 1941 Friendship Dr. Suite C, El Cajon, CA 92020



Erik Wiese
President
BRE Lic: 01190821



**For
Sale**

3,035 Sf of Industrial Condos

1937 Friendship Drive Suites F & G
El Cajon, CA 92020

