

FOR SALE  
or  
FOR LEASE

Free Standing 5,000 SqFt  
Building Fenced and Secure Yard



3737 Bancroft Street, Spring Valley, Ca 91977

For more information contact:

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619-456-2380



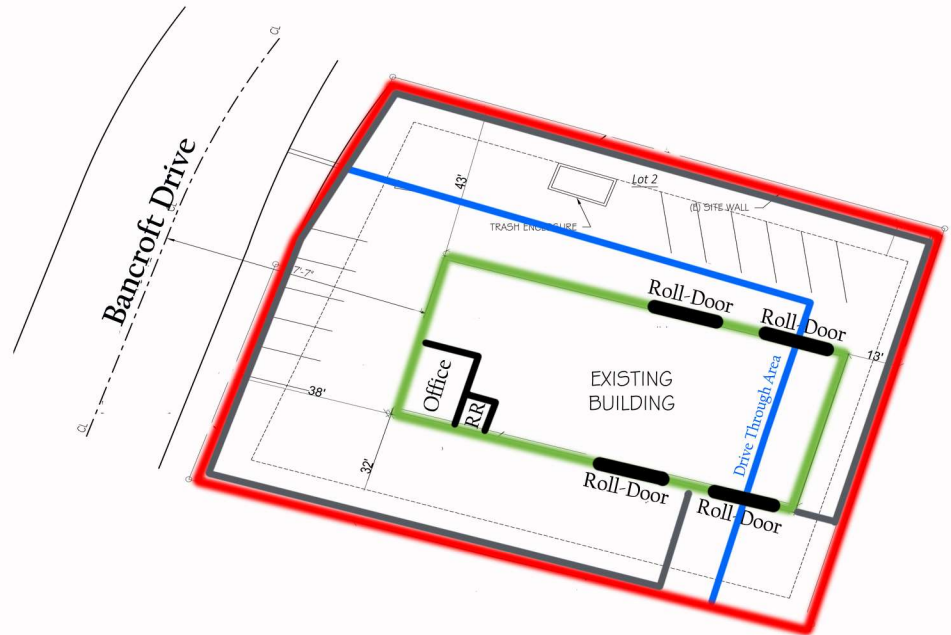
**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE



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# Free Standing 5,000 SqFt Building Fenced and Secure Yard

- Property Type: Contractors yard / Industrial yard area
- Available: 5,000 SqFt with fenced yard area
- Electrical Power: Multiple meters on site, Call Agent for details
- Loading: Four 15ft x 12ft roll-doors, 2 doors connect with creating drive through capability
- Zoning: County of San Diego M-52 Zoning
- Additional Features: Building is completely refurbished with new roof, roll-doors, updated electrical, new office area, new storefront glass, new asphalt, fully fenced with gates.
- Location: This Property is Minutes from HWY 94 at Bancroft Drive. Head south a short distance and the site on left
- Lease Rate: \$9,900.00 per month NNN
- Sale Price: \$1,995,000.00



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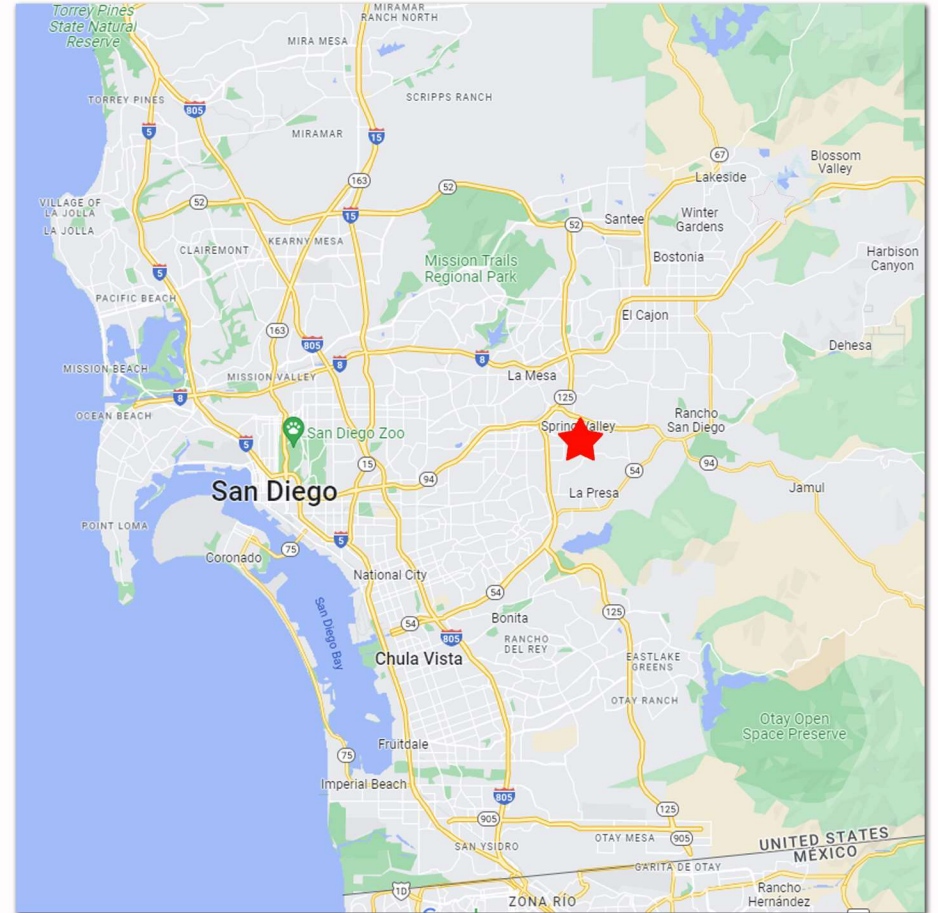
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