

# For Lease

# Office With Yard

3527 & 3559 Citrus St. & 3528 Harris St.  
Lemon Grove, CA 91945

## Property Description:

- ◆ 2,000 Sf Office
- ◆ 400 Sf Garage
- ◆ 27,445 Sf Lot

## Property Features:

- ◆ Two Story Office
- ◆ 2 ADA Restrooms on First Floor
- ◆ One Restroom on Second Floor with Shower
- ◆ Full Kitchen
- ◆ Fully Sprinklered

## Location:

- ◆ Properties Run From Citrus St. to Harris St.
- ◆ Located Between the 94 and Broadway Two Blocks East Of Massachusetts

## Zoning:

- ◆ General & Heavy Commercial (GC & HC) Allows for Outdoor Storage, Building Services, Heavy & Light Manufacturing, Construction Supplies & Equipment, Vehicle Repair & Sales, Warehousing, Parking, Office, and Retail

**For Lease:**  
**\$13,995/Month Gross**



## **WIESE & ASSOCIATES** Commercial Real Estate & Business Broker

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