

**1235 PIERRE WAY**  
El Cajon, CA 92021

Lowered Monthly  
Rate @

**\$1,950**



**FLEX-INDUSTRIAL SPACE  
FOR LEASE**

Available: 2nd Floor  $\pm 1,513$  SF

**CONTACT:** (619) 215-1988  
leasing@uwventures.com

[www.uwventures.com](http://www.uwventures.com)  
**FOLLOW US:**



## AVAILABLE FOR LEASE

**Suite:** 220

**Size:** ±1,513 SF

**Lease Rate:** \$1,950 /month

**Parking:** 2 Assigned Spaces

**Bathroom:** 3 Common Area Restrooms

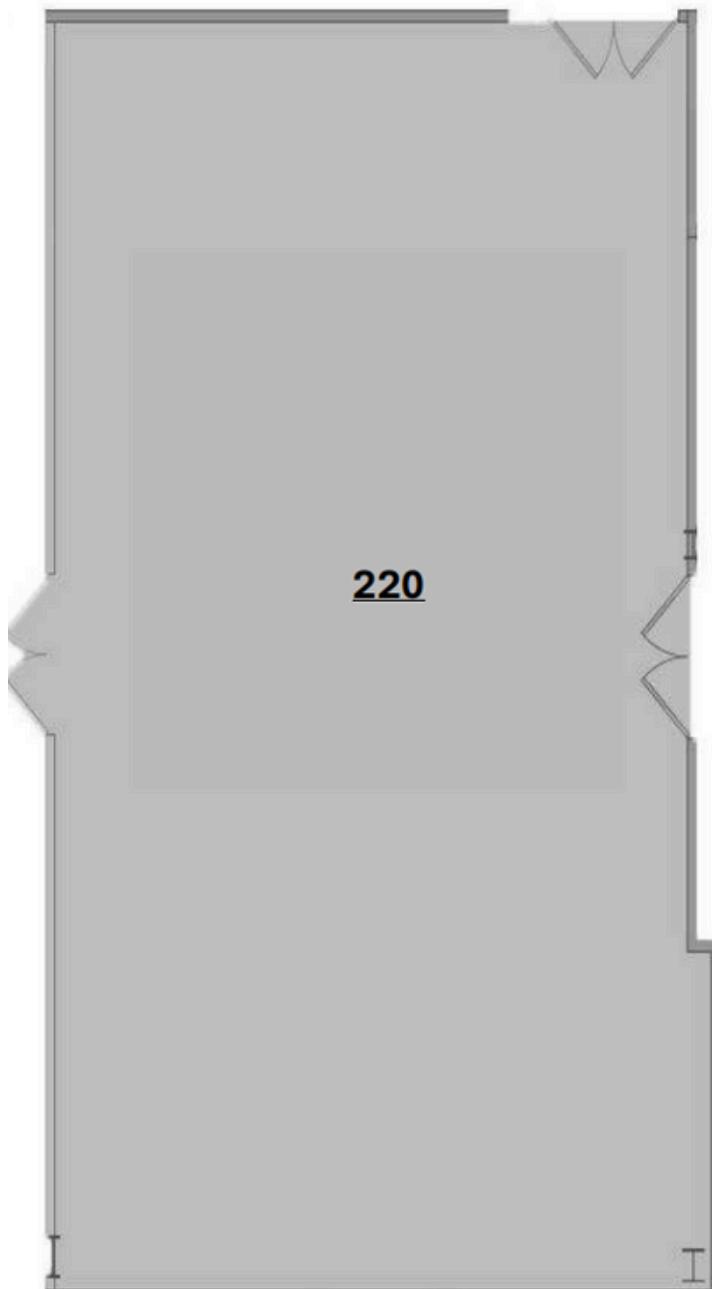
**Zoning:** M54 County Industrial

**Allowed Uses:** Workshops, Offices, Light Industrial, Storage and Manufacturing.

## PROPERTY FEATURES

- Located within blocks of Freeway 8 and Highway 67, facilitating easy transportation and logistics
- Freight elevator, central air and heating, high ceilings, operable windows, and ample on-site parking
- Open floorplan for customizable use

## FLOOR PLAN

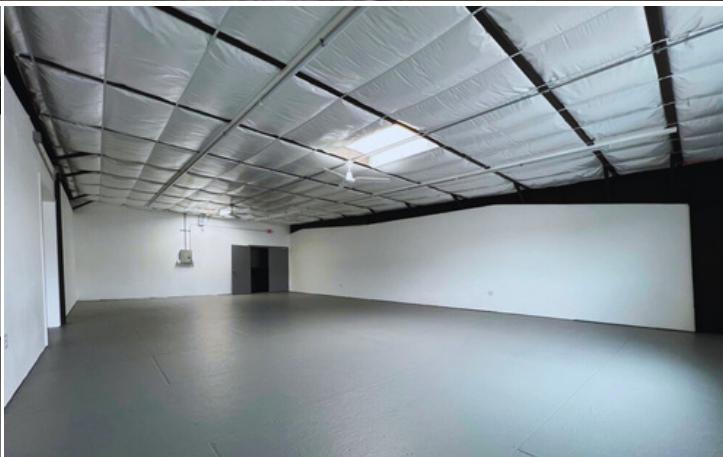
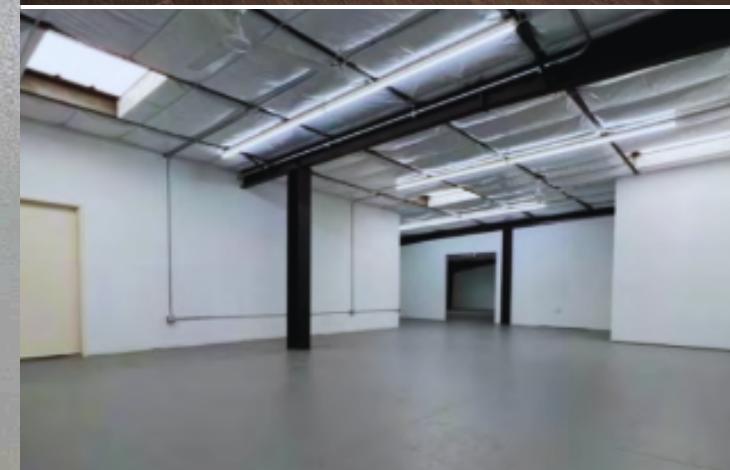
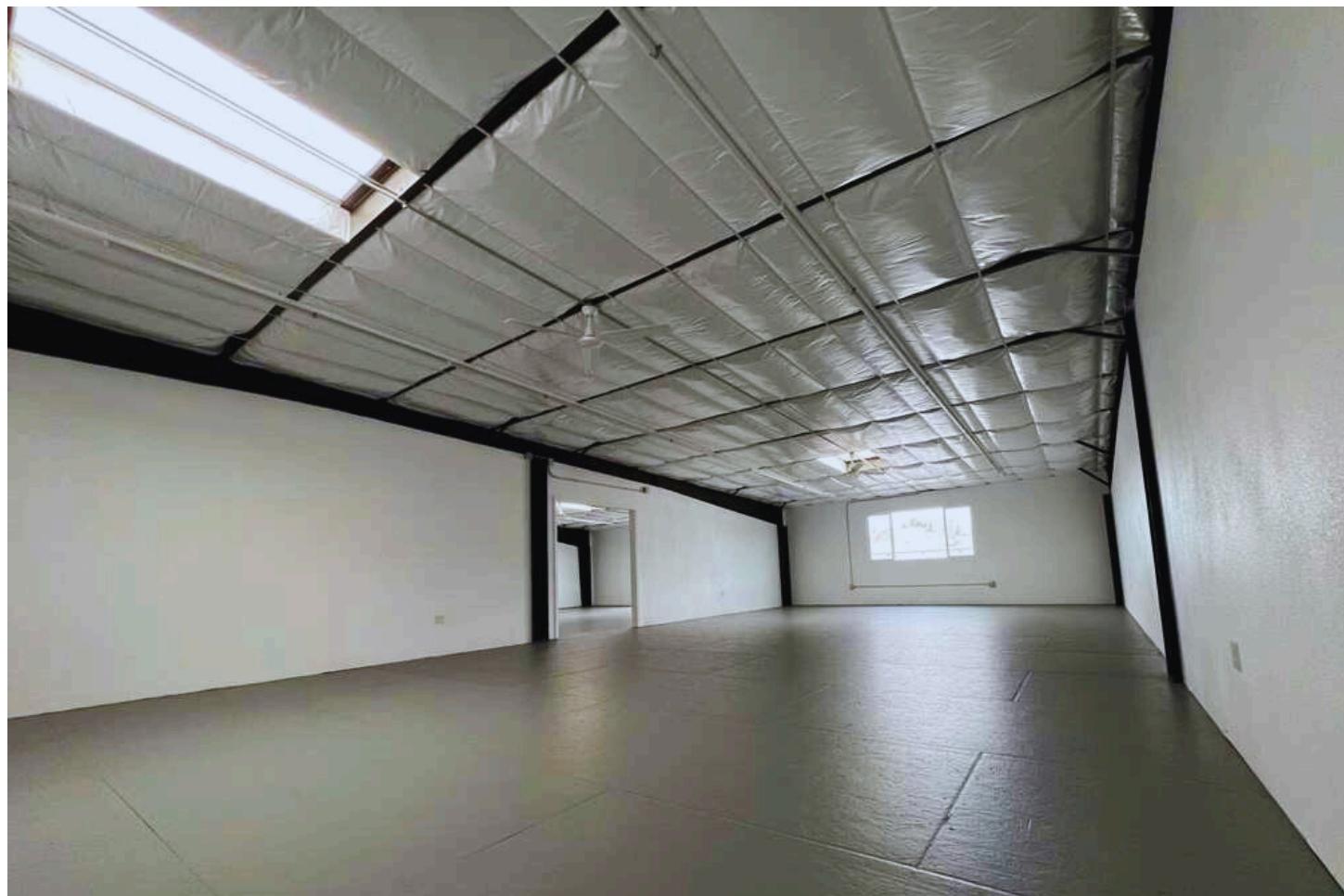


Suite plan is not to scale; for reference purposes only.

# PROPERTY PHOTOS



## SPACE PHOTOS



# AERIAL PHOTOS

