

For Sale \$42,000,000

12570 Highway 67
Lakeside, CA 92024



Rare M-58 Zoned Multi-Tenant Property



22.71 ACRES HIGH IMPACT INDUSTRIAL 13.48 NET

- Must be sold in one piece
- Buyer to pay their brokers fees.
- Direct access to Highway 67
- Outside Storage of equipment allowed
- Water and sewer to entire property
- Water and fire service to each tenant
- AT&T fiber in the street
- Buildings built for heavy equipment maintenance



To explore more photos and videos of
the property visit: bit.ly/m/SH-Hwy67

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Parcel Breakdown of Slaughterhouse Canyon Rd

	Usable Pad SF. Including Buildings	Buildings Square Footage	Electricity	Water	Sewer	Tenant
Parcel #1	221,382					
Office		11,400	yes	yes	available	Vacant
Main Shop		22,200	3 phase			
Welding Shop		7,500	3 phase			
Parcel #2	108,900				available	
Office		4,050	yes	yes		West Coast Rock & Sand
Shop		6,500	3 phase			
Parcel #3	82,298	none	yes 3 phase	yes	available	Select Electric
Parcel #4	54,100		yes	yes	available	Condon Johnson
Shop/Warehouse		4,400				
Parcel #5	87,120 100% Paved	none	yes	yes	available	West Coast Rock & Sand
Parcel #6A	28,000	none	yes	yes	available	Matrix Forming
Parcel #6B	28,000	Office Trailer	yes	yes	available	Torres

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#1: Vacant

#2: West Coast

Term: 1/1/2025 through 12/31/2025 \$29,600 monthly

1/1/2026 \$30,490 monthly

1/1/2027 \$31,404 monthly

1/1/2028 \$32,346 monthly

1/1/2029 \$33,316 monthly

1/1/2030 \$34,315 monthly

Option to renew, NET-9 months, NLT-6months.

#3: Select

Term: 7/2024 through 6/2025 \$15,500 monthly

7/2025 through 6/2026 \$16,250 monthly

7/2026 through 6/2027 \$17,000 monthly

7/2027 through 6/2028 \$17,750 monthly

Option to renew, NET 10/1/2024, NLT 1/1/2025

#4: Universal Waste

2/1/20206 through 1/31/2029 \$18,500 monthly.

#6 (A): Matrix Forming

Term: \$3,650 monthly through 3/31/2025.

4/1/2025 through 3/31/2026 \$3,855 monthly.

4/1/2026 through 3/31/2027 \$4,030 monthly.

4/1/2027 through 3/31/2028 \$4,210 monthly.

#6 (B): Torres

Term: 3 Years

7/2026 through 6/2027 \$9,360 monthly.

7/2027 through 6/2028 \$9,734 monthly.

7/2028 through 6/2029 \$10,124 monthly.