

FOR SALE

Industrial Leased Investment
Freestanding 24,000 SqFt on a 1.19 Acre Lot



1830 John Towers Ave., El Cajon, CA 92020

For more information contact:

Robbie Cornell Mick Toller
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CA Lic # 01702034 CA Lic # 01355557

619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE

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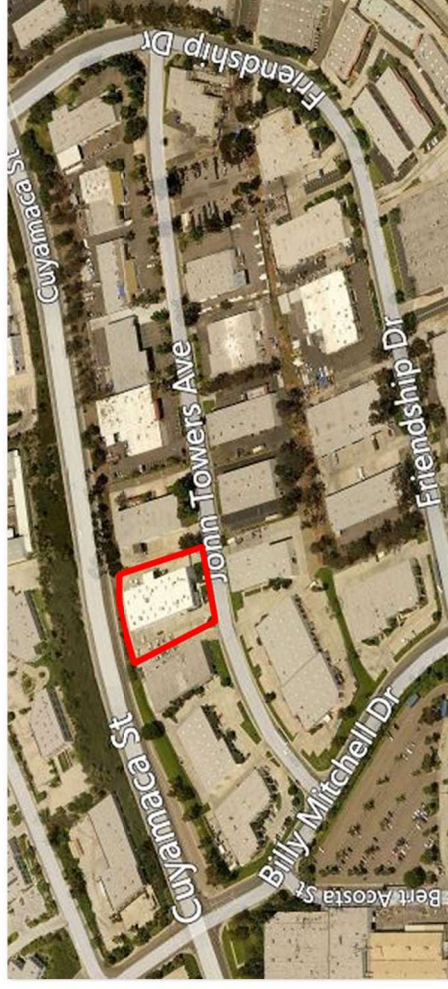
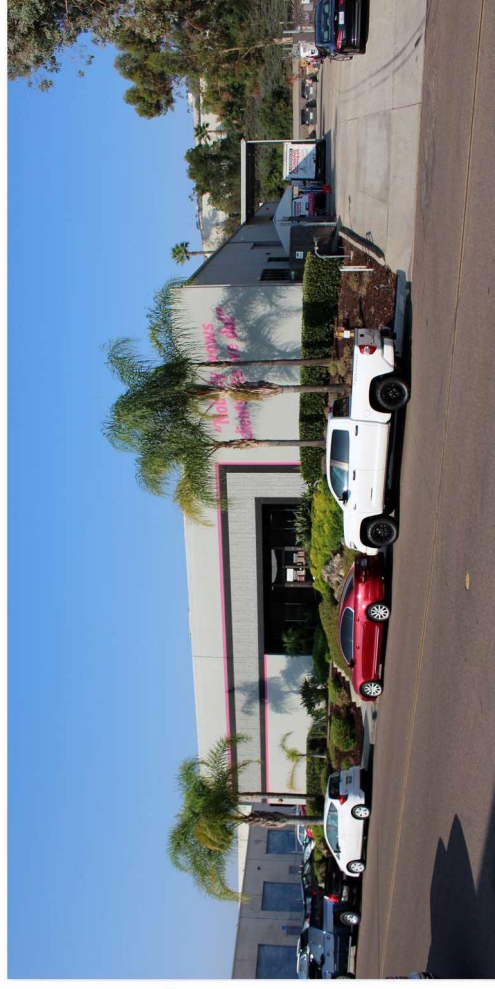
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Toller Cornell Commercial Real Estate is pleased to offer for sale 100% leased property located at 1830 John Towers Avenue in El Cajon, CA. This property is on a ground lease with the County of San Diego. The sale price includes the Seller extending the ground lease at the close of escrow to 55 years.

The property is a 24,000 square foot free standing concrete tilt-up industrial building situated on a 1.19 acre parcel with high quality office build out. Features include a modern security system throughout the property, grade level and dock high loading, and an insulated foam roof. The property is in the Industrial Zone of the City of El Cajon, in the Gillespie Field Industrial Park. The Gillespie Field Industrial Park has historically been a highly desirable area for businesses to call home with low vacancy rates. This property sits minutes from the Highway 52 freeway exit at Cuyamaca Ave. The property is fenced and secured with electronic gated driveways on each side of the building.

The Property is 100% occupied by Mary Jean Anderson Plumbing. This offering presents an opportunity to acquire a quality industrial asset in an excellent location with a high-quality credit tenant.



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Property Type: Freestanding Industrial / Flex Building.
Property on County of San Diego long-term ground lease.
All ground lease info available upon request.

Construction: Concrete Tilt-Up

Total Building: 24,000 SF

Clear Height: Approximately 21'

Fire System: Sprinklers

Building Power: 800 Amps Total / 3 Phase / Gas Served

Loading: 4 grade level doors / 1 dock high door
Potential for additional grade level doors

Parking: 47 spaces. Fenced/secured. Concrete driveways.

Zoning: City of El Cajon M Zone (Manufacturing)

Additional Features:

- Security / key card entry system throughout Property
- Climate controlled in majority of building
- Training room for 30+ people
- Visible from Cuyamaca Street

Location: Just off the newer 52 Freeway extension exiting Cuyamaca Street

Lease & Financial Details: Contact Agent

Sale Price: \$5,100,000.00

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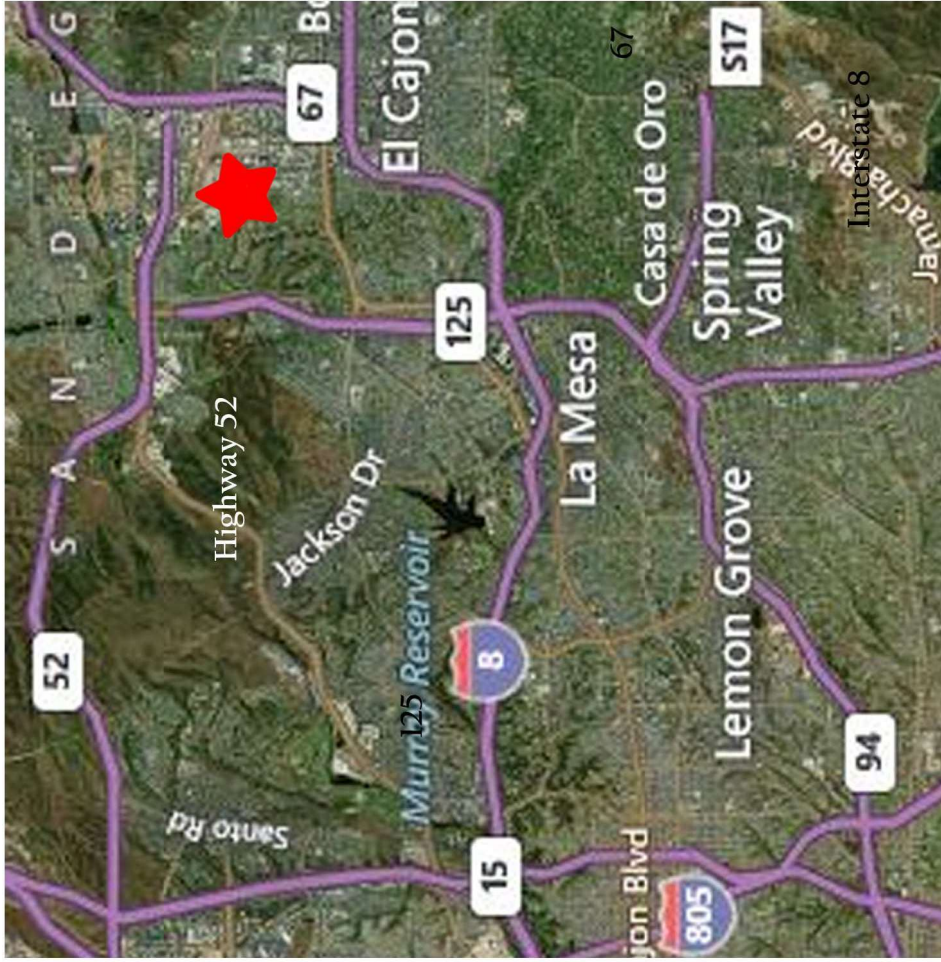
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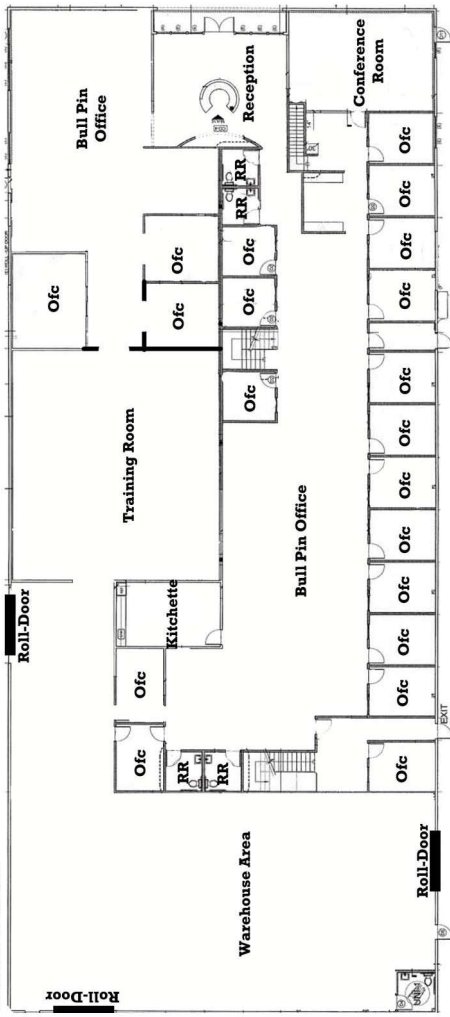
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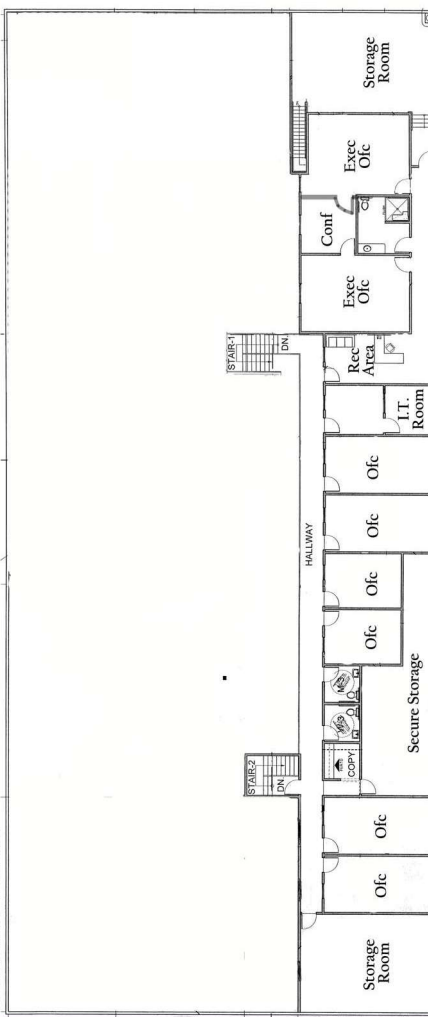
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First Floor



Second Floor



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