



9435 BOND AVE

FOR LEASE | ± 15,130 SF

EXCLUSIVELY LISTED BY

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INLAND PACIFIC

PROPERTY HIGHLIGHTS



9435 Bond Ave, El Cajon, CA 92021



1200 amps



± 15,130 SF, ± 1.16 Acres



County M52 Zoning



Lease Rate Withheld



Sprinklered



33% Office, 67% Warehouse



Built in 2006



4 (12'x12') Roll up Doors



Concrete Tilt up



24' Clear Height



Newly Built 2nd Story Office & Living Area (Can be converted back to Office)



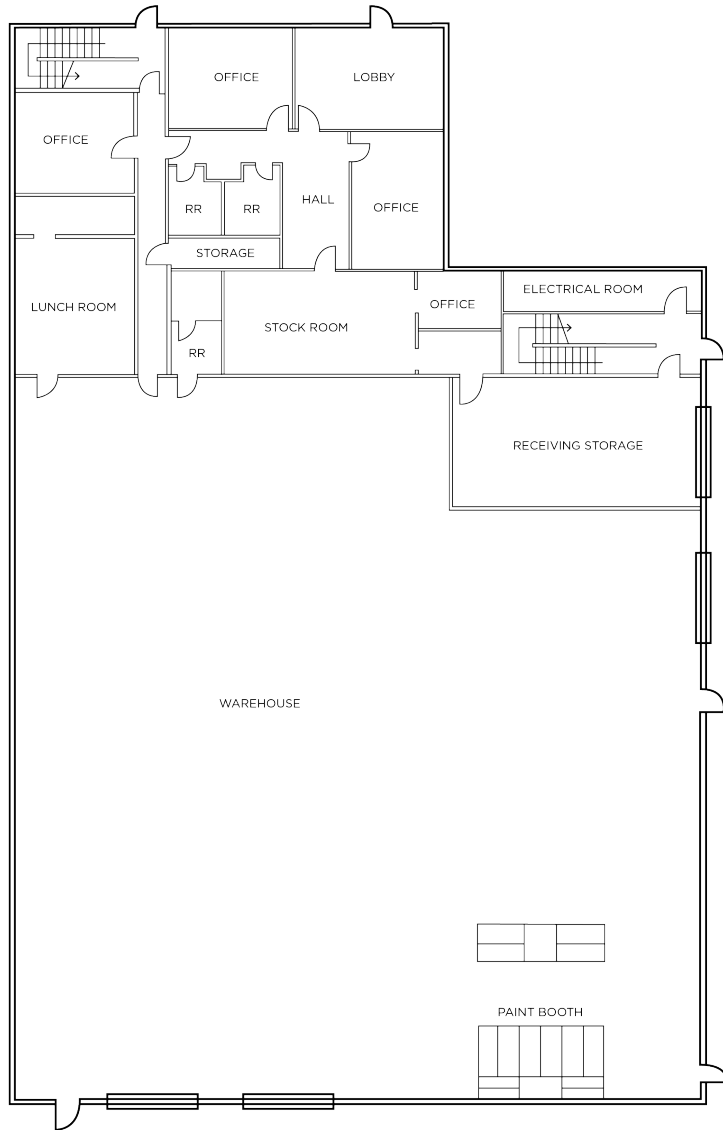
Approximately 44 Parking Spaces



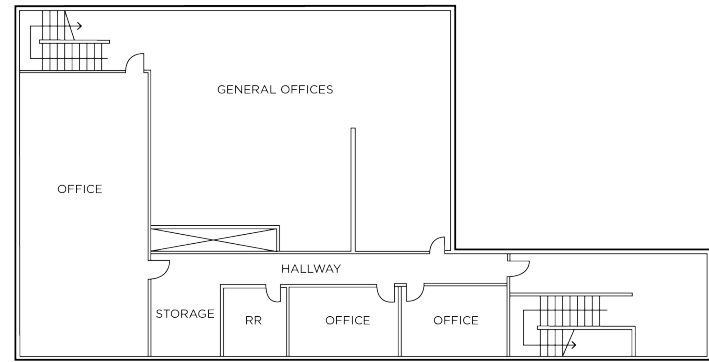
Skylights Throughout

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

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FOR MORE INFORMATION PLEASE CONTACT

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