

# 405 & 409

**Vernon Way  
El Cajon, CA 92020**



**Approx. 4,100 SF Industrial Suite FOR LEASE | El Cajon Industrial Park**

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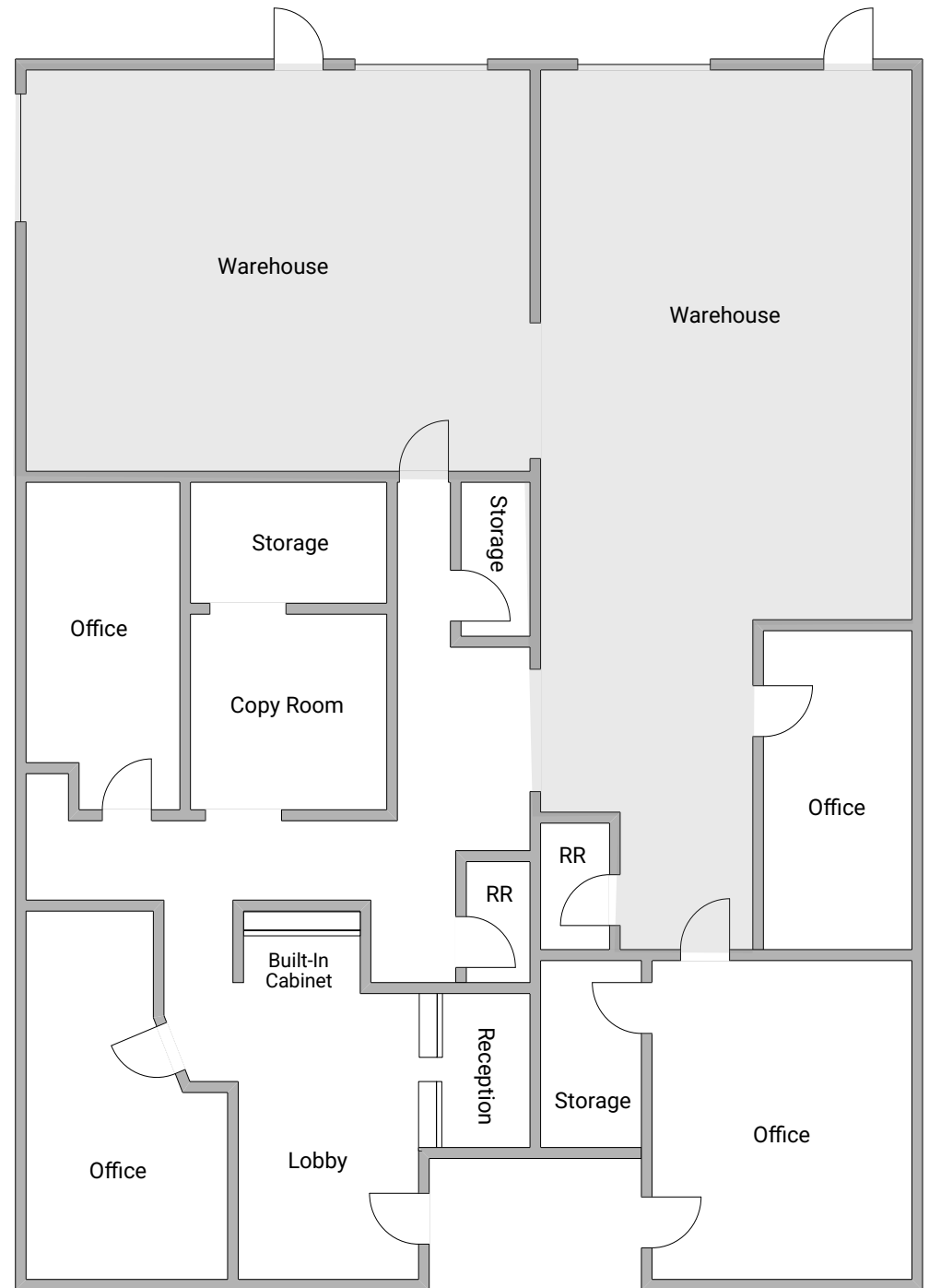
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**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING



# PROPERTY FEATURES

- Suite 405 & 409
- ± 4,100 SF Office/Warehouse Suite
- Available April 1, 2025
- ± 50% Office and Warehouse
- Natural Gas to Property
- Cox Cable Internet
- In the Heart of El Cajon Manufacturing Zone
- **\$1.50/SF Per Month - Modified Gross**
- **Please Do Not Disturb Tenants**



Note: Floor plan is not to scale.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.