

# For Sale

# 1,560 Sf Industrial Condo

1943 Friendship Dr. Suite A  
El Cajon, CA 92020

## Property Description:

- ◆ 1,560 sf Industrial Condo

## Property Features:

- ◆ 1/5 Office
- ◆ 4/5 Warehouse
- ◆ Bonus Second Floor Office
- ◆ Corner Unit
- ◆ 1 Restroom
- ◆ 12x14' Truck Door
- ◆ Large Concrete Parking Spaces Suitable for Trucks
- ◆ HOA \$887.70/M. Includes Ext Maint, Landscape, Trash & Water.

## Location:

- ◆ Just South of the 52, Between the 125 and the 67.

## Zoning:

- ◆ M Zoning Allows: Construction service, Equipment rental, Food processing, Office, Light MFG, Machine shop, Medical lab, Warehousing, and more.
- ◆ Property On Ground Lease with the County Expires 9/30/2062 with negotiation to extend to 4/30/2078.

**For Sale:**  
**\$375,000**



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