

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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All information should be independently verified prior to any lease or purchase agreement.