

# FOR SALE - Price Reduction

Multiple Building Campus on 2.27 Acres

**12424-40 Lakeshore Dr.  
& 10017-27 River St.**

Lakeside, CA 92040

23,500 SF

Asking Sale Price: \$1,995,000



## Property Highlights

- 23,500 SF Multiple Building Campus including 8 private offices, showroom, storage, and separate caretaker residence
- 3 freestanding buildings including 5 restrooms (3 multi-fixture with shower), 10 grade level doors & 2 dock high doors
- Fire sprinklers, gas, heavy power, and all other utilities to site
- 2.27 acre corner site with 7 parcels 102 Parking Spaces (13.6:1000 SF)
- Large, fenced and paved parking area with 6 separate driveways to access property
- Central location in downtown Lakeside
- County of San Diego General Commercial C-36 Zone with grandfathering for a machine shop
- Next to Hwy 67 on / off ramps, near Hwy 52 & I-8

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 should be verified prior to purchase or lease.

**CPG** COMMERCIAL  
PROPERTIES  
GROUP

INTEGRITY - KNOWLEDGE - EXPERIENCE

[www.cpgsd.com](http://www.cpgsd.com)

Cameron Czubernat  
619.462.5100  
cameron@cpgsd.com  
CA Lic. 01383317

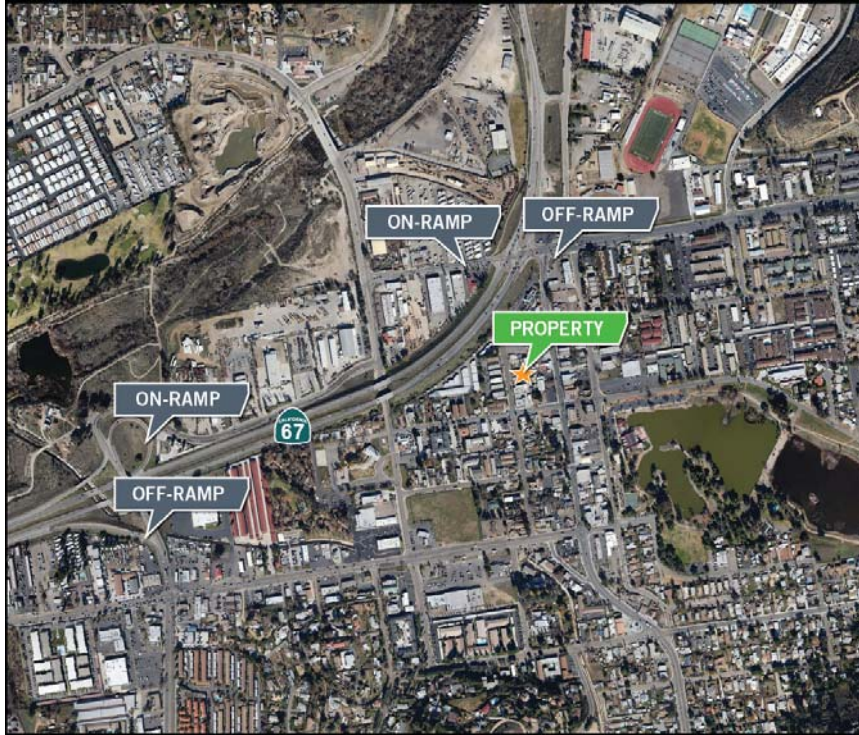
Kerry Schimpf  
619.462.3100  
kerry@cpgsd.com  
CA Lic. 00955075

2295 Fletcher Parkway, Suite 200, El Cajon, CA 92020

12424-40 Lakeshore Dr. Lakeside, CA 92040  
10017-27 River St.

Multiple Building

## AERIAL MAP



## FLOOR PLAN



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 should be verified prior to purchase or lease.



Option 1



Option 2



\*Up to 2 acres of Parking area w/ demo

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 should be verified prior to purchase or lease.