



FOR SALE | 28,000 SF on 2 Acres | Outside Storage Entitled
777 - 797 Gable Way El Cajon

Contact

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PROPERTY HIGHLIGHTS



High Quality Industrial Facility



16'-18' Warehouse Clear Height



High Image Office Improvements



Located in El Cajon



Quick Access to: Hwy 67, Hwy 52 & I-8



Turnkey Fleet Maintenance Facility



6 Grade Loading Doors



Power: Heavy 480 Volt Power

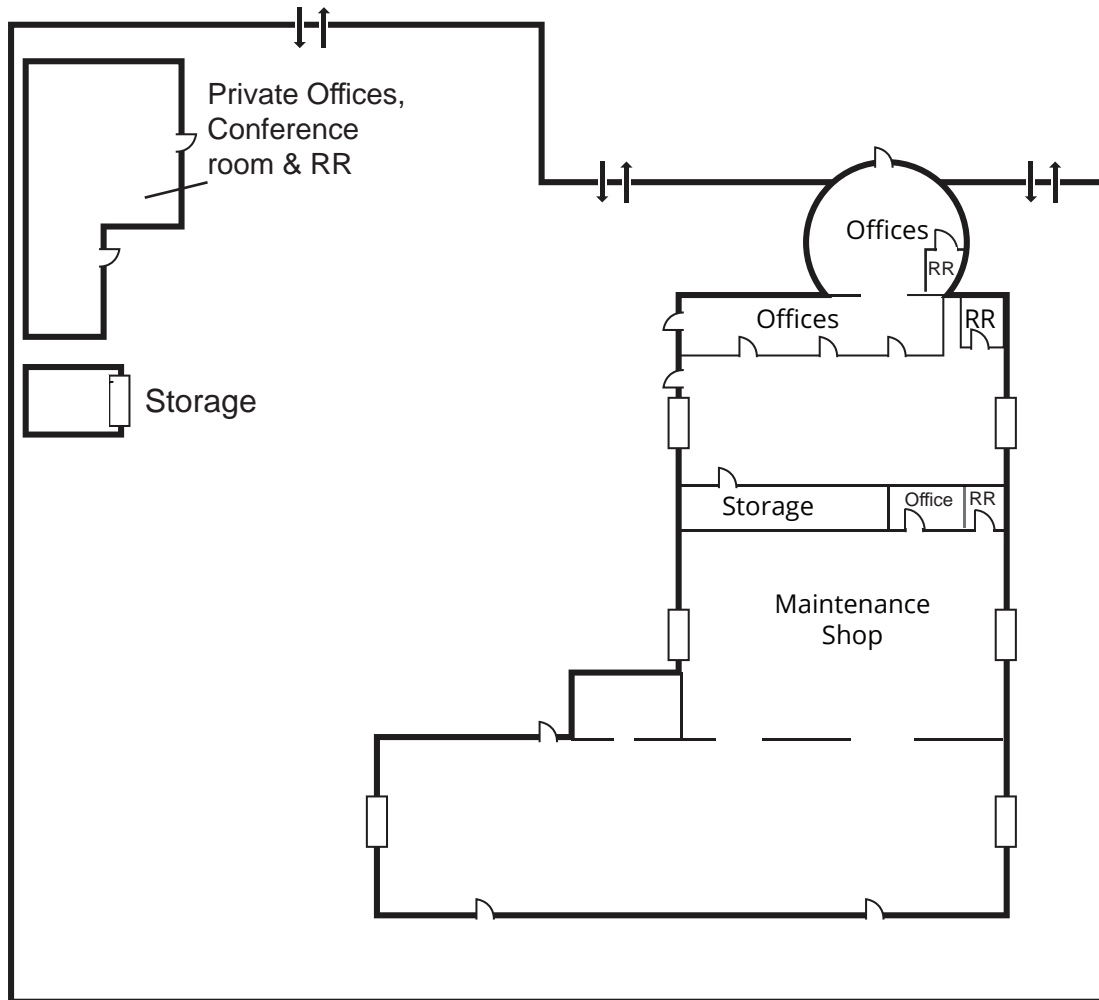


3 Points of Ingress and Egress



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.

SITE PLAN



PROPERTY FEATURES

- 28,000 SF on 2 Acres
- 25,700 SF building with 1,000 SF of office space with reception area, 2 private offices, bullpen office area, kitchenette/breakroom, warehouse shop offices, and 3 restrooms
- 2,300 SF detached office space with reception, bullpen, break room, 2 private offices, 2 restroom, and 3 separate entrances
- Additional 1,000 SF office space with 4 private offices and 3 restrooms
- Heavy 480 volt power
- Clear span warehouse with 6 grade-level doors
- 3 curb cuts to street
- Secure fenced yard
- Gas to property
- City of El Cajon M zone: outside storage entitled
- Close to I-8, Hwy 67 and Hwy 52
- **Asking Price: \$6,000,000**

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PROPERTY PHOTOS



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