






# FOR LEASE

## 1100

WAGNER AVENUE  
EL CAJON, CA 92020

### Property Highlights

- SF** 6,700 SF office area  
20,500 SF shop/warehouse area  
5 Acre site
-  Fully fenced, partially paved parking area
-  City of El Cajon CM zone. Allows for both industrial and commercial uses including light mfg & distribution, vehicle parking, equipment/machinery sales-rental-service & repair, construction services, trucking terminal and a specific overlay for new vehicle sales.
-  Easy access to Interstate 8 and 67 Freeway, close to 125 Freeway

**\$\$** Asking lease rate:

27,000 SF Bldgs x \$0.69 NNN =	\$18,775
140,100 SF excess land x \$0.15/SF NNN =	\$21,175
<b>Total Rent =</b>	<b>\$39,950 NNN</b>

**Heavy Commercial/Industrial Site:**  
**27,200 SF on 5 Acres**

**JODI V. MEADE, CRX, CSM**  
213.471.1060  
jodi.meade@avisonyoung.com  
CA Lic. 001126082

**CAMERON CZUBERNAT**  
619.462.4500  
cameron@cpgsd.com  
CA Lic. 01383317

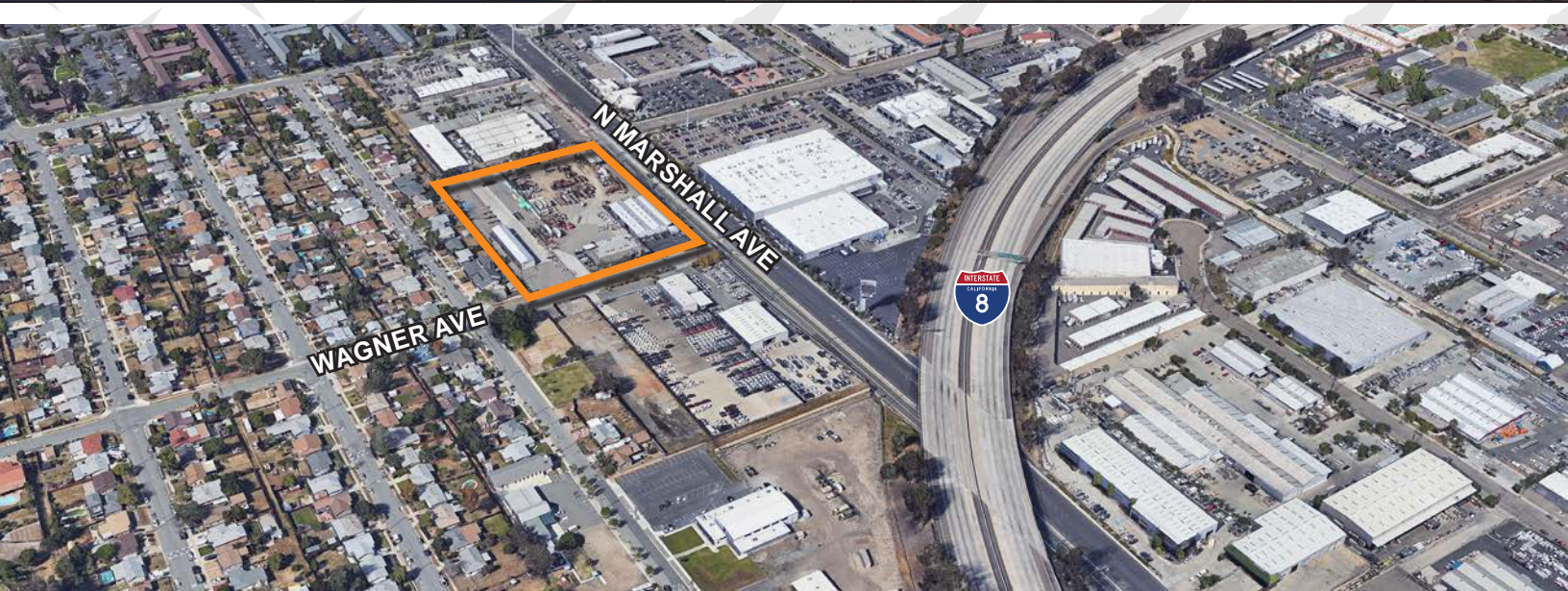
**JAY SIMMERS, Associate**  
213.618.3822  
jay.simmers@avisonyoung.com  
CA Lic. 02062448

**KERRY SCHIMPF**  
619.462.3100  
Kerry@cpgsd.com  
CA Lic. 00955075

**AVISON  
YOUNG**

**CPG** | COMMERCIAL  
PROPERTIES  
GROUP  
INTEGRITY - KNOWLEDGE - EXPERIENCE





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.

**CAMERON CZUBERNAT**  
619.462.4500  
Cameron@cpgsd.com  
CA Lic. 01383317

**KERRY SCHIMPF**  
619.462.3100  
Kerry@cpgsd.com  
CA Lic. 00955075

**JODI V. MEADE, CRX, CSM**  
213.471.1060  
jodi.meade@avisonyoung.com  
CA Lic. 001126082

**JAY SIMMERS, Associate**  
213.618.3822  
jay.simmers@avisonyoung.com  
CA Lic. 02062448