

# 10527

Prospect Avenue  
Santee, CA 92071

**FOR SALE** - Approximately 2,380 SF on 0.56 Acres  
**City of Santee I-G Zoning**



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



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**I-G ZONED INDUSTRIAL SITE** located in Santee. The property is level and has excellent truck access with two driveways.

## PROPERTY HIGHLIGHTS



175 Amp 3 phase  
power to shop



City Infrastructure  
in place



Level fenced site with 2  
driveways + drive around access



City of Santee  
I-G Zoning



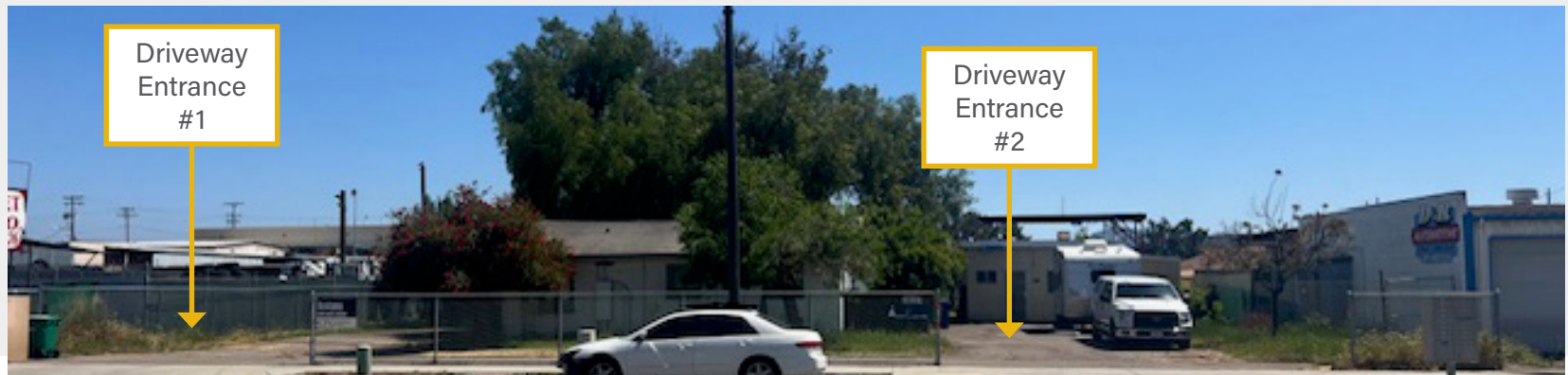
Approx. 1,480 SF House  
+ 900 SF Shop (Includes office +  
restroom)



Easy freeway access  
between Hwy 52 +  
Hwy 67 on/off ramps



Call Broker for Pricing Details



*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.*