

FOR SALE

100% Leased | Multi-Tenant Flex Industrial Project

11487-11491 Woodside Ave
Santee, CA 92071

VIDEO



Estimated NOI
\$440,484

SALE PRICE
\$8,284,800

CAP RATE
5.3%

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.

Contact

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CPG COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

Property Highlights



3

NUMBER OF BUILDINGS



41,420

SQUARE FEET (APPROXIMATELY)



Visibility

FREEWAY VISIBLE AND ACCESSIBLE



3.44

ACRES



Power

HEAVY POWER



Up to 20'

BUILDING HEIGHT



Loading

GRADE & DOCK LOADING



100%

OCCUPIED WITH 4 TENANTS



Zoning

CITY OF SANTEE I-L ZONE



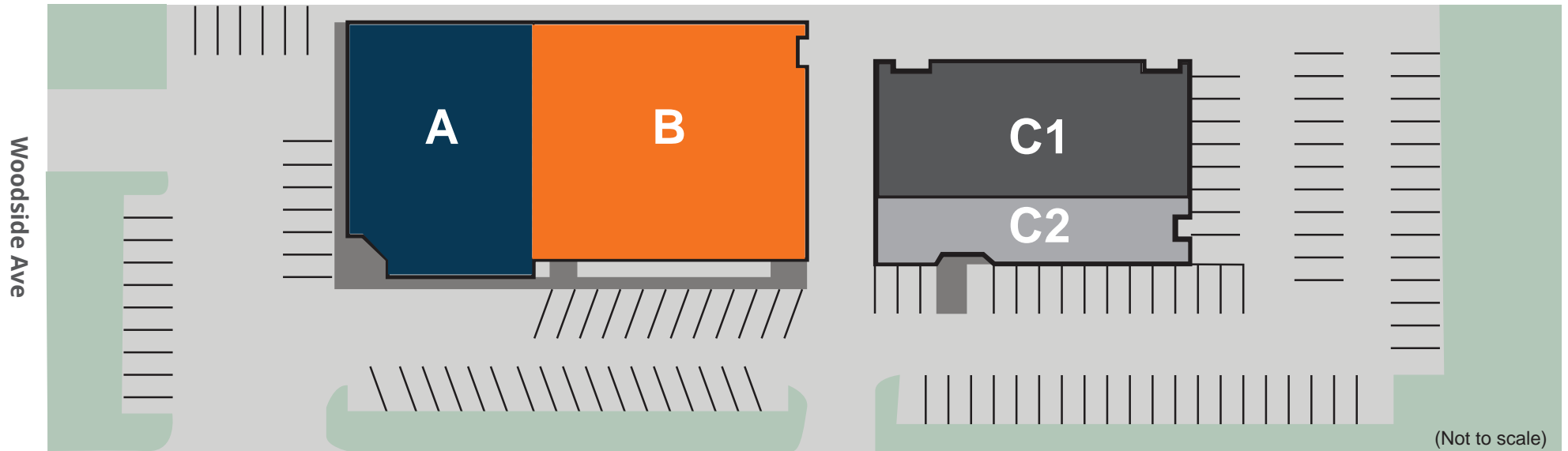
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Site Plan



Building	Tenant in Place	SF Leased (Approx)	Currently Monthly Rent
A	Evolve Custom Auto	15,708 SF	\$17,279 (\$1.10 PSF Gross)
B	EMISTA Inc.	11,000 SF	\$11,227 (\$1.02 PSF Gross)
C1	TelData	6,000SF	\$7,000 (\$1.16 PSF Gross)
C2	Aspire Inc.	8,712 SF	\$10,114 (\$1.16 PSF Gross)
		41,420 SF	\$45,620/Month Gross



Gillespie
Field



Santee
Town Center



Wheatlands
Industrial
Park



Woodside Ave

On/Off Ramps

Aerial Map

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