

FOR LEASE

APPROXIMATELY ±1.87 - 6.87 NET USABLE ACRES WITH BUILDINGS
M-58 Zoning | Outside Storage & Manufacturing By Right

12485 Highway 67 | Lakeside, CA 92040



Contact

Cameron Czubernat
619 922 2192
cameron@cpgsd.com
CA Lic. 01383317

Kerry Schimpf
619 920 0311
Kerry@cpgsd.com
CA Lic. 00955075

Andy Melzer
760 420 1930
andy.melzer@cushwake.com
CA Lic. 00865688

CPG | COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

HIGH IMPACT INDUSTRIAL LAND SITES located in East San Diego County. The properties are graded with level yards, excellent truck access, ideal for contractors yard, truck / trailer parking, storage of equipment and materials, etc.



Pad 1 - ±1.87 Acres (Option 1)



Pad 6 - ±5 Acres + 5,000 SF Office/ 2,850 SF Warehouse (Option 2)

3 OPTIONS

PAD 1 - 1.87 Net Usable Acres
(Option 1)

PAD 6 - 5 Net Usable Acres + 5,000 SF Office/2,850 SF Warehouse
(Option 2)

PAD 1 & 6 - 6.87 Acres + 5,000 SF Office/ 2,850 SF Warehouse
(Option 3)



Warehouse building on Pad 6 with office, hydraulic lift & wash rack with clarifier.



10,000 Gallons Diesel Fuel tank with 2 pumps



Zoned M-58
(Outside storage/MFG By Right)



±1.87-6.87 Net usable acres with Power & water Pad 6 Only

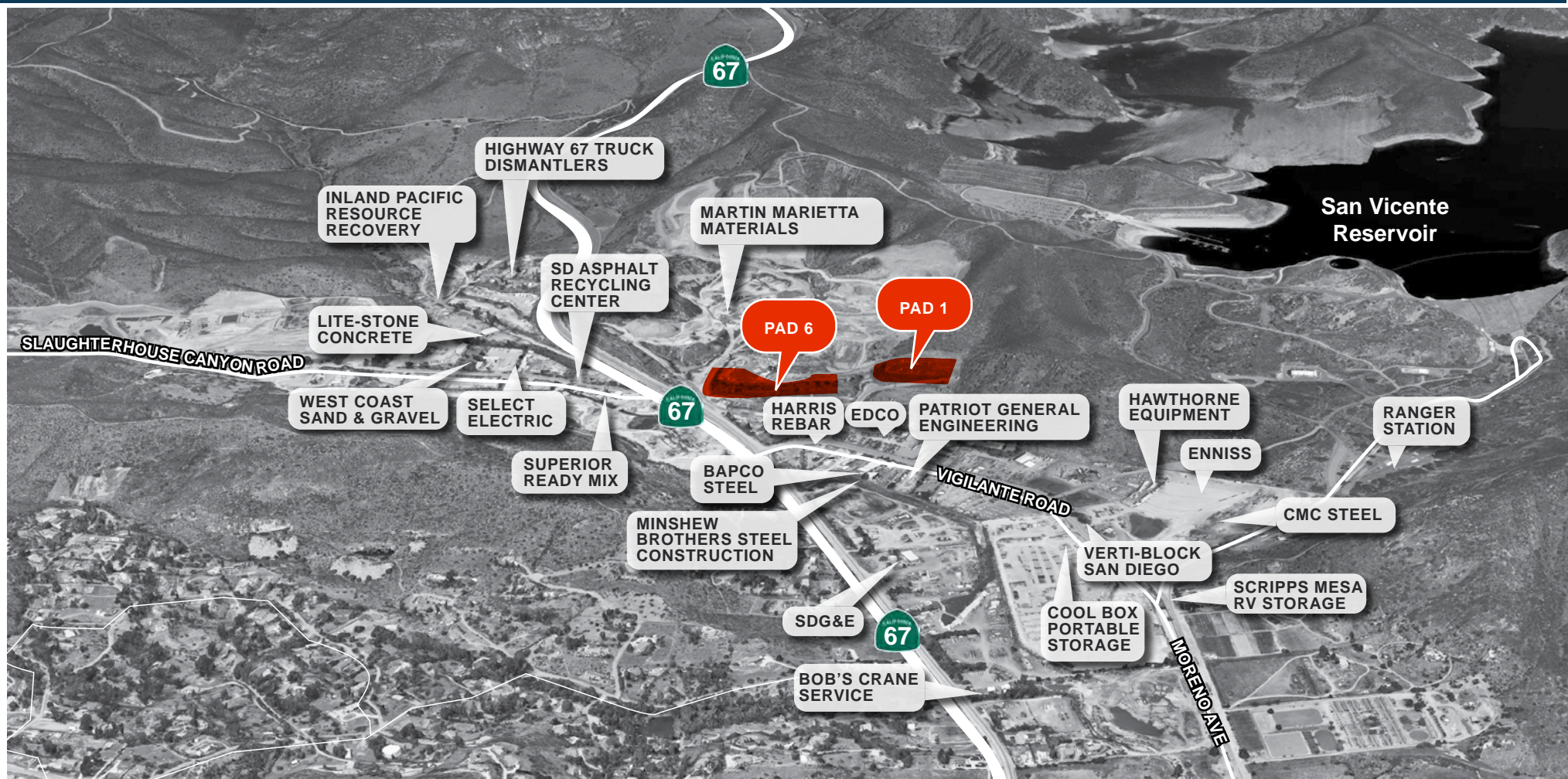


Rare graded, level yard



Excellent access to Hwy 67, 52, 125 & I-8

CORPORATE NEIGHBORS



Cameron Czubernat
619 922 2192
cameron@cpgsd.com
CA Lic. 01383317

Kerry Schimpf
619 920 0311
Kerry@cpgsd.com
CA Lic. 00955075

Andy Melzer
760 420 1930
andy.melzer@cushwake.com
CA Lic. 00865688

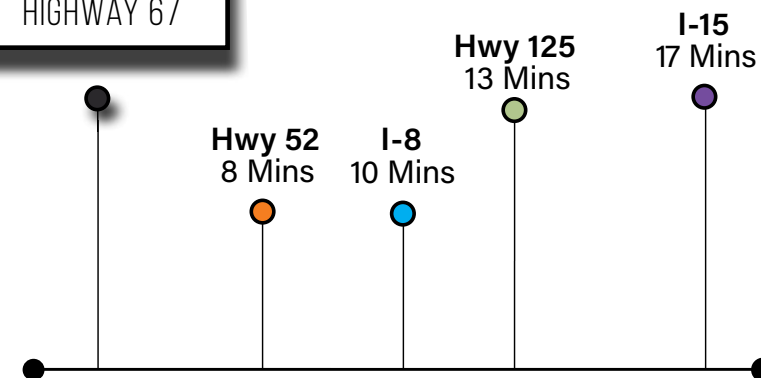
CPG | COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

**CUSHMAN &
WAKEFIELD**

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.



12485
HIGHWAY 67



APPROXIMATELY $\pm 1.87 - 6.87$
NET USABLE ACRES
FOR LEASE

Contact brokers for pricing

Contact

Cameron Czubernat
619 922 2192
cameron@cpgsd.com
CA Lic. 01383317

Kerry Schimpf
619 920 0311
Kerry@cpgsd.com
CA Lic. 00955075

Andy Melzer
760 420 1930
andy.melzer@cushwake.com
CA Lic. 00865688

CPG COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

**CUSHMAN &
WAKEFIELD**