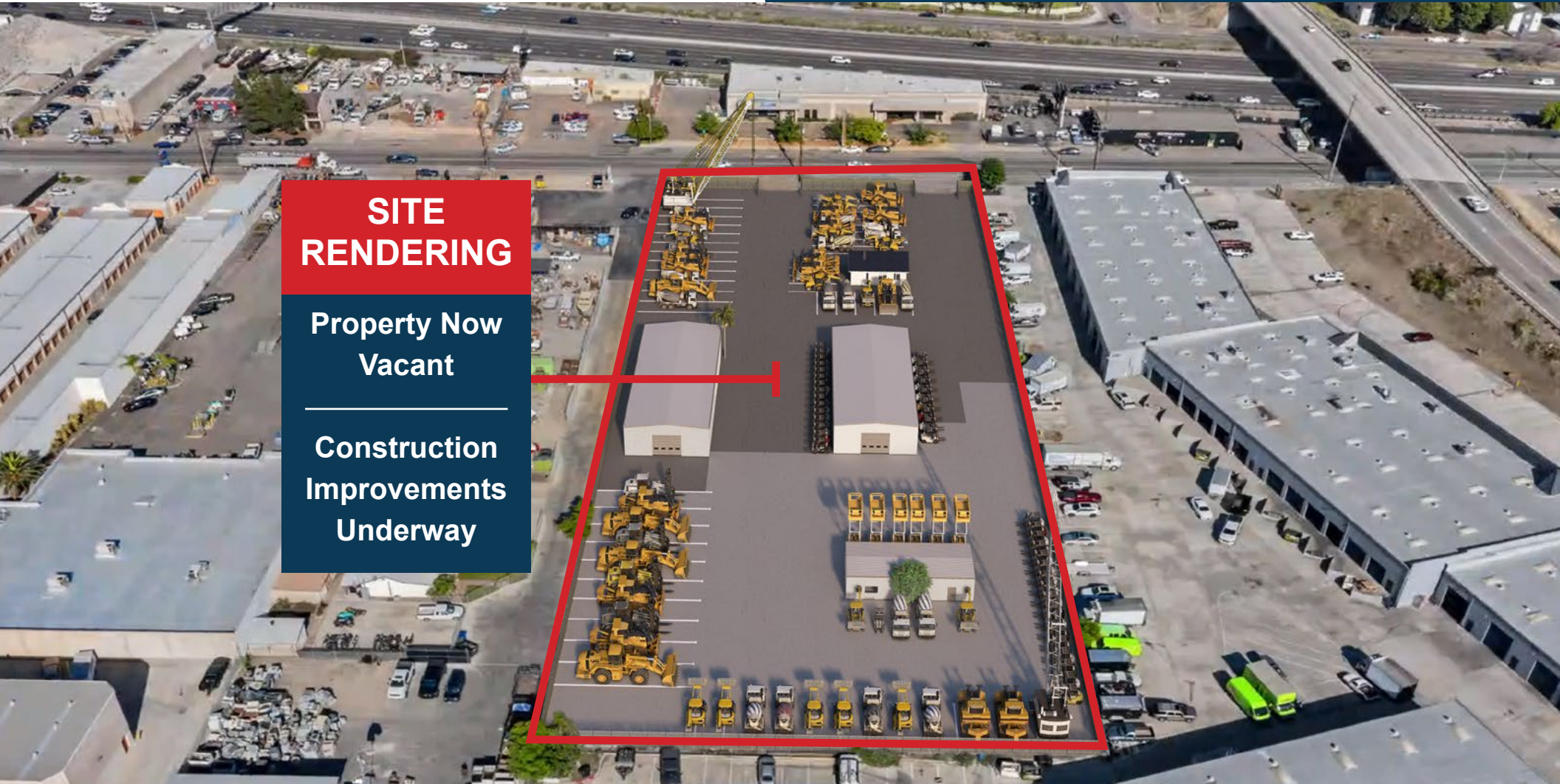


FOR LEASE - 2.5 Acres

1324-36 Magnolia Ave

EL CAJON, CA 92020

Industrial - Warehouse + Office + Storage
Outside Storage Entitled
Ideal for Single-Tenant User



**SITE
RENDERING**

**Property Now
Vacant**

**Construction
Improvements
Underway**

CAMERON CZUBERNAT
619 922 2192
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PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

Property Highlights



Outside Storage Entitled



Bridge Crane



Level fenced yard with 3 access points off Magnolia Avenue + drive around access



County of SD M-54 Zoning



Warehouse / Office / Covered Storage



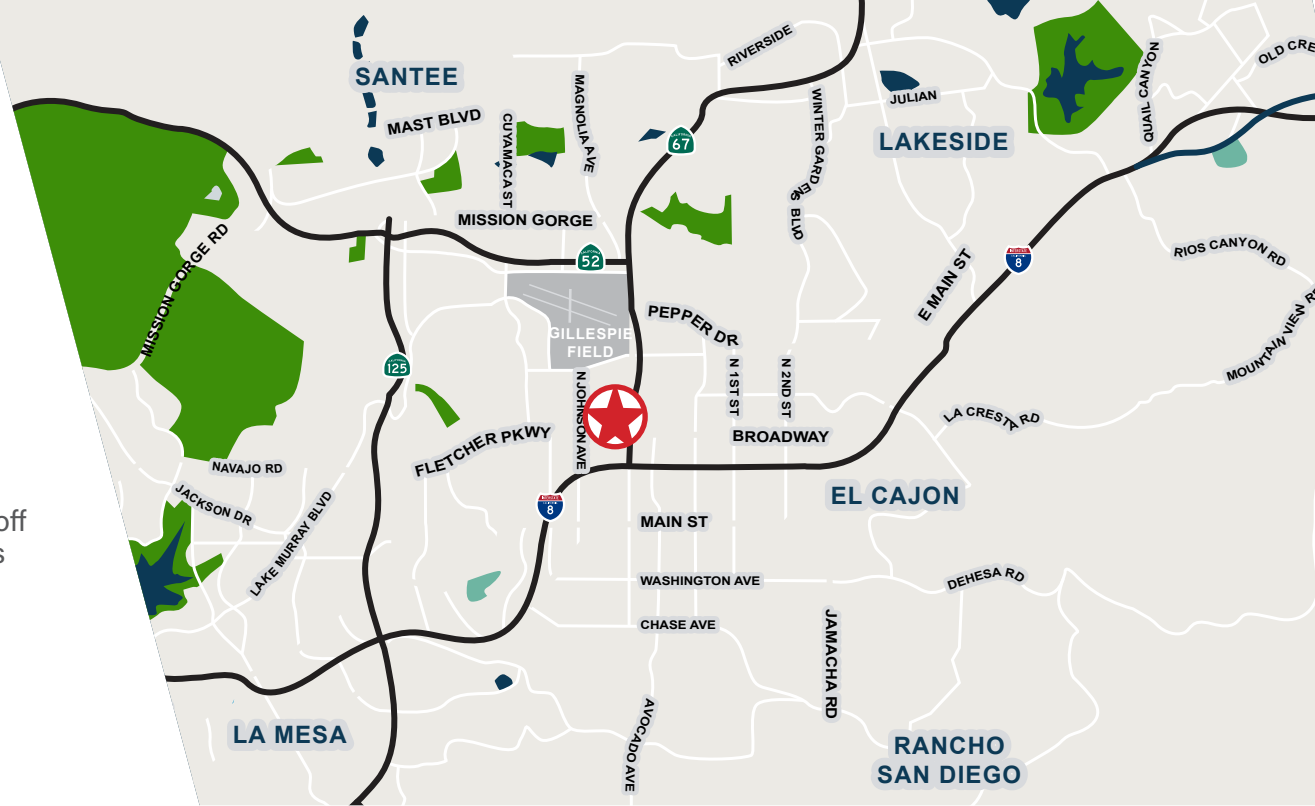
Easy freeway access between Int 8/Hwy 67 on/off ramps



Property will be deliverable February 1, 2025



Asking Lease Price: Call Broker for Pricing



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.

Current Aerial

IDEAL SINGLE-TENANT INDUSTRIAL SERVICE FACILITY

Planned Tenant Improvements Include, new asphalt/gravel, fencing, interior and exterior building paint and renovations



1324-36
N Magnolia Avenue

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