



Property  
Video

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

**FOR SALE**  
12,000 SF MULTI-TENANT INDUSTRIAL BUILDING ON 0.45 ACRES  
**OWNER USER**

# Property Highlights



12,000 SF freestanding multi-tenant building can be delivered vacant to owner user January 1, 2022 or with current tenants.



Multiple private, window lined offices, large bullpen area, kitchen and restrooms (one with shower).



- Existing income from current tenants.
- Current Annual Rent / Annual Operating Expenses; \$120,624 / \$29,250



5 grade level doors, fire sprinklers, skylights, 800 amps - 3 phase power (6 meters), secure gated parking

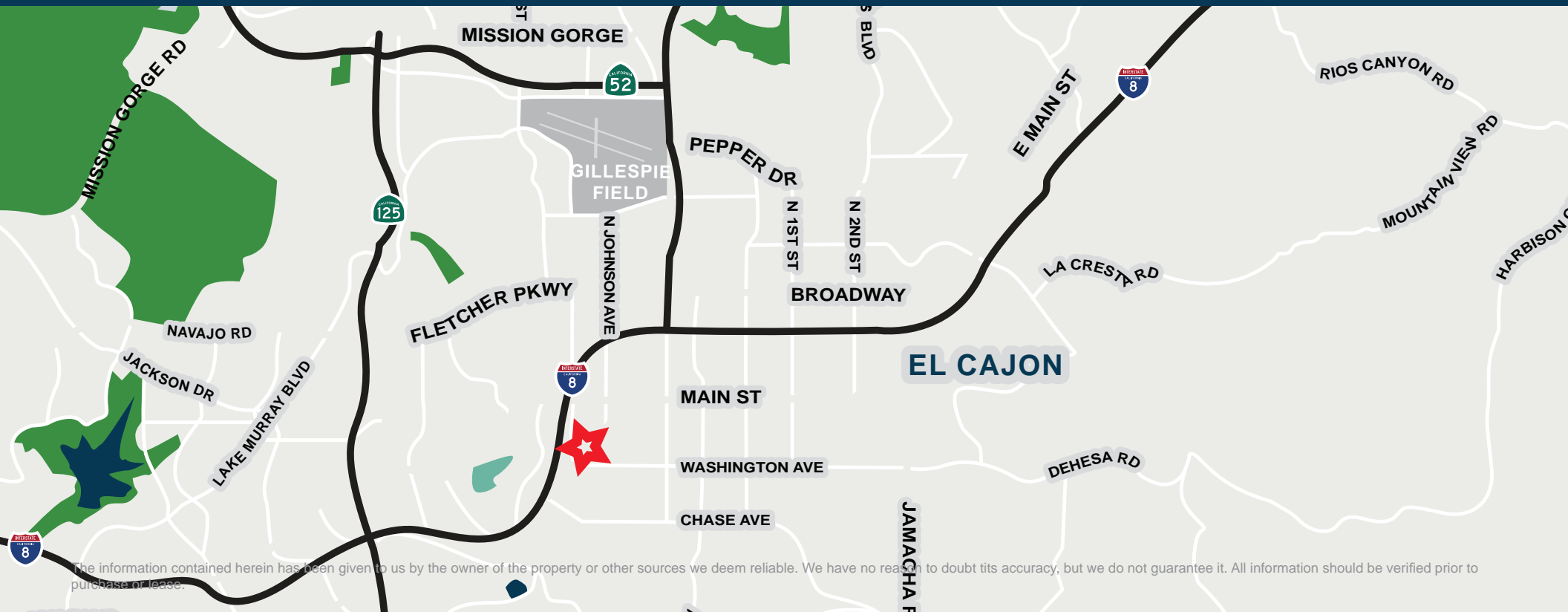


- City of El Cajon M-Zone.
- Close to I-8 on / off ramps and trolley stop.




**Asking Price \$2,100,000 (\$175 psf)**

## 594 Front St. El Cajon, CA 92020

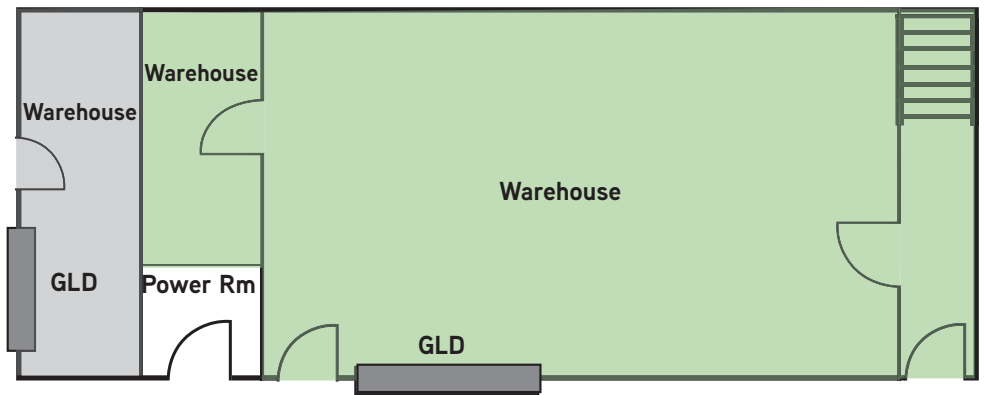
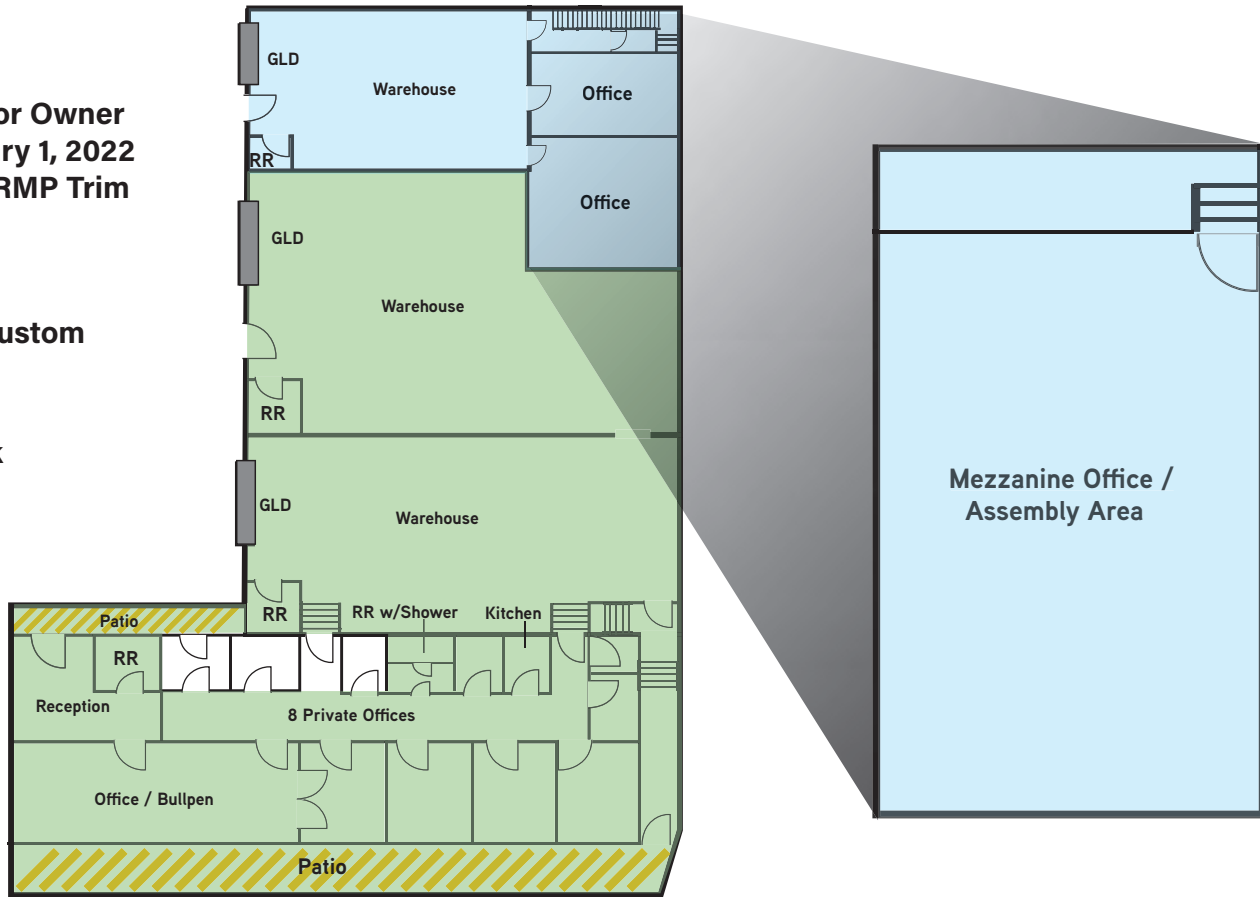


# Floor Plans

 Available for Owner User January 1, 2022 (currently RMP Trim Supply)

 Zummay Custom Cabinets

 Greg Hawk



(Street Level)

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.

# 594 Front St

El Cajon, California 92020

Available  
619.462.4500  
CPG  
FOR LEASE - 12,000 SF BLDG.  
HEAVY EQUIPMENT - CAROLINA CEMENT

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