

Industrial Storage Yard with Warehouse/Office Space

For Lease | 3,200 - 9,350 SF

7622 & 7636 North Avenue | Lemon Grove, CA 91945



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.

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INTEGRITY - KNOWLEDGE - EXPERIENCE

Option 1

The Entire Property



Approx 9,350 Sf
on 0.85 Acres



Freeway fronted
contractor facility



Zoning: City of Lemon Grove
HC (Heavy Commercial)



Secured, fully fenced lots



Lease Rate: \$24,500 per month gross



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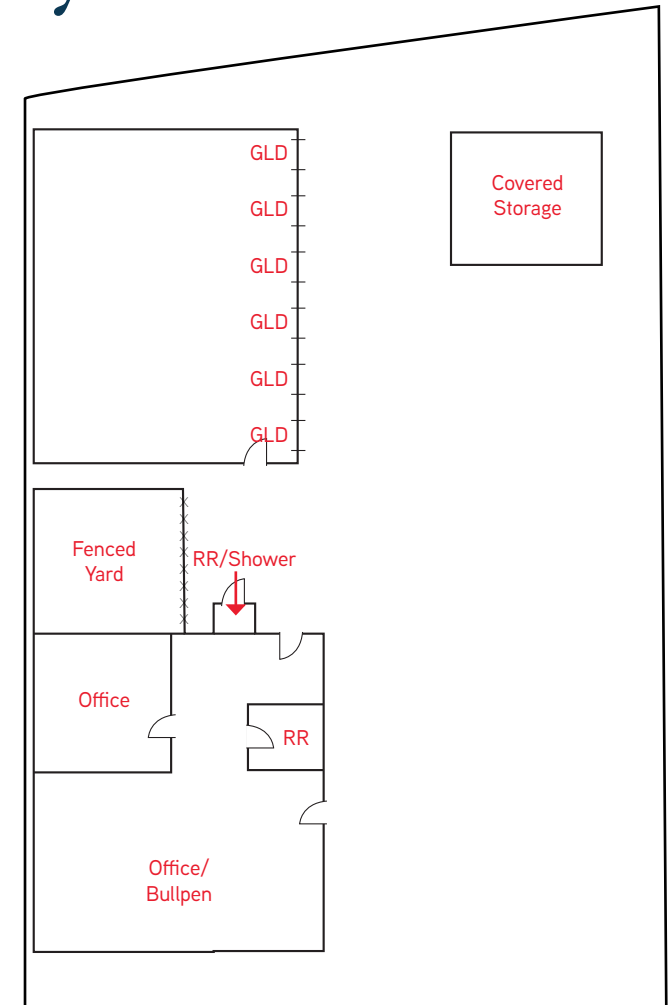
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Option **2** - 7622 North Avenue Freeway Fronted Contractor Facility For Lease

- Approximately 3,200 SF on .35 acre fenced lot
- Approx 1,300 SF Office with attached fenced storage area includes Large Bull Pen Area, Private Office, 2 restrooms & shower.
- Covered storage area.
- Approx 1,900 SF Clear span Warehouse includes 6 Grade Level Doors.
- Zoning = City of Lemon Grove - HC Zone
- Close Proximity to Hwy 94 On and Off Ramps.
- **Asking Price = \$9,600 per month gross.**



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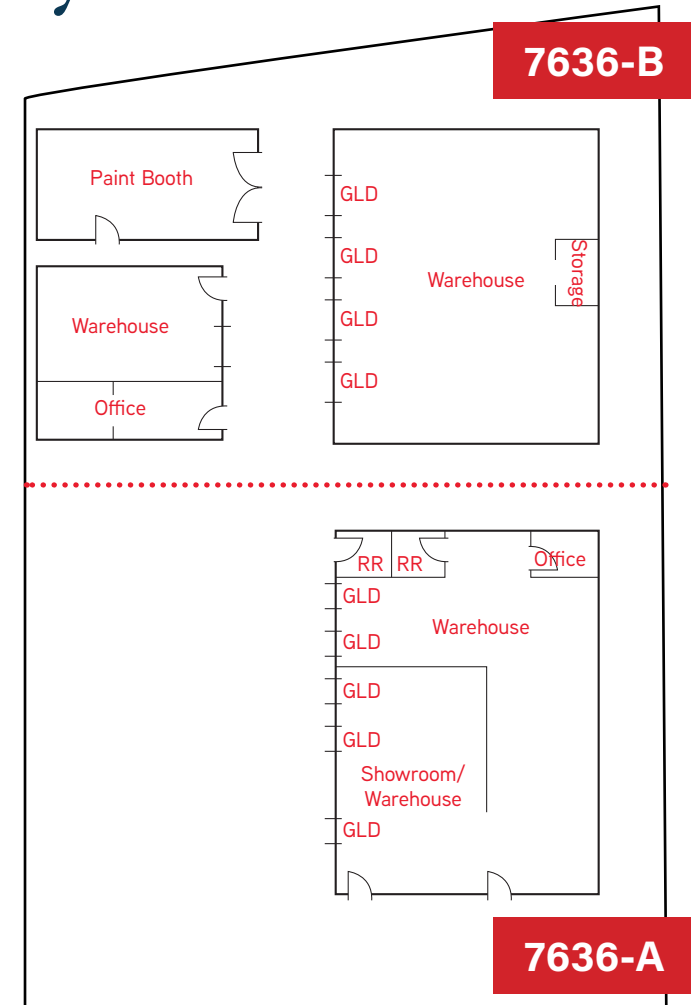
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Option **3** - 7636 North Avenue, Ste. A & B Freeway Fronted Contractor Facility For Lease

- Approx 6,150 SF on .5 acre fenced lot
- 2 warehouse buildings
 - Approx 2,300 SF with 5 Grade Level Doors, 2 Restrooms and one private office.
 - Approx 2,200 SF Clear span warehouse with 4 Grade Level Doors and storage room.
- Approx 550 SF paint booth.
- Approx 1,100 SF office with warehouse building.
- Zoning = City of Lemon Grove - HC Zone
- Close Proximity to Hwy 94 On and Off Ramps.
- Asking Price = \$13,900 per month gross.



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Excellent Location Easy Access to ON and OFF Ramps



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