

FOR LEASE

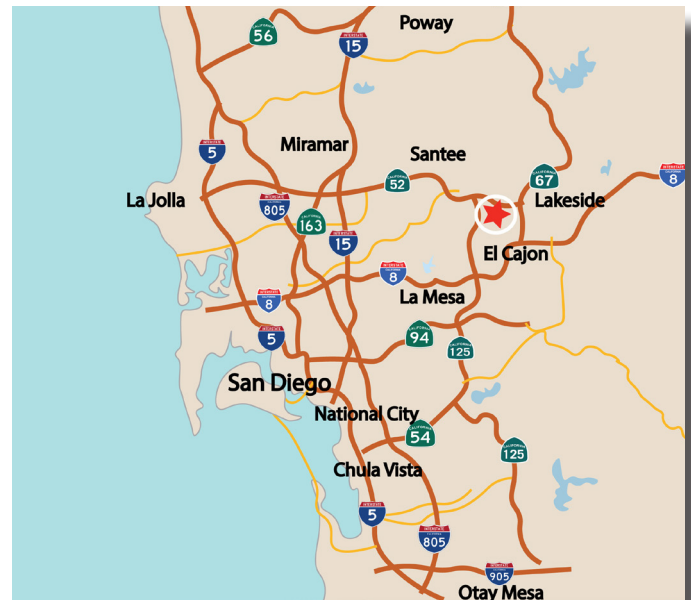
44,000 SF MANUFACTURING / DISTRIBUTION FACILITY ON 3.67 ACRES



8616 Cuyamaca Street, Santee CA 92071

Property Highlights

- 18,800 SF manufacturing area: 5,200 amps 3 phase power, 18' clear height
- 20,000 SF distribution area: 24' clear height
- 5,200 SF office area with "hard lid" for record storage
- Dock / grade doors including 5,000 SF covered area + load levelers
- Sprinklers, skylights and lighting throughout warehouse areas
- Concrete truck parking area + driveway access to both Cuyamaca St and Prospect Ave
- Easy access to 52, 67, and 125 Fwys
- Asking Lease Rate: \$0.87 per SF / per month gross



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.

CPG COMMERCIAL
PROPERTIES
GROUP

INTEGRITY - KNOWLEDGE - EXPERIENCE

www.cpgsd.com

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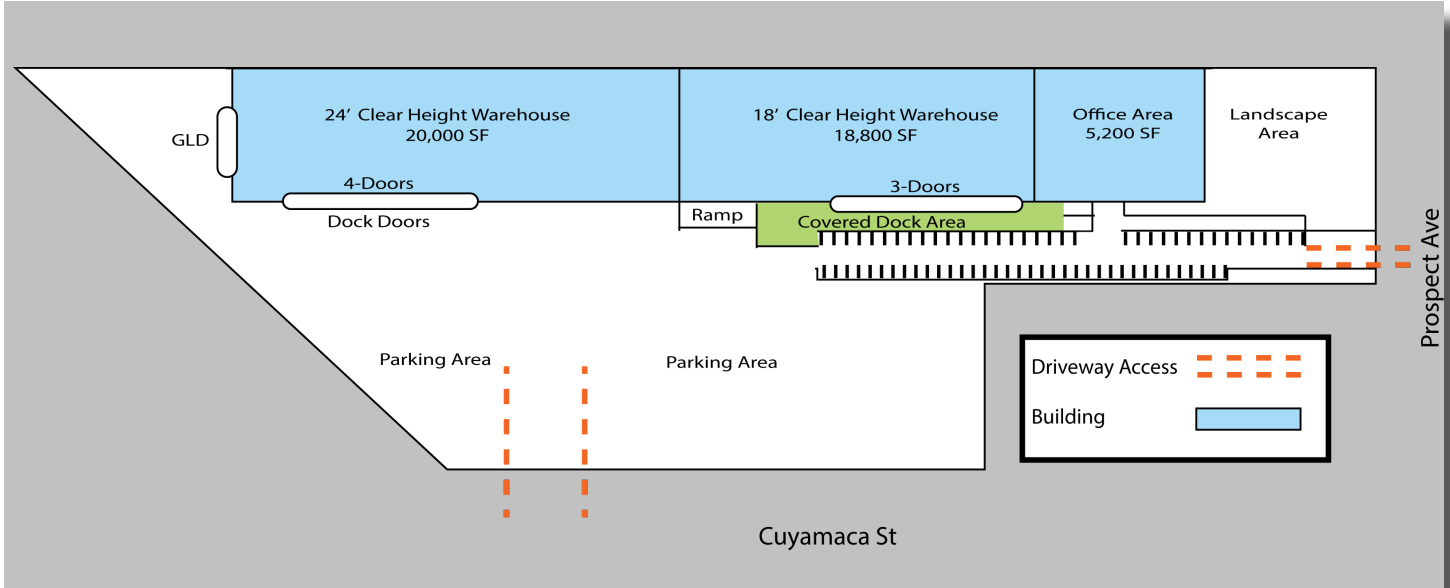
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Site Plan:



Property Photo:



Aerial Photo:



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