



FOR SALE

# ±6,200 SF Freestanding Industrial Building

10225 PROSPECT AVENUE | SANTEE, CA 92071

## Property Features



Concrete tilt-up construction



±6,200 Square Feet



Additional 670 SF  
2nd Floor HVAC  
Office



Sprinklers  
Throughout



4 Grade-Level  
Doors w/ Drive  
Through Access



400 Amp  
3 Phase Power  
Gas Service



Divisible for  
Dual Tenancy



Concrete  
Driveways



Santee General  
Industrial Zoning (IG)



Current  
Association Fees  
at \$300/Month

Sale Price: \$2,163,800

### Contact

**CAMERON CZUBERNAT**  
619.462.5100  
cameron@cpgsd.com  
CA Lic. 01383317

**KERRY SCHIMPF**  
619.462.3100  
Kerry@cpgsd.com  
CA Lic. 00955075

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





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.

## Contact

### CAMERON CZUBERNAT

619.462.5100  
cameron@cpgsd.com  
CA Lic. 01383317

### KERRY SCHIMPF

619.462.3100  
Kerry@cpgsd.com  
CA Lic. 00955075

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