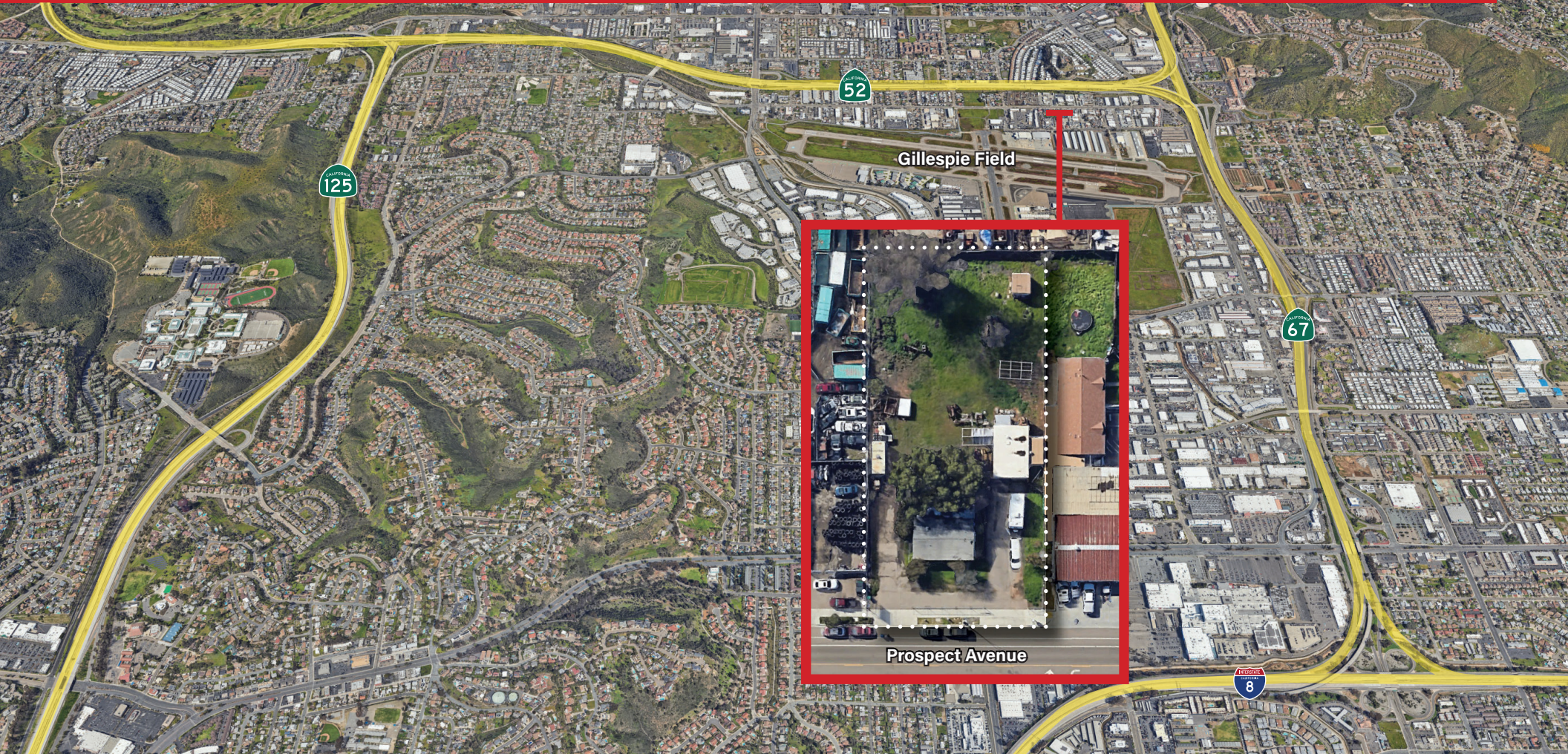


# 10527

Prospect Avenue  
Santee, CA 92071

**FOR SALE - 0.56 AC - Warehouse + Office + Storage**  
**City of Santee I-G Zoning - Outside Storage Entitled**



**Cameron Czubernat**  
619 922 2192  
cameron@cpgsd.com  
CA Lic. 01383317

**Kerry Schimpf**  
619 920 0311  
Kerry@cpgsd.com  
CA Lic. 00955075

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



# 10527

Prospect Avenue  
Santee, CA 92071

I-G ZONED INDUSTRIAL SITE located in Santee. The property is level and has excellent truck access with two driveways. Ideal for contractors, truck/trailer parking, storage of equipment and materials, etc.

## PROPERTY HIGHLIGHTS



Outside Storage  
Entitled



City Infrastructure  
in place



Level fenced yard with 2  
driveways + drive around access



City of Santee  
I-G Zoning



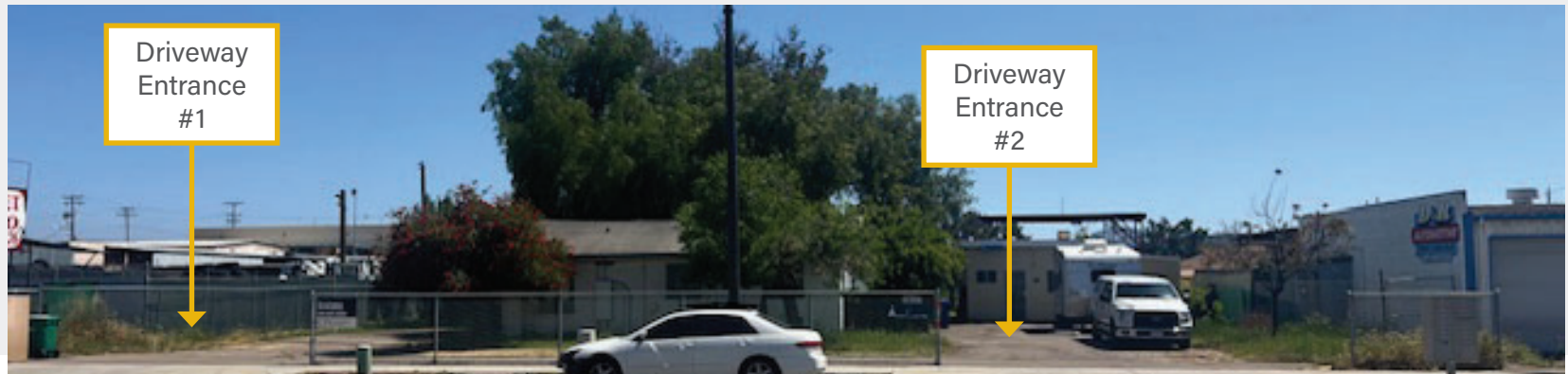
Approx. 1,480 SF House  
(Can be converted to office) +  
900 SF Shop (Includes office + restroom)



Easy freeway access  
between Hwy 52 +  
Hwy 67 on/off ramps



Call Broker for Pricing Details



*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.*