

FOR LEASE
±8,489 SF
FREESTANDING
INDUSTRIAL
BUILDING

1385 N MAGNOLIA AVENUE
EL CAJON, CA 92020

JEFF BROWN

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1385 N MAGNOLIA AVENUE



The ±8,489 SF freestanding industrial building boasts freeway visibility on Highway 67 and Magnolia Avenue and has easy access to Highway 52, Highway 67, and I-8 freeway.

Fully fenced and gated property

Freeway visible with signage potential

21 foot warehouse clear height

2 Grade Level doors. Dock High can be reinstalled

Power: 600 amp -3 phase

Fire sprinklered

Sky-lights in warehouse

Remodeled showroom and offices

M-54

FLEXIBLE
INDUSTRIAL ZONING

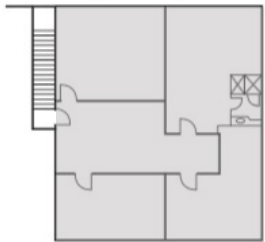
\$1.75/SF

LEASE RATE +
\$0.35/SF NNN

AVAILABLE FOR LEASE

KIDDER MATHEWS

FLOOR PLAN



SECOND -FLOOR OFFICE



FIRST-FLOOR

8,489 SF

AVAILABLE

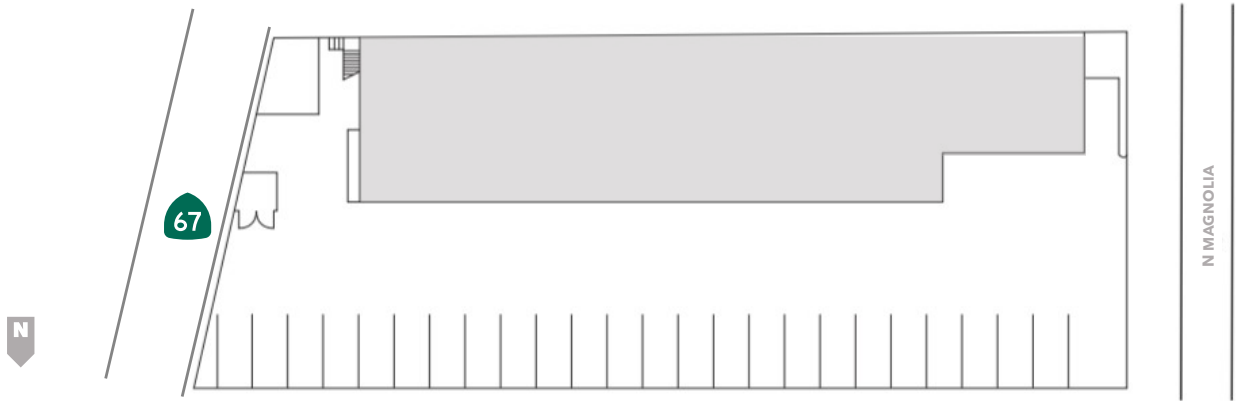
\$1.75/SF

LEASE RATE + \$0.35/SF NNN

30 DAYS

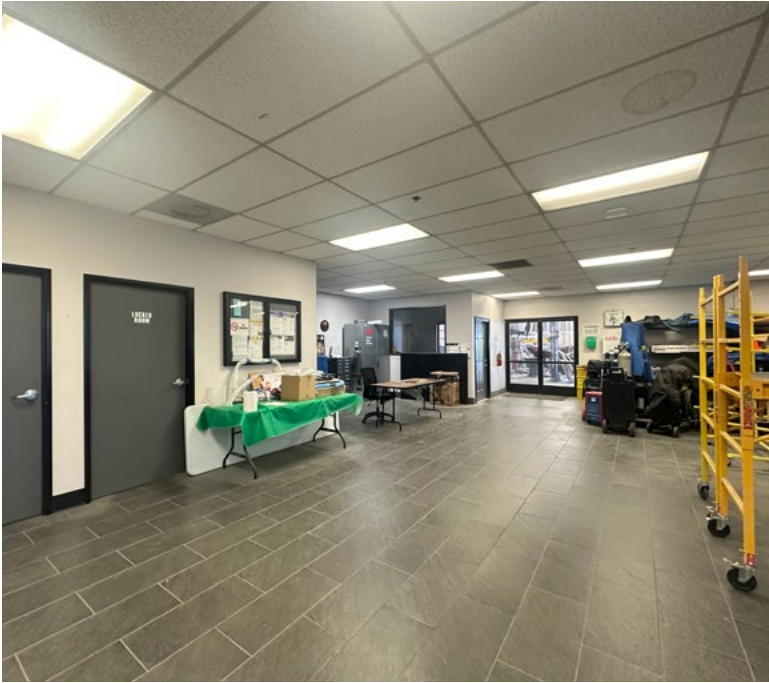
AVAILABLE

SITE PLAN



LEGEND

- ▲ Grade-level door
- △ Grade-level ramp can be converted back to dock-high



HIGHLY- ACCESSIBLE LOCATION

Close to Gillespie Field public airport,
Grossmont Center Shopping Mall, and
Grossmont Community College

Conveniently located near major
confluences Interstate 8, Highway 67,
Highway 125, and Highway 52

Easy for visitors to locate

20 MIN

FASHION VALLEY
RETAIL CENTER

21 MIN

DOWNTOWN
SAN DIEGO



SUBJECT
PROPERTY



For more information, contact

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