

INDUSTRIAL OUTDOOR STORAGE

1360 N Magnolia Avenue | El Cajon



AVAILABLE FOR LEASE

**17,000 SF Industrial Building
on 1.53 Acres with Excess Yard**



Jones Lang LaSalle Brokerage, Inc.
CA License #01856260

PROPERTY HIGHLIGHTS

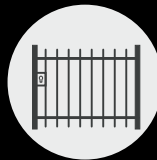
PROPERTY ADDRESS	1360 North Magnolia Avenue El Cajon, CA 92020
PROPERTY TYPE	Freestanding industrial building with yard fenced parking
CONSTRUCTION	Concrete block with polished warehouse floor
BUILDING SF	±17,000 SF
LOT SIZE	±1.53 Acres
OFFICE AREA	±20% (fully renovated in 2018)
POWER	600 amps Gas Served
LOADING	212 x 14 Electric Grade Level Loading Doors
ZONING	County of San Diego M-54
FEATURES	Fully fenced and secured with elec- tric gate. Equipment wash pit area with raised concrete pad and catch basin
LOCATION	Highway 67 at Fletcher Pkwy or Bradley Avenue
PRICING	Contact Broker



17,000 SF
Industrial
Building



1.53 Acres of
Excess Yard
Space



Fully Fenced &
Secured with
Electric Gate at
Entrance



Immediate
Access to SR-67,
I-8, and SR-52



Zoned M-54,
Outdoor Storage
of Equipment
and Materials
Permitted



Two Drive-Ins



Ample
Parking
(200 spaces)

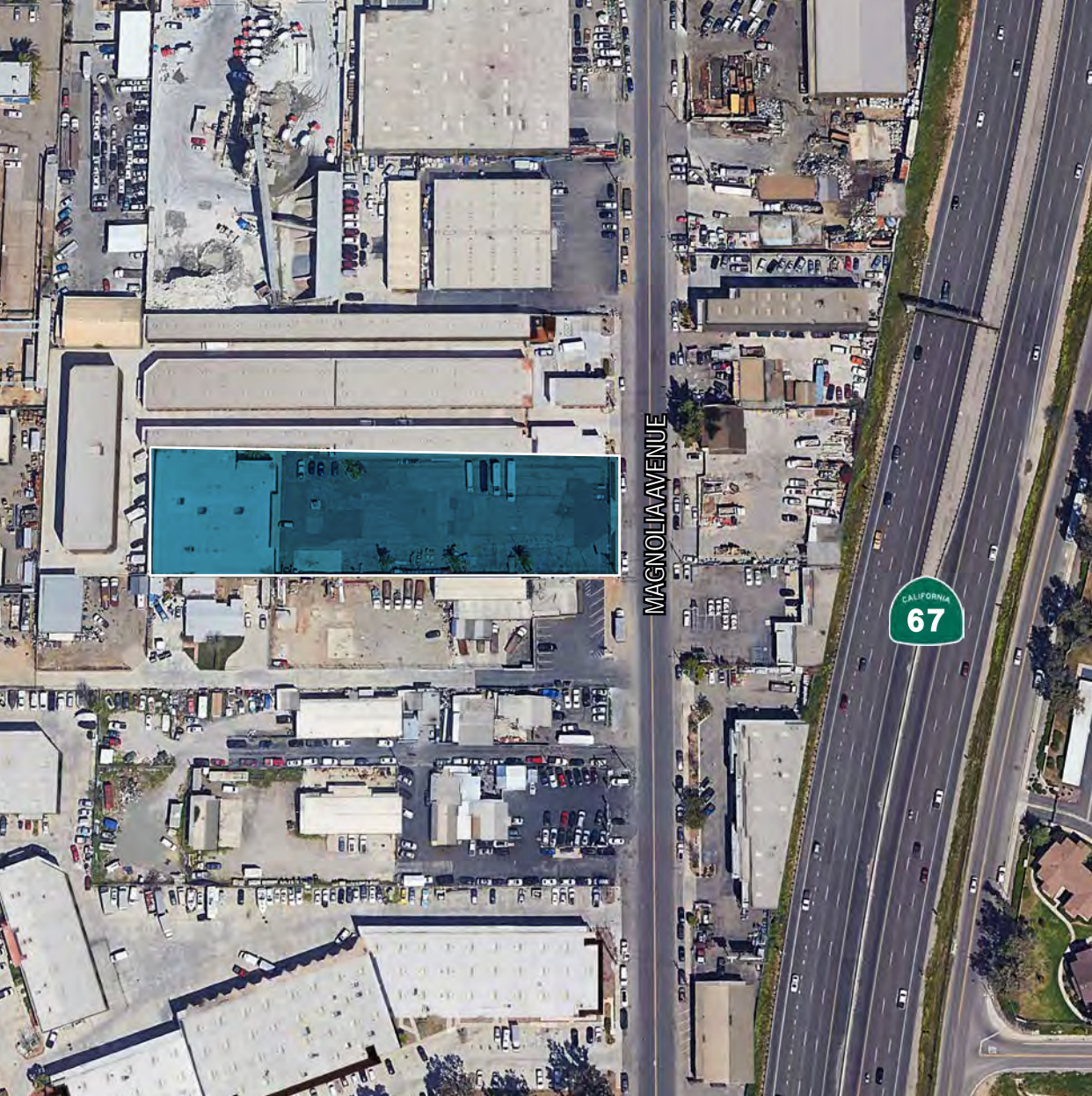


Fully Renovated
in 2018



DRIVE TIMES





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