

# INDUSTRIAL OUTDOOR STORAGE & MANUFACTURING

CALIFORNIA  
67

±3.9 AC

±3.0 AC

VIGILANTE ROAD

MORENO AVENUE

MORENO AVENUE



PROJECT VIDEO

**±3.0 - 6.9 NET USABLE ACRES WITH BUILDINGS FOR LEASE**

**M-58 ZONED HIGH IMPACT LAND SITE**

**12211 - 12215 HIGHWAY 67**

**LAKE SIDE, CA 92040**

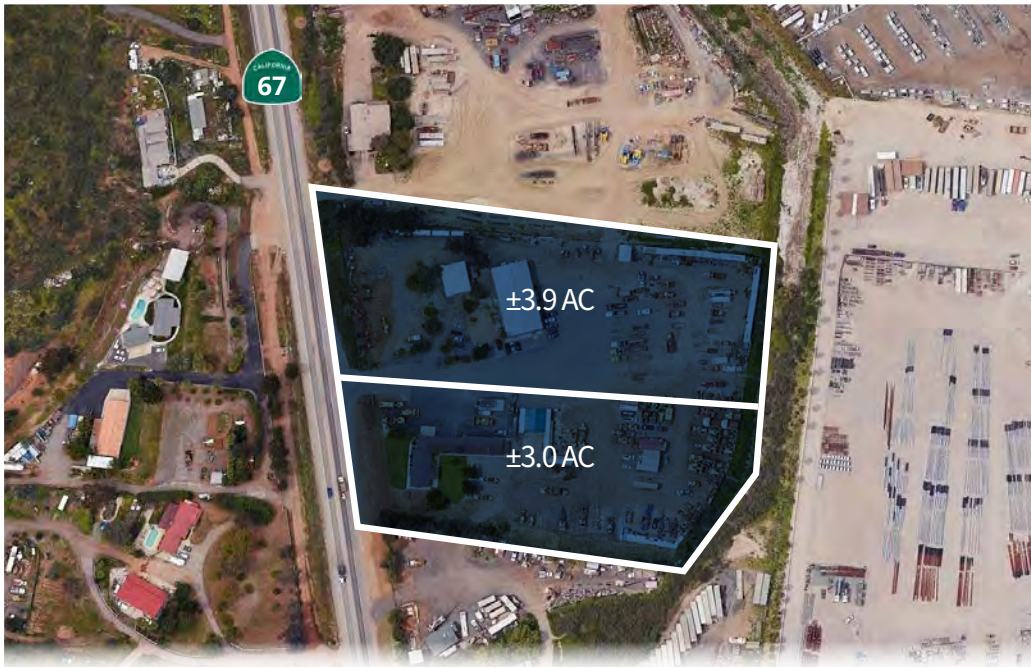


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# PROPERTY HIGHLIGHTS

**HIGH IMPACT INDUSTRIAL LAND SITES** located in East San Diego County. The properties are graded with level yards, excellent truck access, ideal for contractors yard, truck / trailer parking, outdoor storage, and storage of equipment and materials. M-58 zoning- the only designation allowing outside manufacturing by right.



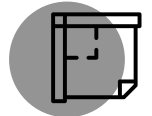
<b>Full Site (Option 1)</b>	±6.9 Acres (with below noted improvements)
<b>North Parcel (Option 2)</b>	±3.9 Acres (±7,200 SF Warehouse/office building, 2,200 SF Shop Building)
<b>South Parcel (Option 3)</b>	±3.0 Acres (±5,500 SF Office building with garages and carport)



Office building with storage



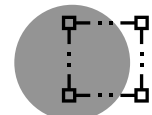
Excellent access to Hwy 67, 52, 125 & I-8



Zoned M-58 (High Impact Industrial)



Power & water on site



±3.0 - 6.9 Net usable acres



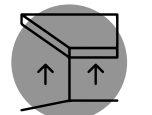
Rare graded, level yard



Warehouse with Gantry Crane



Institutional ownership



High bay clear height



Outside manufacturing by right

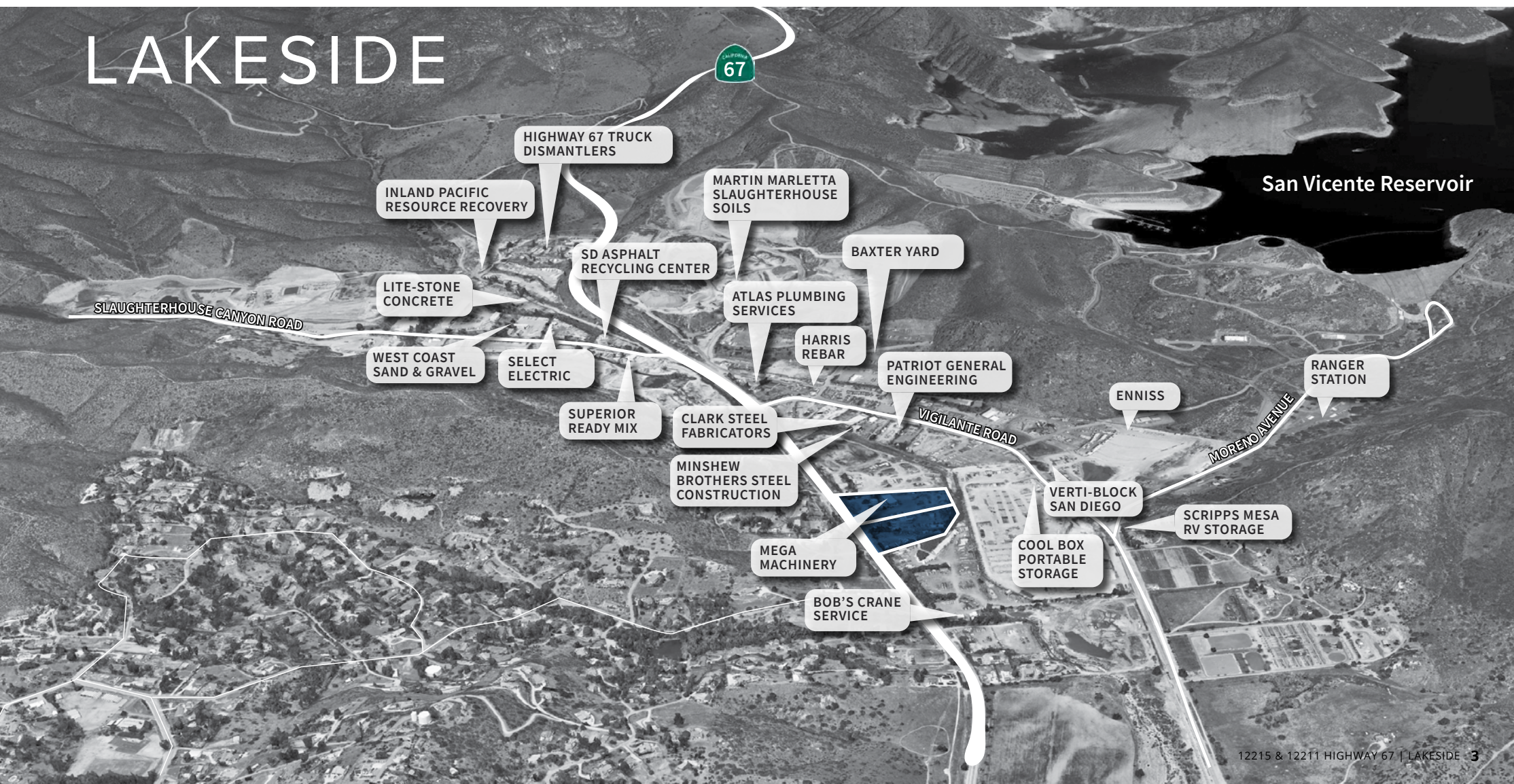


PROJECT VIDEO

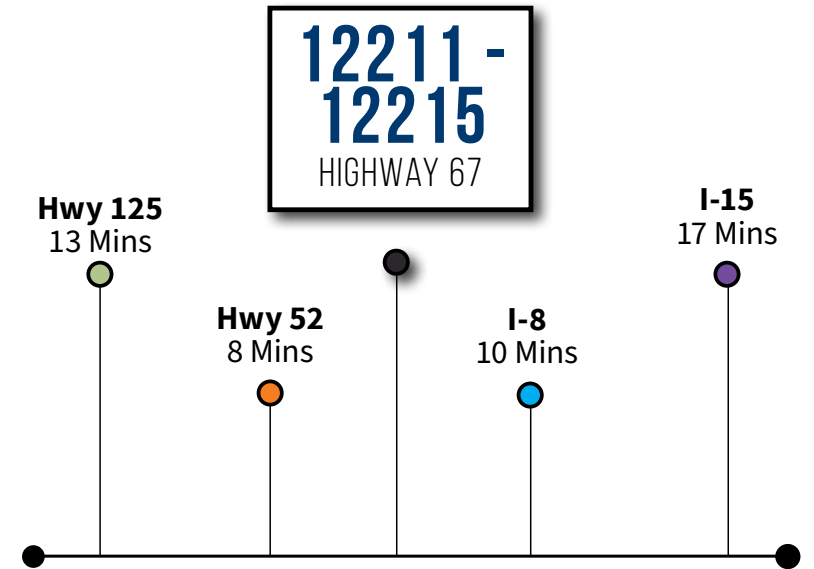
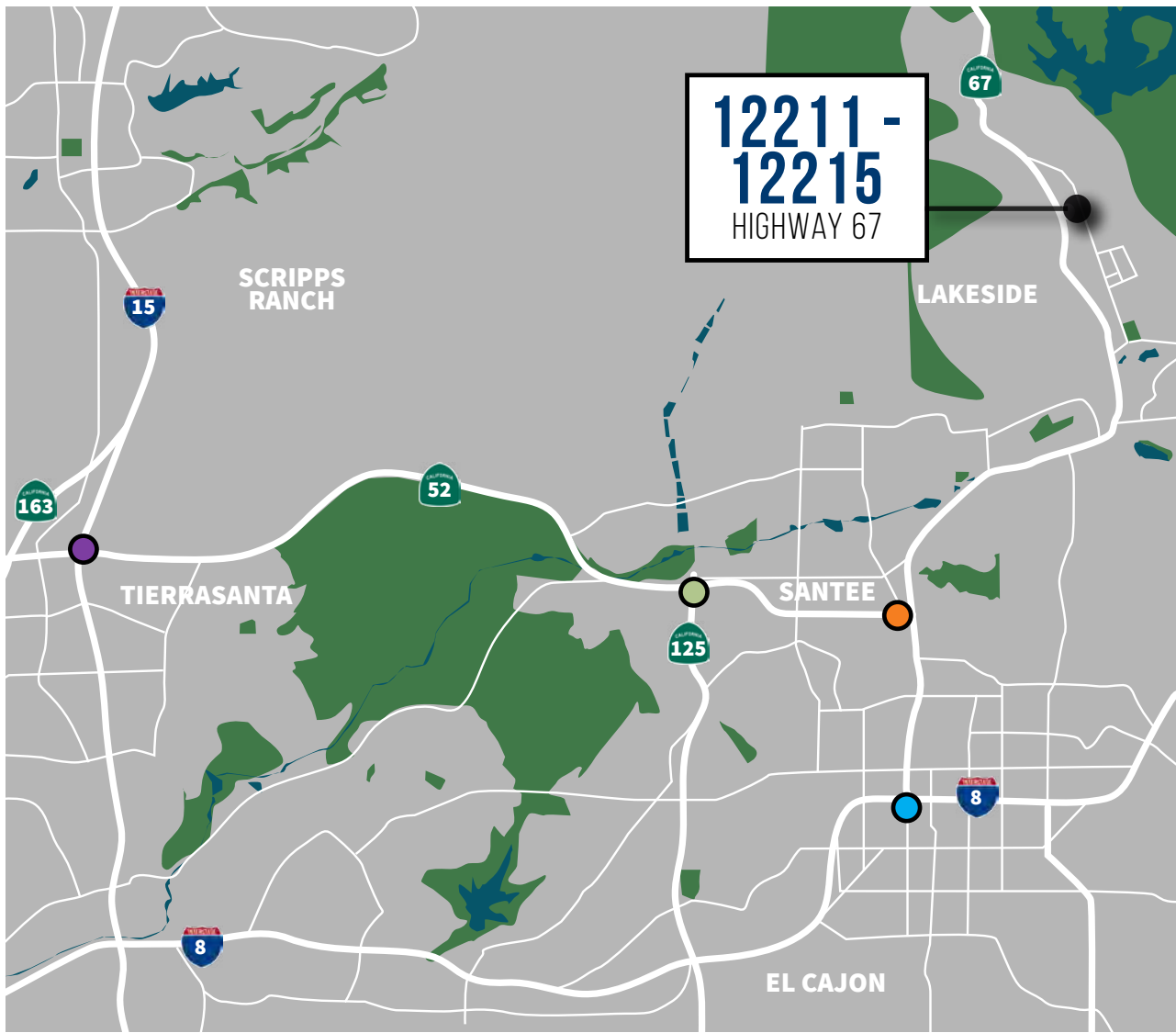


# CORPORATE NEIGHBORS

## LAKE SIDE







**±3.0 - 6.9 NET USABLE ACRES  
WHOLE SITE OR  
INDIVIDUAL PARCELS  
FOR LEASE**

**Contact brokers for pricing**

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