

FOR SALE

**M-54 ZONING**  
**HEAVY INDUSTRIAL**

**DIVISIBLE FROM 2.51**  
**ACRES TO 12.21 ACRES**

2471 & 2493 MONTECITO RD  
RAMONA, CA 92065

EXPANDABLE  
(38 ACRES)

9.7 ACRES

2.51 ACRES

MONTECITO RD

**MIKE ERWIN**

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**Colliers**  
INTERNATIONAL

FOR SALE

# M-54 HEAVY INDUSTRIAL ZONING

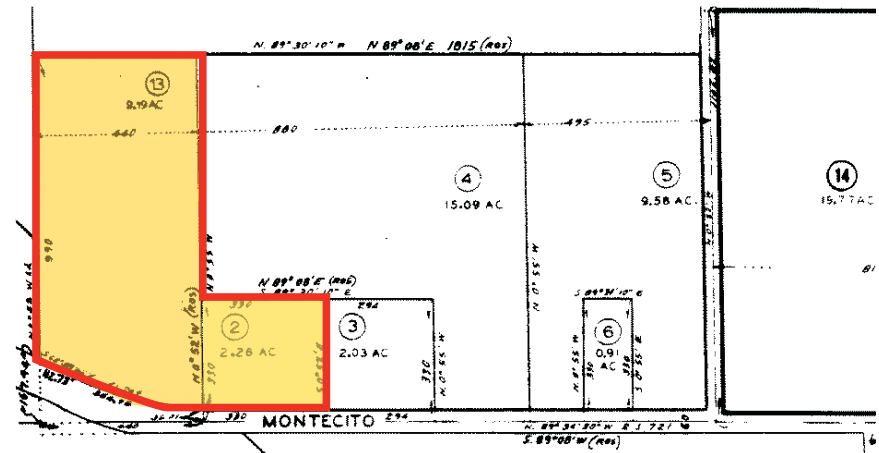


## DIVISIBLE FROM 2.51 ACRES TO 12.21 ACRES

2471 & 2493 MONTECITO ROAD  
RAMONA, CA 92065

### Property Features

- Largest available and highly desired M54-zoning parcel in San Diego County allowing for heavy industrial uses.
- Across the street from Ramona Airport.
- 2471 Montecito | Consists of an approximately 12,400 SF industrial building (APN 281-540-02) on 2.51-acre lot parcel.
- 2493 Montecito | Consists of an approximately 1,400 SF office on 9.7-acre parcel (APN 281-540-13) surrounded by 8,500 acres of protected grasslands. One active well and one inactive well on site.
- Gas and utilities to site.
- Located 2 miles west of Central Business District of Ramona, near intersection of SR-67 and SR-78 with direct access to major freeways, I-15, and I-8.
- Situated on a convenient uncrowded airport with 5,000 foot runway.
- Adjacent to 38 acres of leaseable land



### Sale Price

ADDRESS	ACRES	SALE PRICE
2471 Montecito Road	2.51	\$2,300,000
2493 Montecito Road	9.7	\$3,950,000
2471-2493 Montecito	12.21	\$6,100,000

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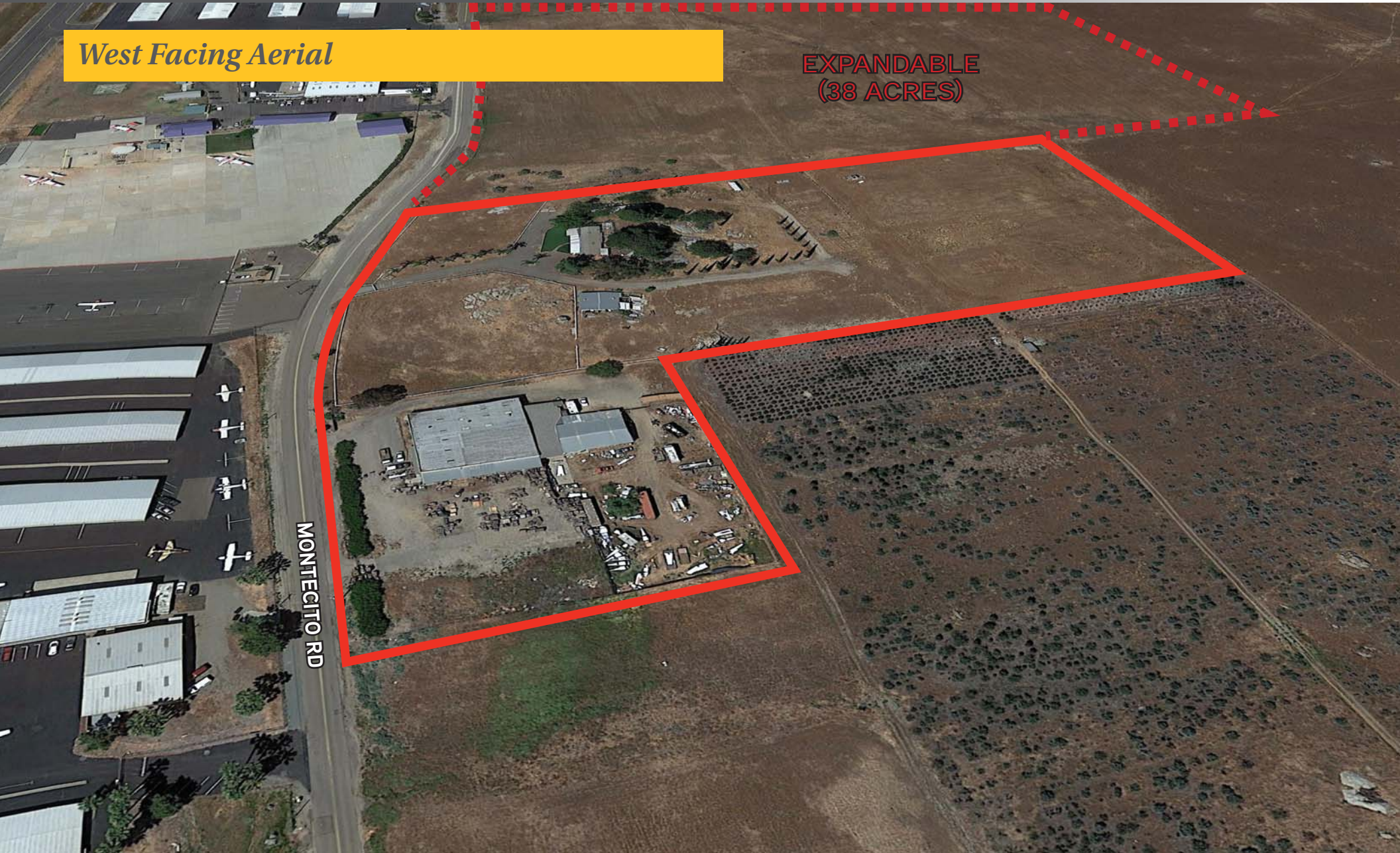
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RAMONA, CA 92065



*West Facing Aerial*

EXPANDABLE  
(38 ACRES)

MONTECITO RD

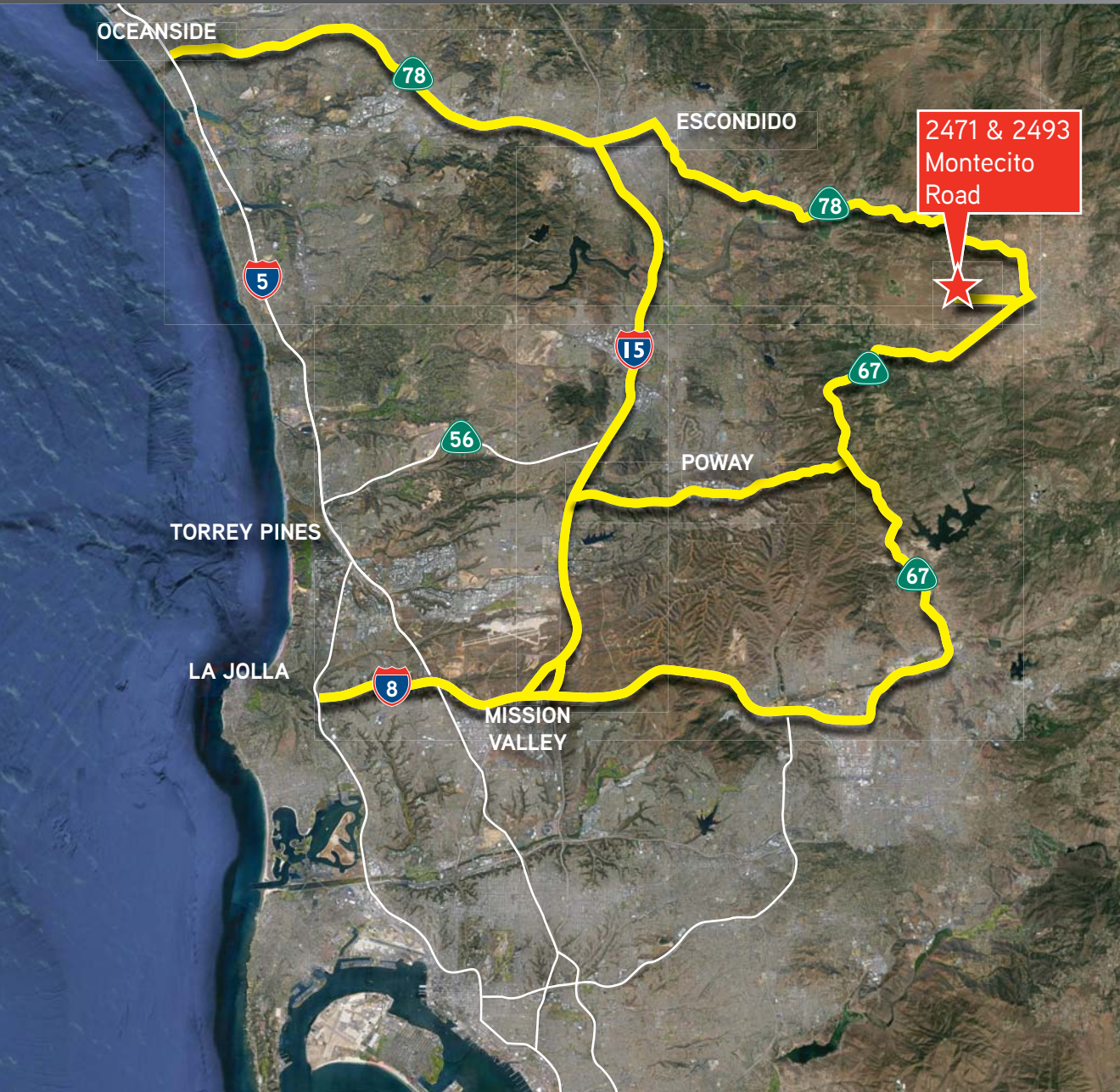


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