

For SALE or LEASE

Completely renovated industrial building

Single user or multi-tenant

18,900 sq ft building

26,571 sq ft lot

1235 Pierre Way-El Cajon



M-54 zoning - 20ft wide roll up doors - Material elevator - 1,200 amp 3 phase power - Yard space

Sale Price: \$3,500,000 (\$185/ft) - Lease rates starting at \$.70/ft + Electric

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Renovations completed include new:

- 1,200 amp 3-phase electric service
 - Asphalt & concrete parking lot
- 200 amp 3-phase electric panels
 - 20 ft wide roll-up doors
 - 8 ft privacy fencing
 - LED exterior lighting
 - Steel man doors
- 2nd floor office space
 - Exterior stairs
 - Stucco & paint
 - Trash enclosure
- LED interior lighting
 - Multiple bathrooms
 - Gutter system

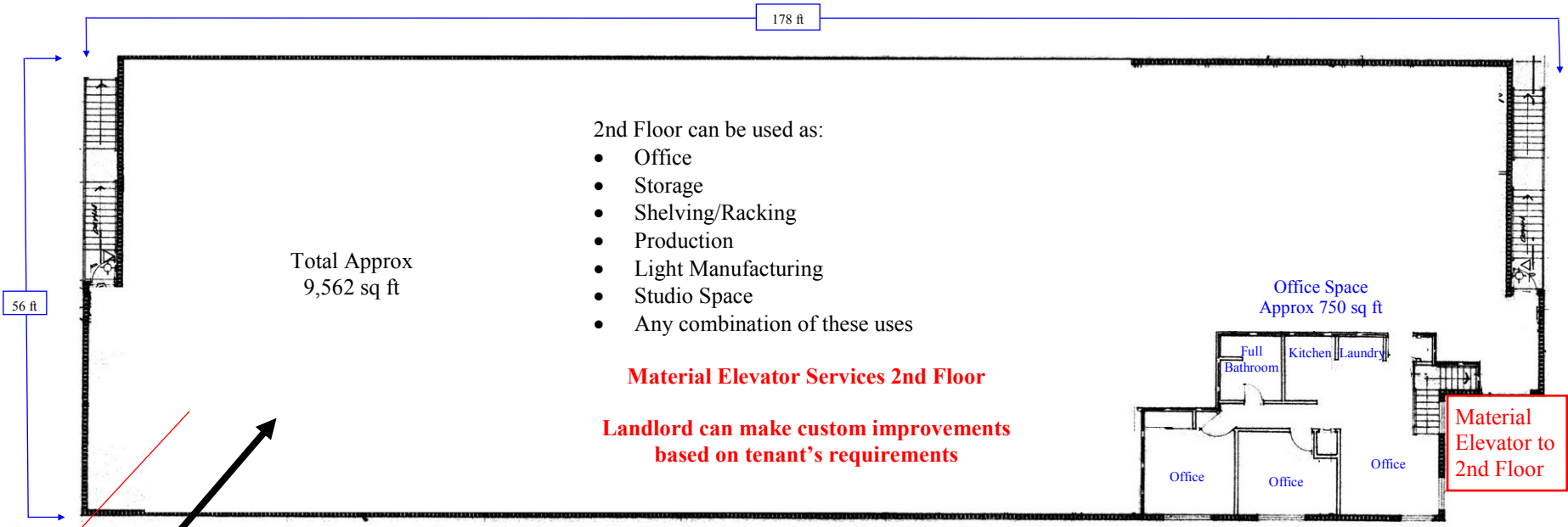
Building will be delivered in clean and open shell condition ready for custom tenant or owner/user improvements. Building can be configured for single user or multi-tenant.

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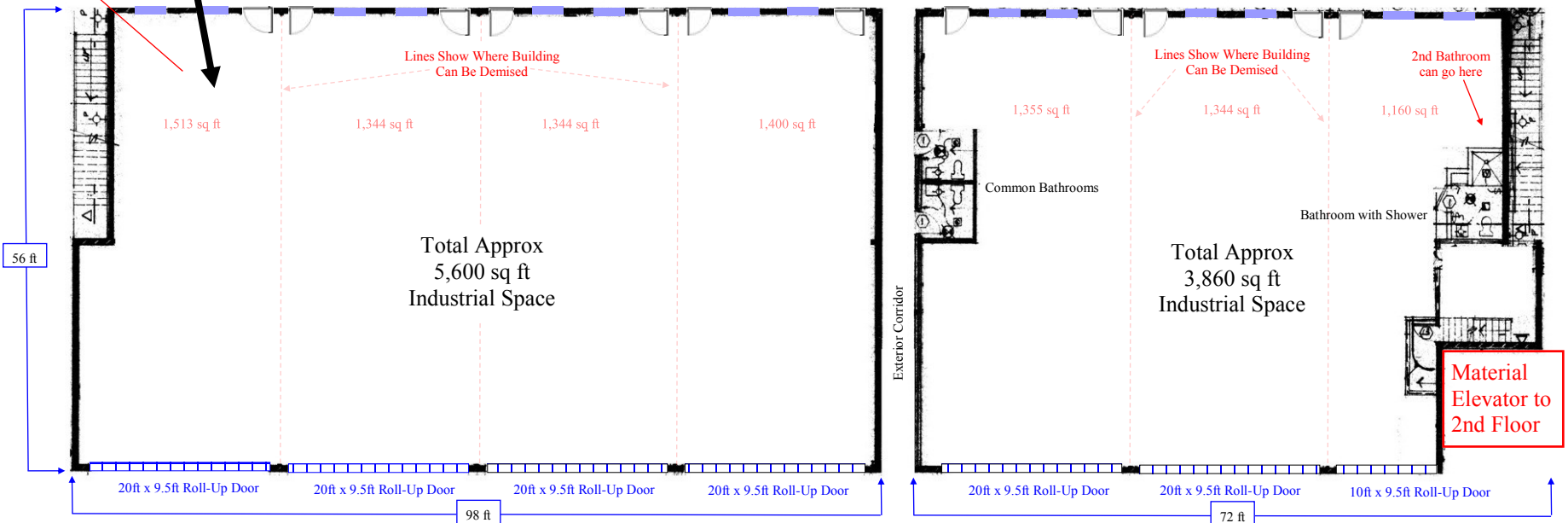
2nd Floor:

Can be delivered as wide-open space or demised per tenant's requirements. Almost completely clear-span with only a few support posts. 10 foot ceiling height. Includes an office (former 2 bed 1 bath apartment). Space can be built-out as office, storage, light manufacturing or any combination of uses. Landlord can make custom improvements for qualified tenants and lease terms.

Ground floor can be connected to 2nd floor with interior staircases

Ground Floor:

Can be delivered as wide-open space or demised per the diagram below. Multiple 20 foot wide roll-up doors, concrete floors and approximately 14 foot ceiling height. Almost completely clear-span with only a few support posts.



Conceptual floor plan as 2-story units



2nd Floor
Office/Storage/Workshop

2-Story Units

1st Floor
Industrial

Unit 1

Unit 2

Unit 3

Unit 4

Possible configuration as 2-story “Townhouse” style units with 1st floor industrial space and 2nd floor office/storage/workshop space. Property is a “blank canvas” and can be configured many different ways.

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