

±15,609 SF INDUSTRIAL WAREHOUSE BUILDING ON ±0.87 ACRE LOT

±6,467 - 15,609 SF AVAILABLE

FOR LEASE

# 412-440 FRONT STREET

EL CAJON, CALIFORNIA



# 412-440 FRONT STREET

EL CAJON, CA 92020

- ±15,609 SF INDUSTRIAL WAREHOUSE BUILDING
- ±6,467 - 15,609 SF AVAILABLE
- ±0.87 ACRE LOT
- FULLY FENCED CONCRETE YARD
- THREE TOTAL GRADE-LEVEL DOORS (14'W X 14'H)
- 24' - 26' CLEAR-HEIGHT
- 480V 3/PHASE POWER
- GAS HOOK-UPS
- SPRINKLERED
- ABUNDANT PARKING
- ZONED: M

LEASE RATE: \$1.25 / SF NNN

AVAILABLE JULY 1, 2024

±15,609 SF INDUSTRIAL WAREHOUSE BUILDING ON ±0.87 ACRE LOT



FLEXIBLE ZONING | TWO CURB CUTS | FREEWAY VISIBILITY FROM I-8 | EASY FREEWAY ACCESS

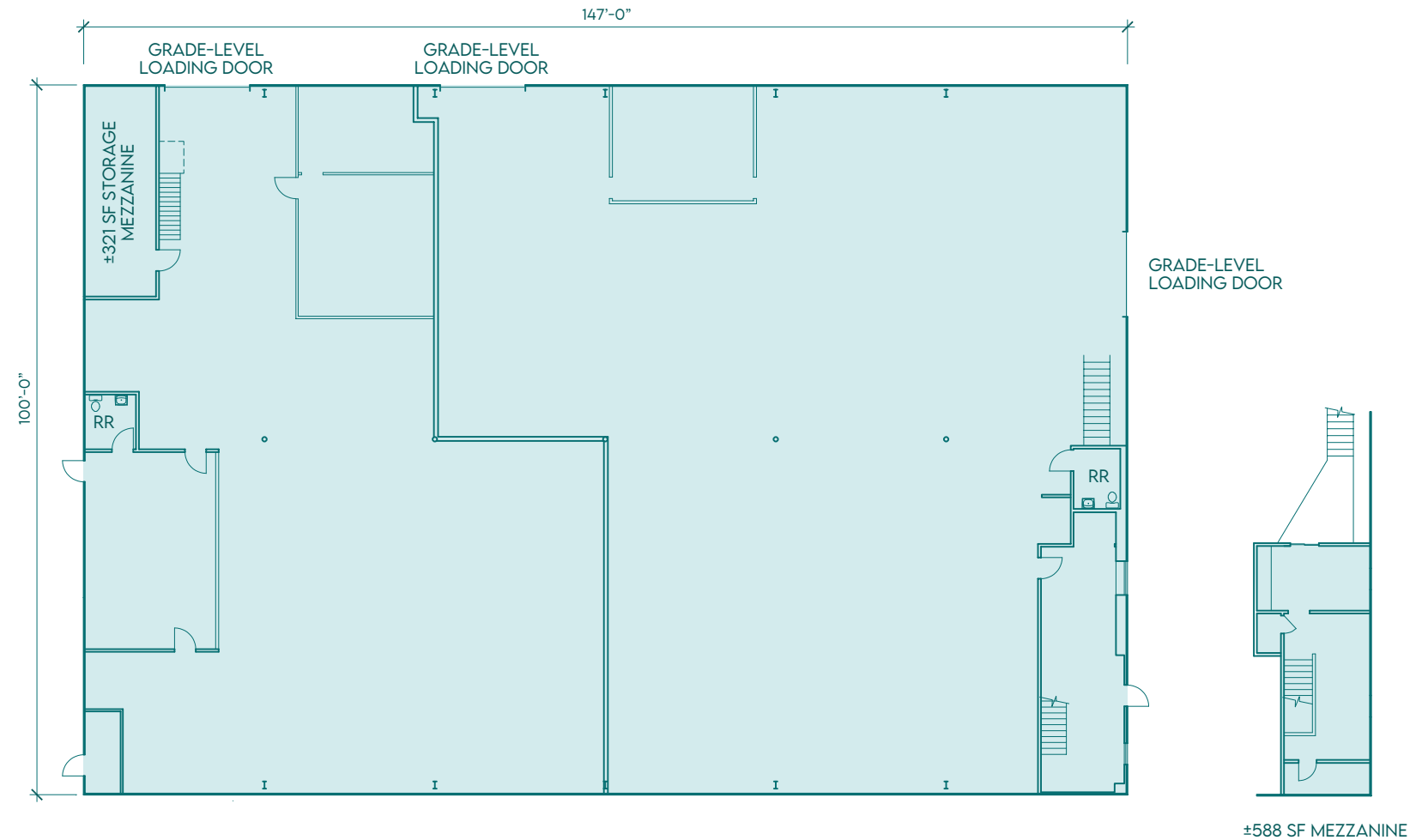


±6,467 - 15,609 SF AVAILABLE | FULLY FENCED CONCRETE YARD | GRADE-LEVEL LOADING | 24'-26' CLEAR-HEIGHT | HEAVY POWER | GAS HOOK-UPS | AMPLE PARKING



## ENTIRE BUILDING

- ±15,609 SF INDUSTRIAL WAREHOUSE
- ±0.87 ACRE LOT
- FULLY FENCED CONCRETE YARD
- THREE GRADE-LEVEL DOORS (14'W X 14'H)
- 24' - 26' CLEAR-HEIGHT
- ±909 SF TOTAL MEZZANINE
- 480V 3/PHASE POWER
- GAS HOOK-UPS
- SPRINKLERED
- TWO RESTROOMS
- ABUNDANT PARKING

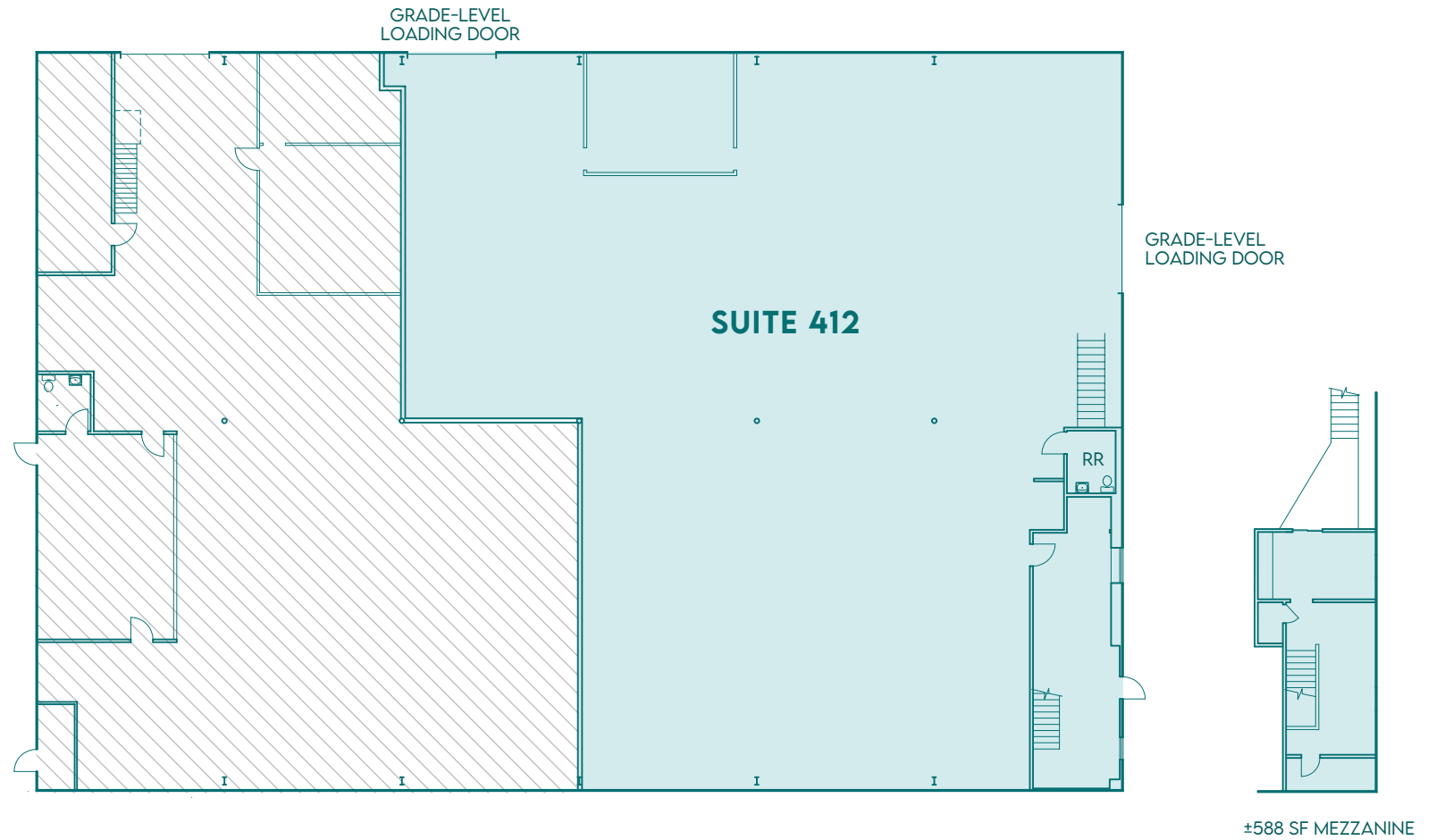


Floorplan not to scale, for reference only.



## SUITE 412

- ±9,142 SF INDUSTRIAL WAREHOUSE
- CONCRETE YARD SPACE
- TWO GRADE-LEVEL DOORS (14'W X 14'H)
- 24' - 26' CLEAR-HEIGHT
- ±588 SF MEZZANINE
- 480V 3/PHASE POWER
- GAS HOOK-UPS
- SPRINKLERED
- ONE RESTROOM

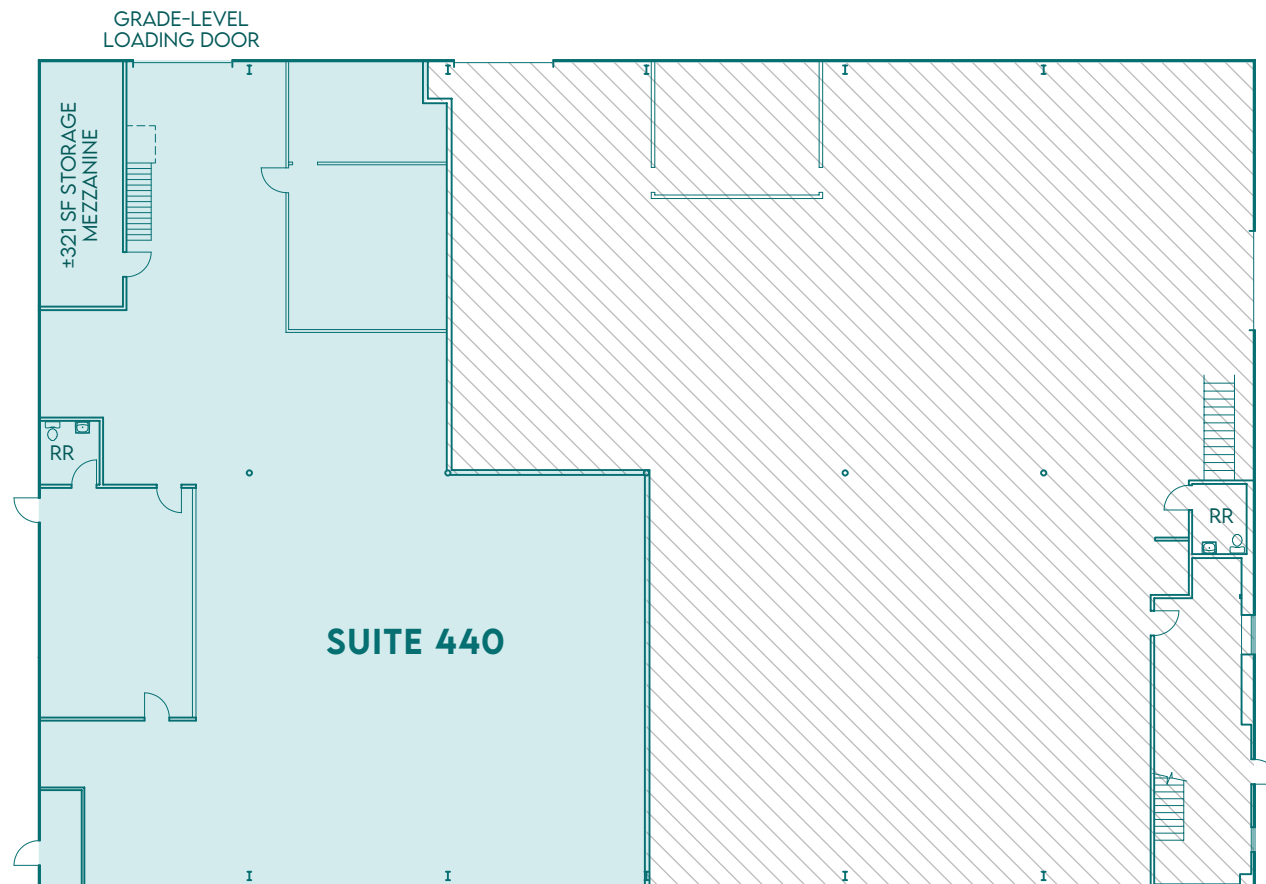


Floorplan not to scale, for reference only.



## SUITE 440

- ±6,467 SF INDUSTRIAL WAREHOUSE
- CONCRETE YARD SPACE
- ONE GRADE-LEVEL DOOR (14'W X 14'H)
- 24' - 26' CLEAR-HEIGHT
- ±321 SF STORAGE MEZZANINE
- 480V 3/PHASE POWER
- GAS HOOK-UPS
- SPRINKLERED
- ONE RESTROOM

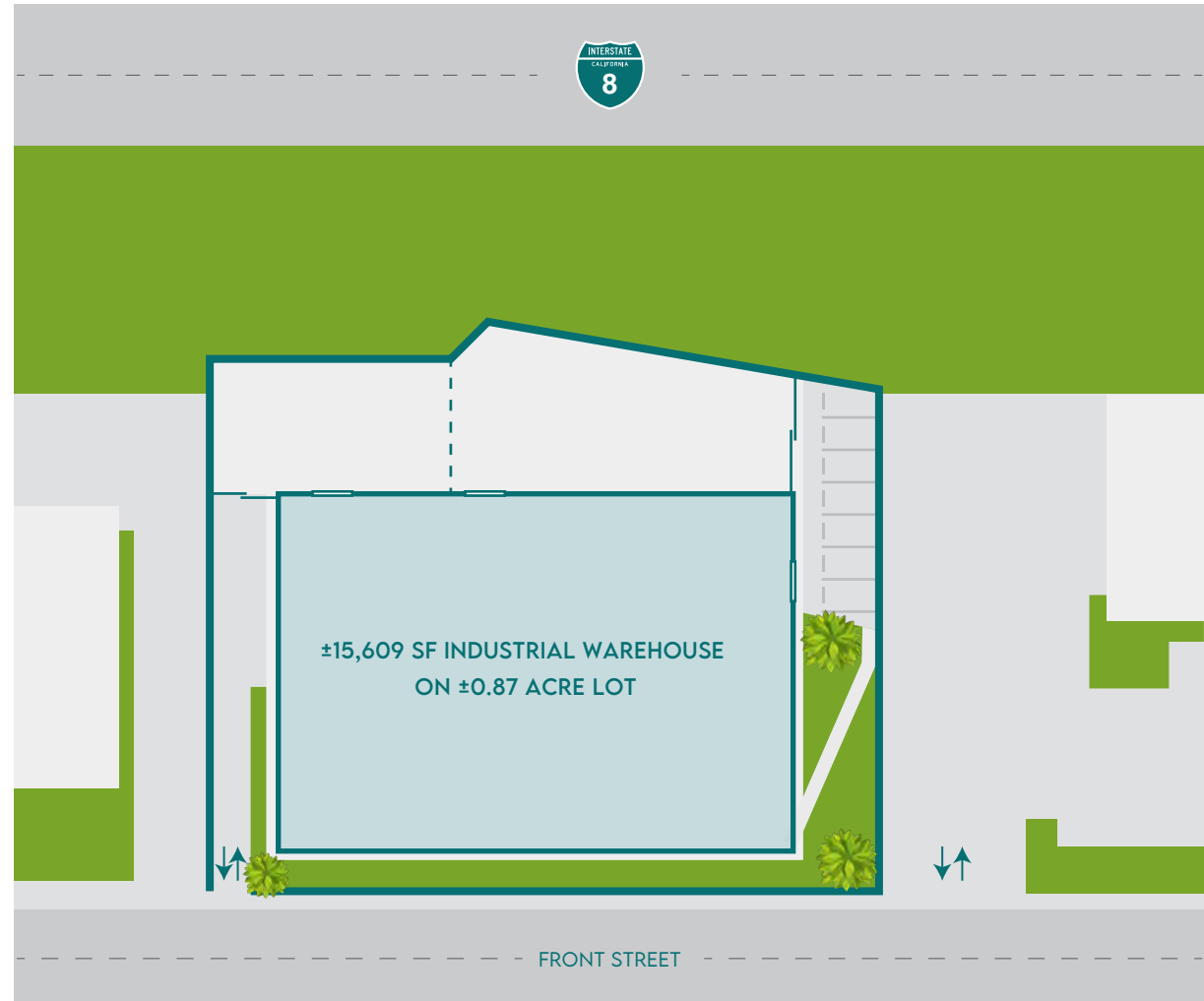


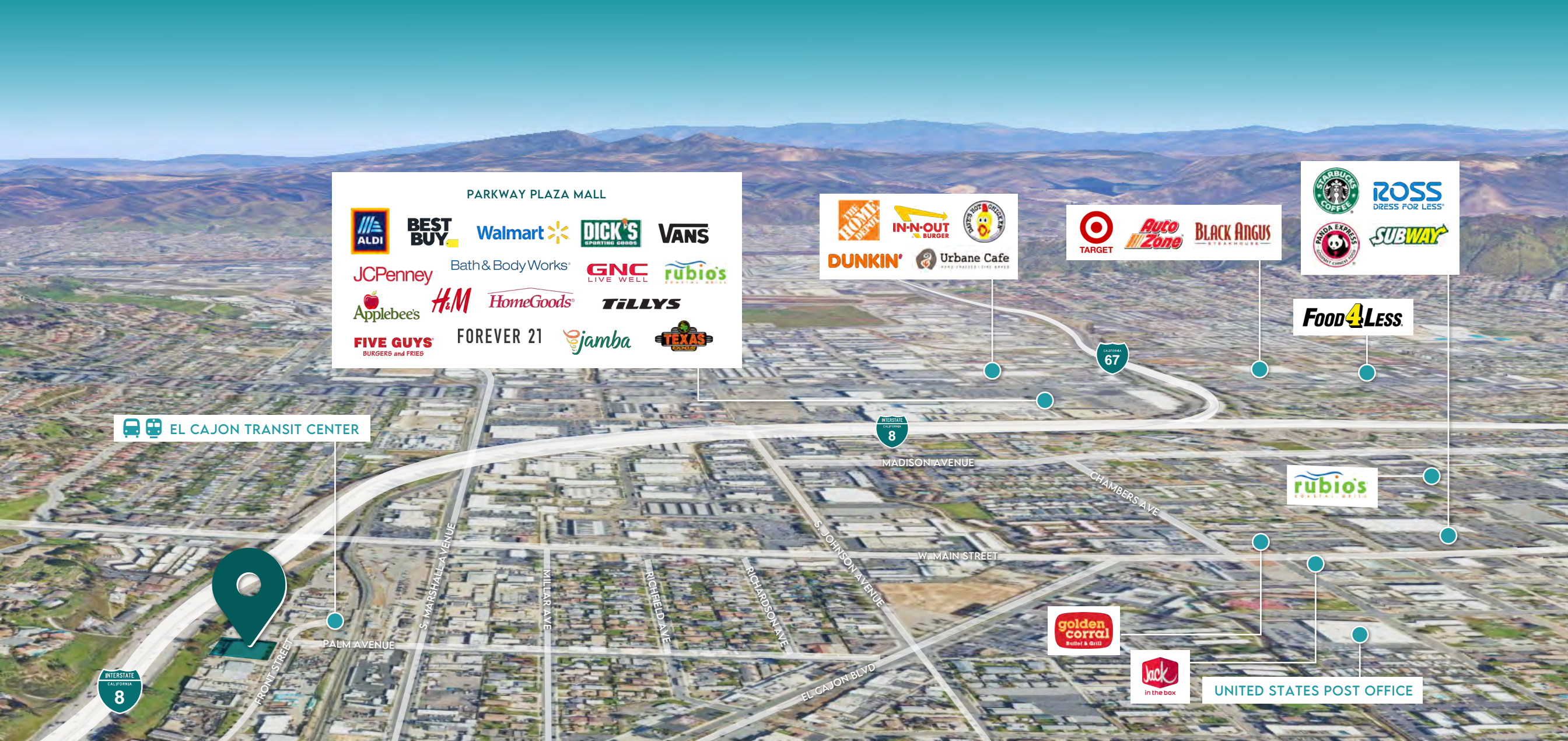
Floorplan not to scale, for reference only.

## 412 - 440 FRONT STREET



- FENCED CONCRETE YARD
- ABUNDANT PARKING
- TWO CURB CUTS
- ZONED: M
- FREEWAY VISIBILITY
- EASY FREEWAY ACCESS
- RESTAURANT / RETAIL AMENITIES NEARBY






 EL CAJON TRANSIT CENTER

PARKWAY PLAZA MALL

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- FREEWAY VISIBILITY
- EASY ACCESS TO I-8 AND SR-67
- ADJACENT TO EL CAJON TRANSIT CENTER
- ABUNDANCE OF RETAIL AMENITIES NEARBY

412 - 440 FRONT STREET  
EL CAJON, CALIFORNIA





# EL CAJON

As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work, and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments.

Companies often take space here for the lower prices and proximity to a dense East County population. El Cajon is an expansive submarket, with about 10 million SF of inventory, a majority of which is specialized, and most of which is clustered along Interstate 8 and northward to Gillespie Field. The airport and three airport industrial parks generate more than \$400 million in direct economic impact and support more than 3,000 local jobs. The interstate provides an accessible transportation corridor through the region.

14 MILES TO DOWNTOWN SAN DIEGO

16.5 MILES TO SAN DIEGO AIRPORT

22 MILES TO SAN DIEGO / MEXICO BORDER

**162,989**

2023 POPULATION  
3 MILE RADIUS

**68,155**

DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$2B**

CONSUMER SPENDING  
3 MILE RADIUS

**\$93,583**

AVERAGE HH INCOME  
3 MILE RADIUS

**37.6**

MEDIAN AGE  
3 MILE RADIUS

**\$630,989**

MEDIAN HOME VALUE  
3 MILE RADIUS

Source: City of El Cajon, Costar



FOR LEASE

# 412-440 FRONT STREET

EL CAJON, CALIFORNIA

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±6,467 - 15,609 SF AVAILABLE

For more information or tours, please contact:

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