

# FOR LEASE

## Approx. 21,864 SqFt with 8 Grade Level Loading Doors



### 550 Fesler Street, El Cajon, CA 92020

For more information contact:

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## 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

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**Property Type:** High Quality Industrial Building with Secure Rear Loading Area

**Construction:** Concrete Tilt Up

**Available:** Approx. 21,864 SqFt

**Office Area:** Configured as:  
Large Reception area, 3 Private offices,  
Conference room, Large workroom  
2 office restrooms, 2 warehouse restrooms

**Warehouse Area:** 3 warehouse restrooms, tool room, lunch room,  
1 private office

**Building Power:** 800amps 3 phase Power

**Loading:** 8 10ft x 10ft Grade Level Loading Doors

**Fire System:** Building is Sprinklered

**Additional Features:** Rear of building is fully fenced and secure

**Zoning:** M-Zone City of El Cajon

**Location:** Just off Fletcher Parkway and HWY 67 and in close proximity to HWY 52, 125 and Interstate 8

**Lease Rate:** \$1.35 per SF Industrial Gross



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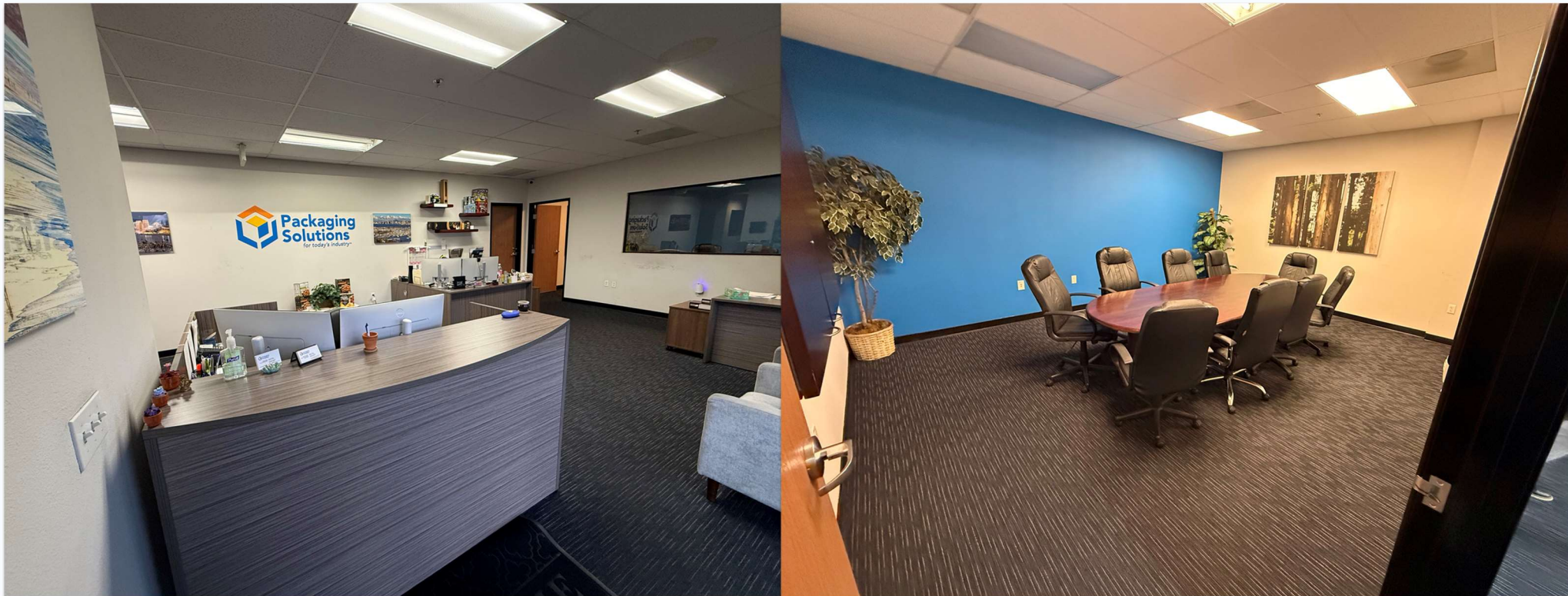
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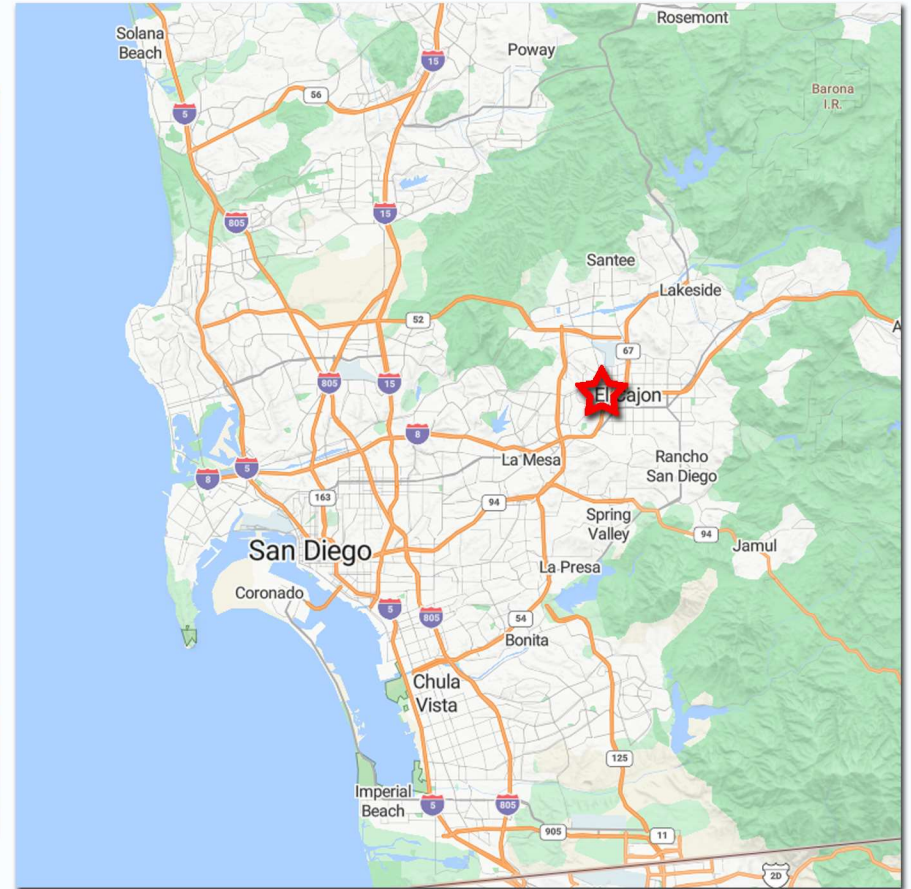


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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do no guarantee it

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