

# For Lease

## 4,925 SF Office + Workshop

6950 El Cajon Blvd, San Diego, CA 92115

### Property Description:

- ◆ 591 SF Reception
- ◆ + 195 Sf first floor bathrooms and hall
- ◆ + 2,388 Sf Workshop
- ◆ + 1751 SF Second story Private and Shared Offices
- ◆ 4,000 SF Yard (50 ft wide x 80 ft long)

### Property Features:

- ◆ High Visibility Location
- ◆ Two 14x14 ft Roll Up Doors
- ◆ 20 Ft ceiling in warehouse
- ◆ Fenced

### Location:

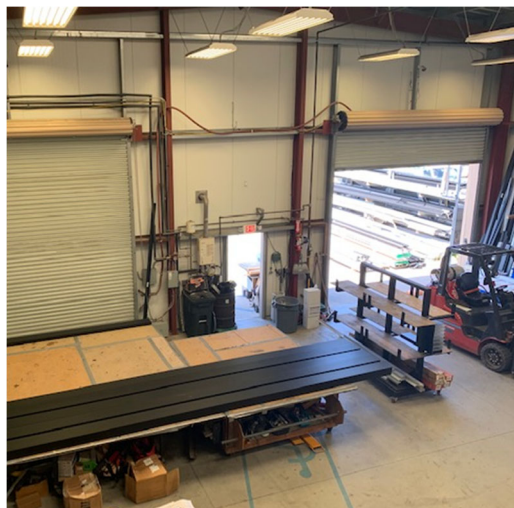
- ◆ 1 Block West of 70th St
- ◆ Adjacent to the 8 freeway

### Zoning:

- ◆ CUPD-CU-2-3 Zoning- Allows for research & development, retail, commercial services, repair and maintenance

### **Lease Rate:**

**\$10,500 / Month Gross**



## WIESE & ASSOCIATES

REAL ESTATE BROKERAGE AND MANAGEMENT

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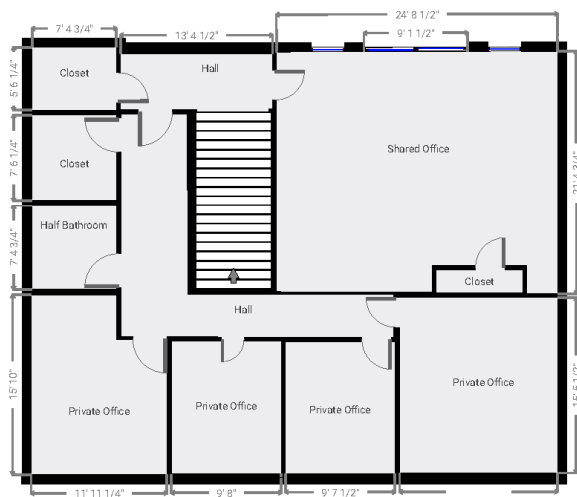


Erik Wiese  
President  
BRE Lic: 01190821

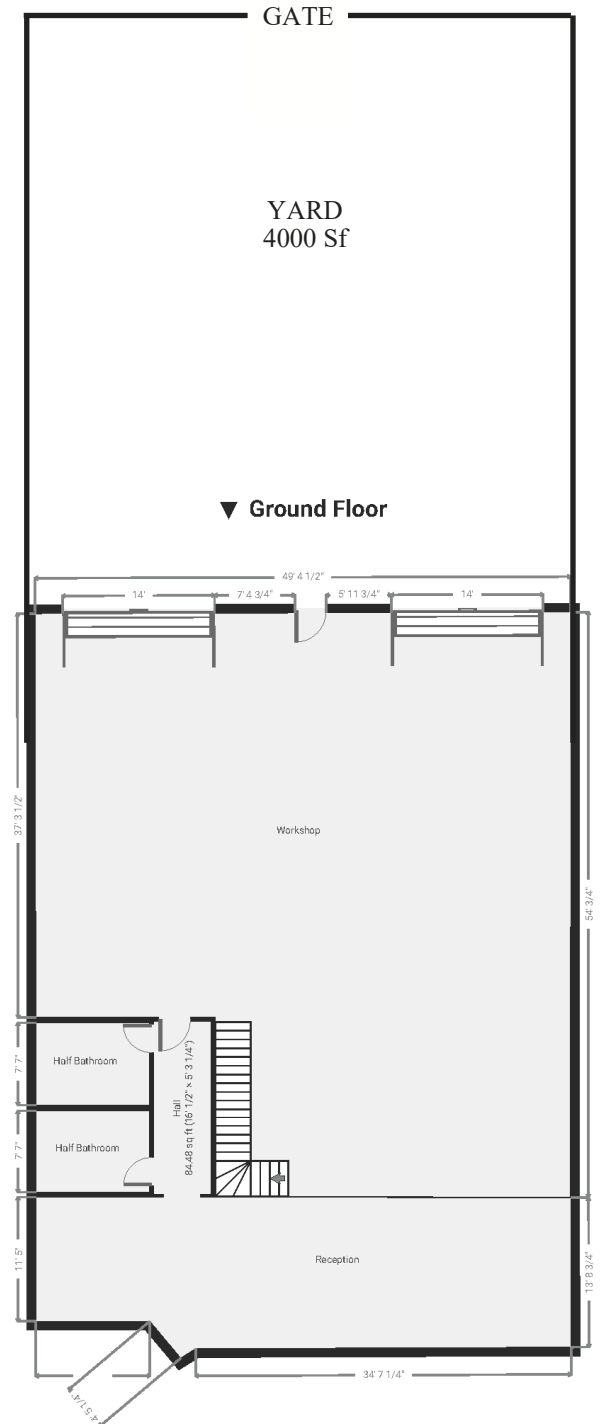


# Floor Plan

▼ 2nd Floor



▼ Ground Floor



El Cajon Blvd