

EAST COUNTY COMMERCE CENTER

202 - 208 GREENFIELD DR. / 1308 N. MAGNOLIA AVE. EL CAJON, CA 92020



EAST COUNTY'S MOST FLEXIBLE & FUNCTIONAL INDUSTRIAL SUITES



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PROJECT FEATURES

- Adjacent to Highway 67 with incredible access
- Flexible M54 zoning which accounts for most industrial uses
- Grade level doors in every unit & private/shared dock wells
- Incredible clear heights ranging from 21 - 24 Ft

1,940 - 2,000 SF AVAILABLE!

- Powerful electrical systems ranging 800 - 1200 amps per building
- Building and monument signage available
- Recent remodel with paint, signage, security and landscaping
- Great parking ratio and outside storage container spaces available

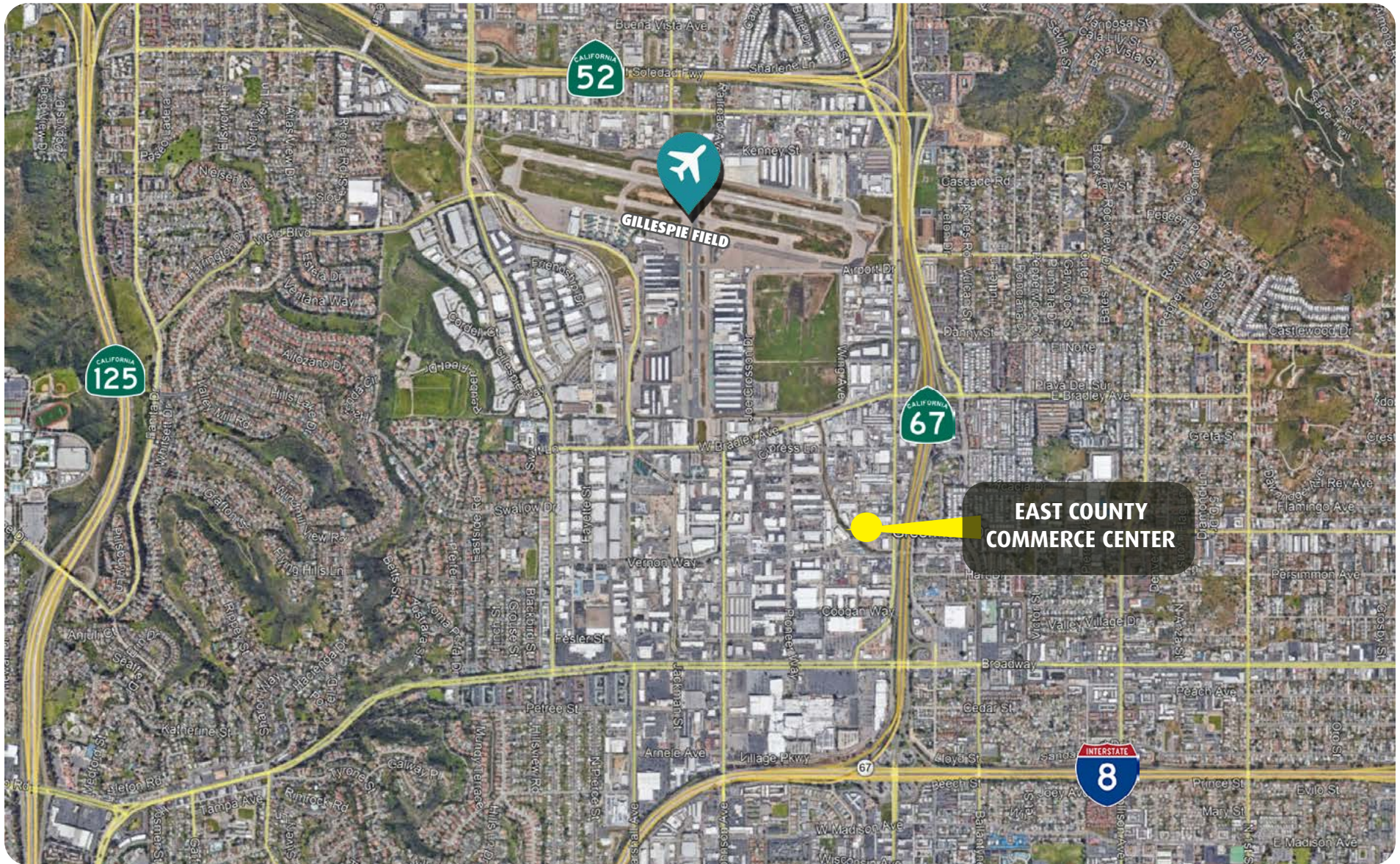
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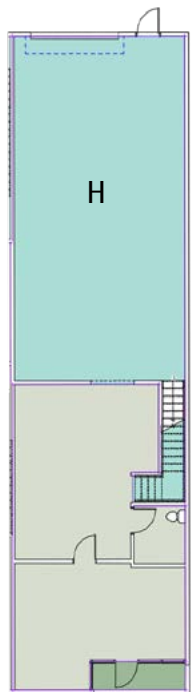


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**ADJACENT TO
SHARED LOADING
DOCK!**



NOT TO SCALE | FOR ILLUSTRATIVE PURPOSES ONLY.

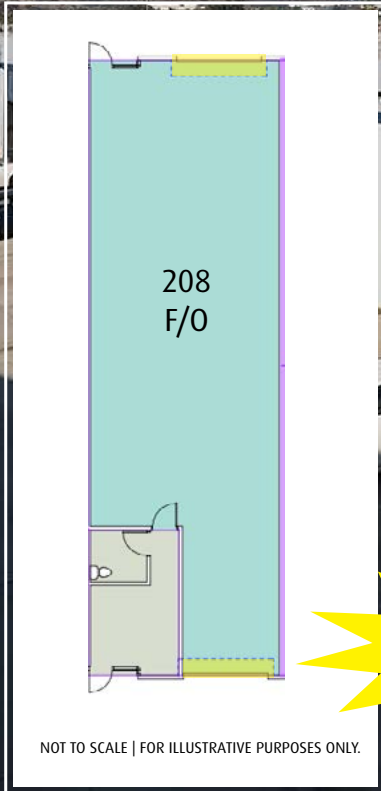


206 GREENFIELD DRIVE

| SUITE | ADDRESS | RSF | AVAILABLE | ASKING RENT |
|-------|--------------------|-------|-------------------|---------------------------|
| H | 206 Greenfield Dr. | 1,940 | Available 60 Days | \$1.70/RSF Modified Gross |

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**FRONT &
REAR ROLL
DOOR!**

208 GREENFIELD DRIVE

| SUITE | ADDRESS | RSF | AVAILABLE | ASKING RENT |
|-------|--------------------|-------|--|-----------------------------|
| F/O | 208 Greenfield Dr. | 1,939 | Available 1/1/2026 Front and Rear Roll Door | \$1.75 / RSF Modified Gross |

