

FOR SUBLEASE UNTIL 11/30/2029

1973 FRIENDSHIP DR

±17,956 SF INDUSTRIAL/FLEX | \$1.58 PSF MODIFIED GROSS



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PROPERTY HIGHLIGHTS



1973 Friendship Dr, El Cajon CA 92020



± 17,956 SF



4 Grade Level Doors



25% Office/ 75% Warehouse



~20' - 22' Clear Height



Fenced & Gated



Ample Parking



M Zoning



3 Phase 120/208v, 600a Power *



Proximity to I-8 and Highways 67, 52 & 125



Sprinklered



Walking distance to Trolley Station

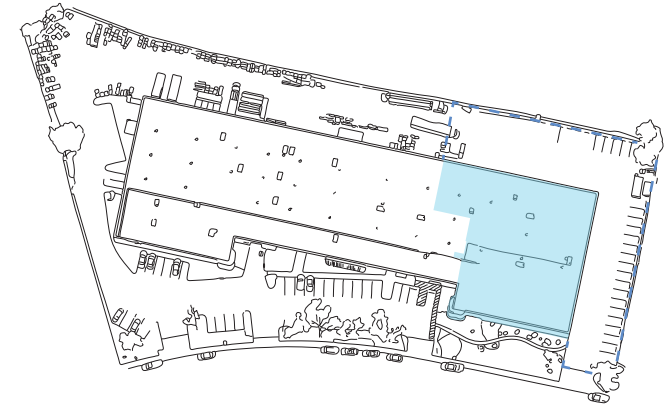
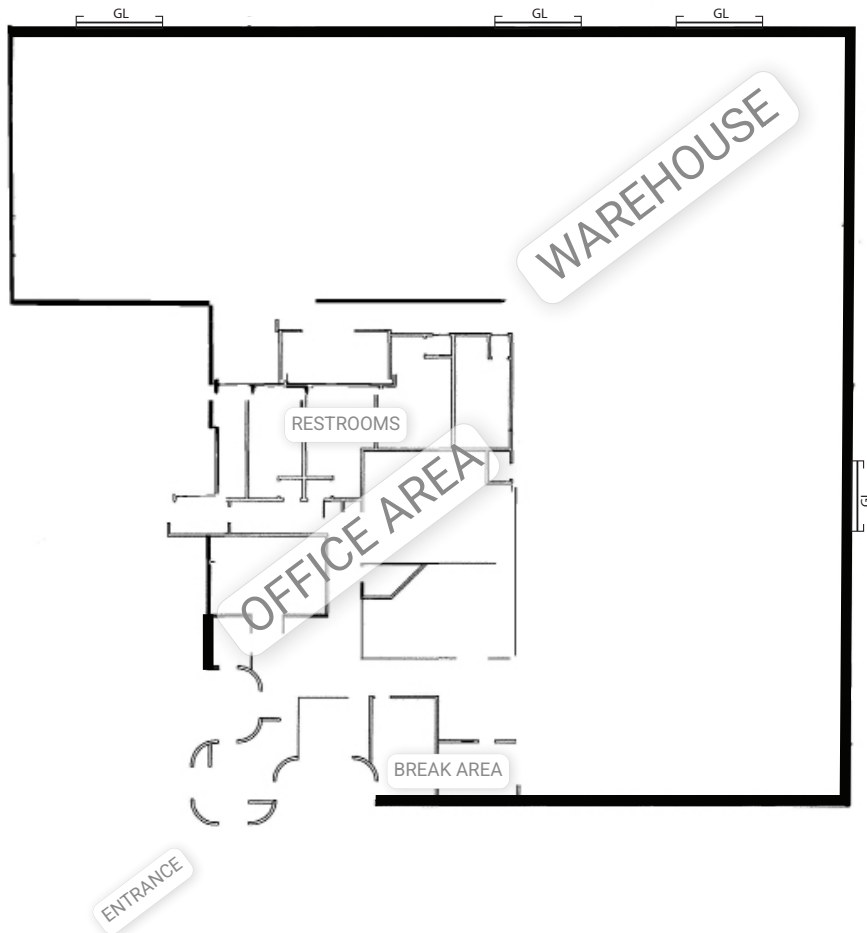


Lease Rate: \$1.58 MG (Through 11/30/2029)

* Sublessee to verify

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FLOOR PLAN



SITE PLAN

GL = GRADE-LEVEL

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PROPERTY
PHOTOS

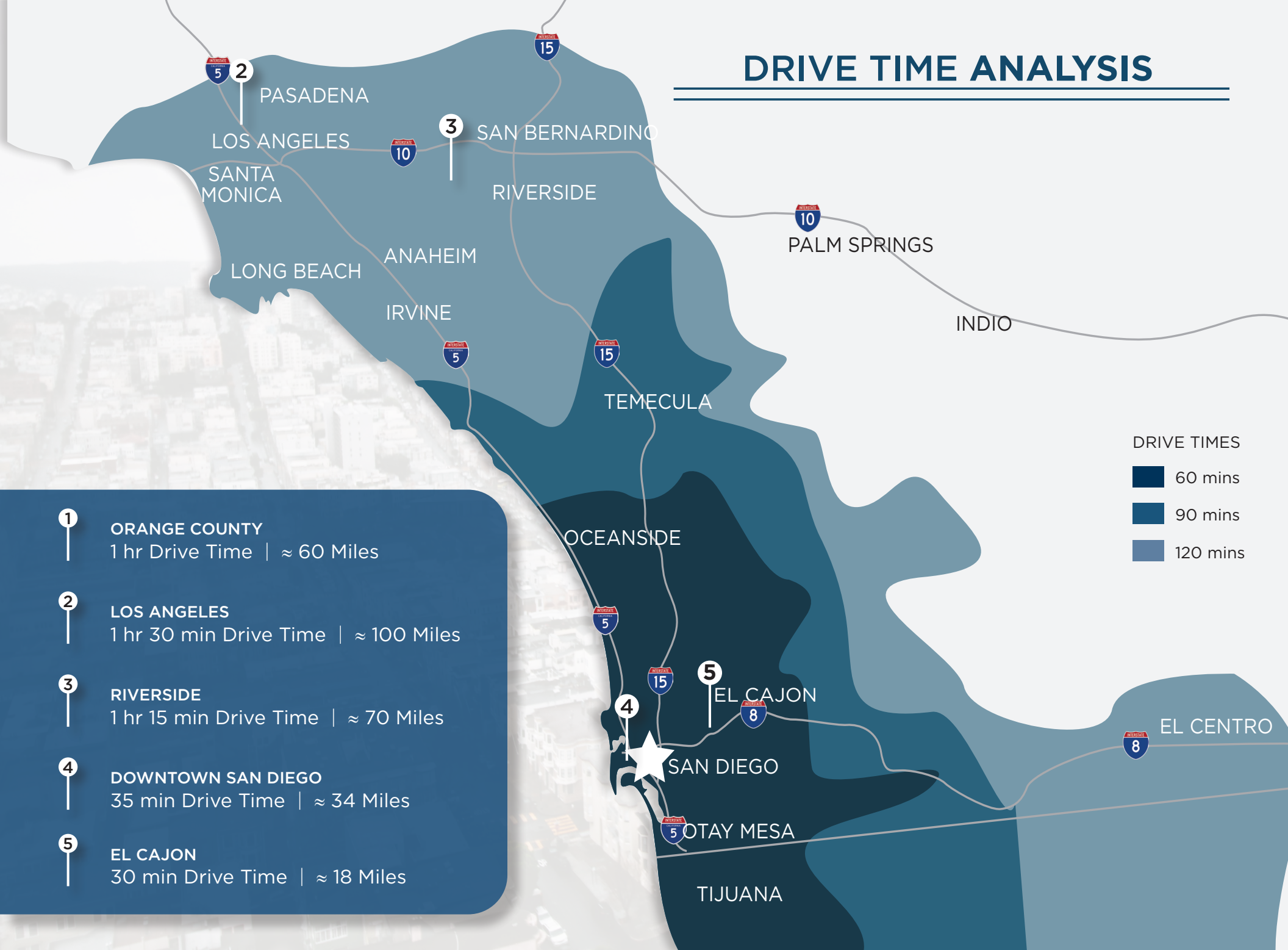




PROPERTY PHOTOS



DRIVE TIME ANALYSIS



AMENITIES MAP

- Chick-fil-A
- Starbucks
- Epic Wings
- Subway
- Phil's BBQ
- Chipotle
- Taco Bell
- Jersey Mike's
- Chevron
- USPS
- 7-Eleven
- O'Reilly
- Costco
- Vons
- Sprouts
- Lowe's
- UPS Store
- Target
- Chase Bank
- Union Bank
- Verizon
- AT&T
- T-Mobile
- AutoZone



- In-N-Out
- Urbane Cafe
- Dunkin'
- KFC
- McDonald's
- Panera Bread
- Burger King
- Jamba Juice
- Five Guys
- Texas Roadhouse
- Home Depot
- Walmart
- CVS
- Best Buy
- Smart & Final
- Bank of America
- Mission Federal
- Wells Fargo
- Navy Federal

1973
Friendship Dr

GILLESPIE FIELD



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