

RARE SANTEE INDUSTRIAL FOR LEASE WITH YARD

10641 PROSPECT AVENUE | SANTEE CA 92071



CHRIS BONAR
Sales Associate
Chris@caacre.com
DRE Lic # 02097389

BRIAN JENKINS
Principal
Brian@caacre.com
DRE Lic # 01814828

858.360.3000 | CAACRE.COM





HIGHLIGHTS

± 7,500 SF Freestanding Office/Warehouse

± 1 Acre Parcel

Oversized ± 20' x 20' Grade Level Roll Door

± 5,000 SF Free Span Warehouse w/ 21' Clear Height

Fenced Secured Yard with Lighting

Direct Freeway Access to Hwy 52 & Hwy 67

Access from Kenney St. & Prospect Ave.

IG - General Industrial -  [More Info](#)

Lease Rate: \$25,000/Month - Gross

AVAILABLE DETAILS

Approximately 7,500 SF freestanding building plus ± 2,200 SF outside covered warehouse with two grade level roll doors on ± 1 Acre.

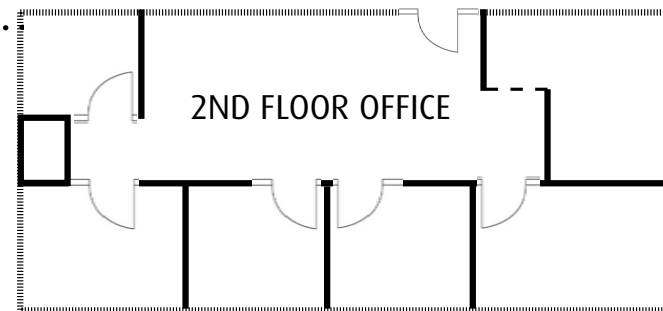
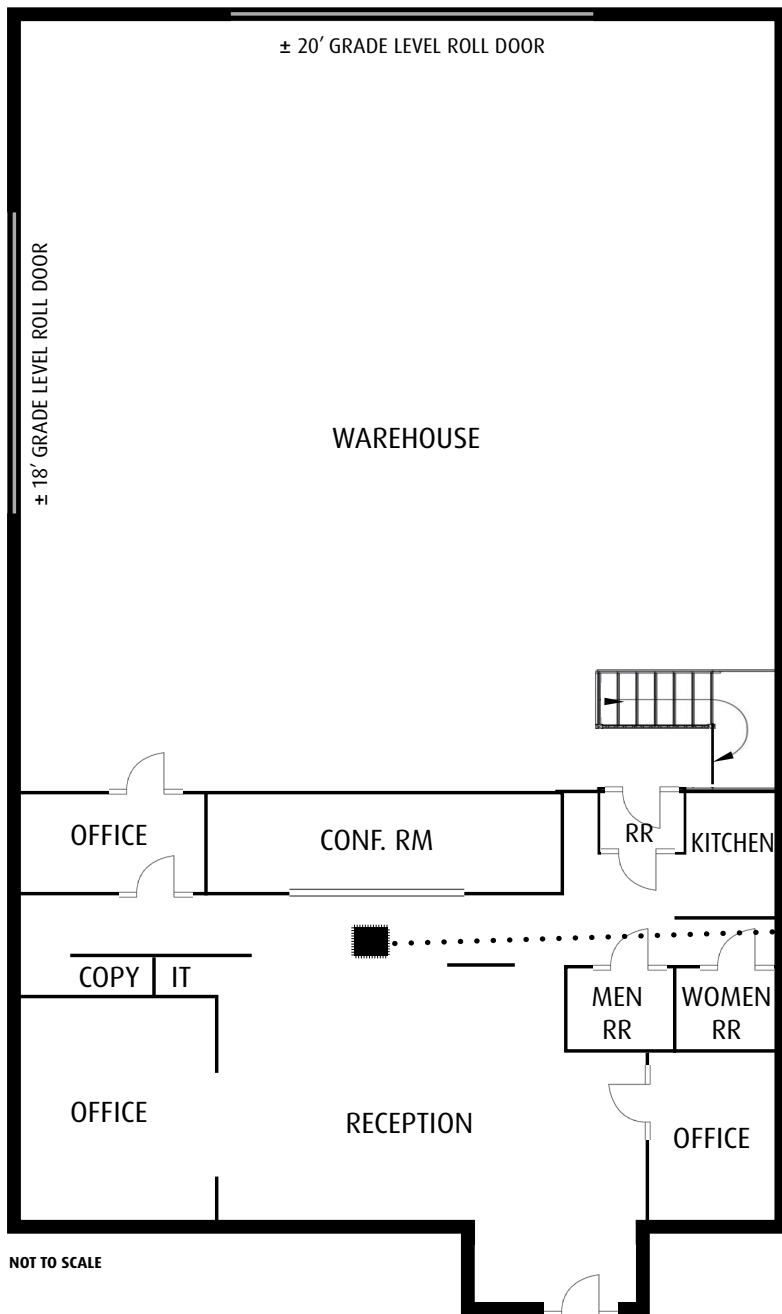
OFFICE IMPROVEMENTS

- 9 Private Offices
- Kitchen
- Conference Room
- Plan Room / Bullpen Area
- 3 Restrooms
- High-end Finishes
- Copy / File / IT Area
- Some Built-in Furniture
- Additional Furniture Available

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AVAILABLE - 7,500 SF WAREHOUSE/OFFICE



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SITE MAP

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PROSPECT AVE

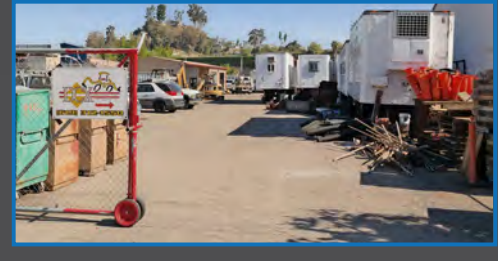
± 7,500 SF WAREHOUSE/OFFICE



± 2,000 SF COVERED WORK AREA



GATED ENTRANCE TO YARD



KENNEY ST



This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

LOCATION MAP

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**SANTEE RETAIL HUB
- 3 minutes**

SANTEE TROLLEY SQUARE

**CA State Route 52
- 3 minutes**



10641 PROSPECT AVE



GILLESPIE FIELD



**CA State Route 67
- 2 minutes**



**Easy Access to All of San Diego County
Large Employment Pool**

**Interstate 8
- 5 minutes**



**COMMERCIAL
ASSET
ADVISORS**

WAREHOUSE | OFFICE | YARD



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