

# FOR SALE

## Industrial Leased Investment Freestanding 24,000 SqFt on a 1.19 Acre Lot



### 1830 John Towers Ave., El Cajon, CA 92020

For more information contact:

**Robbie Cornell**  
robbie@tollercornell.com  
CA Lic # 01702034

**Mick Toller**  
mick@tollercornell.com  
CA Lic # 01355557

## 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

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Toller Cornell Commercial Real Estate is pleased to offer for sale 100% leased property located at 1830 John Towers Avenue in El Cajon, CA. This property is on a ground lease with the County of San Diego. The sale price includes the Seller extending the ground lease at the close of escrow to 55 years.

The property is a 24,000 square foot free standing concrete tilt-up industrial building situated on a 1.19 acre parcel with high quality office build out. Features include a modern security system throughout the property, grade level and dock high loading, and an insulated foam roof. The property is in the Industrial Zone of the City of El Cajon, in the Gillespie Field Industrial Park. The Gillespie Field Industrial Park has historically been a highly desirable area for businesses to call home with low vacancy rates. This property sits minutes from the Highway 52 freeway exit at Cuyamaca Ave. The property is fenced and secured with electronic gated driveways on each side of the building.

The Property is 100% occupied by Mary Jean Anderson Plumbing. This offering presents an opportunity to acquire a quality industrial asset in an excellent location with a high-quality credit tenant.



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**Property Type:** Freestanding Industrial / Flex Building.  
Property on County of San Diego long-term ground lease.  
All ground lease info available upon request.

**Construction:** Concrete Tilt-Up

**Total Building:** 24,000 SF

**Clear Height:** Approximately 21'

**Fire System:** Sprinklers

**Building Power:** 800 Amps Total / 3 Phase / Gas Served

**Loading:** 4 grade level doors / 1 dock high door  
Potential for additional grade level doors

**Parking:** 47 spaces. Fenced/secured. Concrete driveways.

**Zoning:** City of El Cajon M Zone (Manufacturing)

**Additional Features:**

- Security / key card entry system throughout Property
- Climate controlled in majority of building
- Training room for 30+ people
- Visible from Cuyamaca Street

**Location:** Just off the newer 52 Freeway extension exiting Cuyamaca Street

**Lease & Financial Details:** Contact Agent

**Sale Price:** \$5,100,000.00

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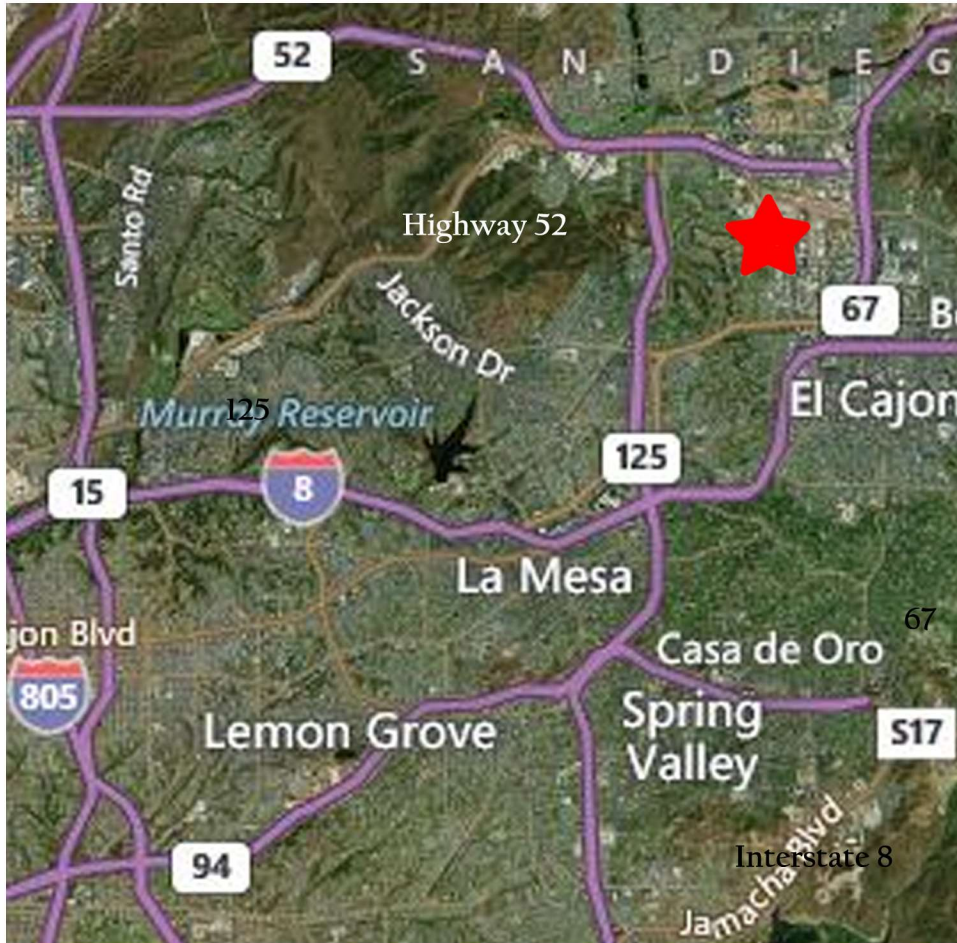
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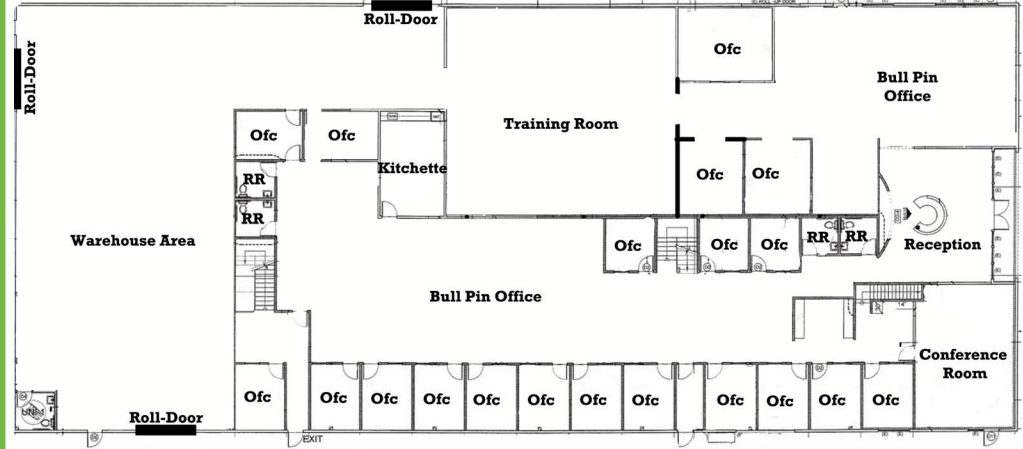
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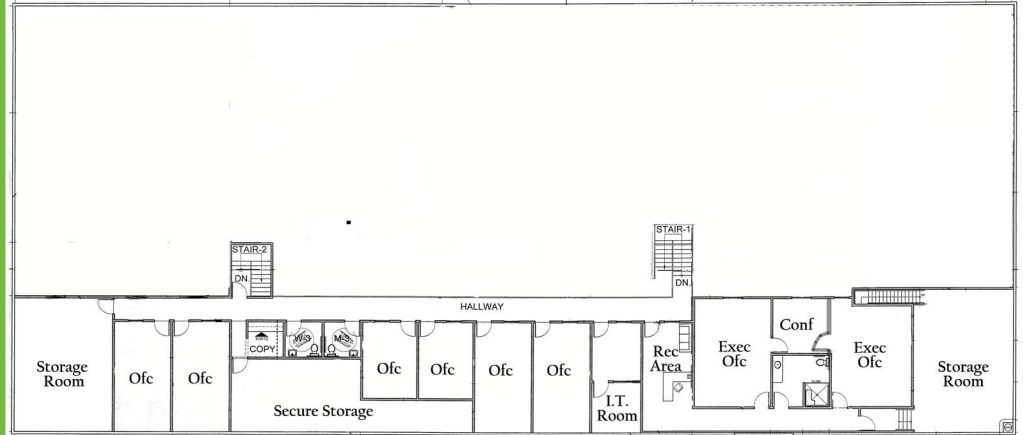
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### First Floor



### Second Floor



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