

# FOR LEASE

# 9426 Wheatlands Court, Santee, Ca 92071



## 14,500 SqFt with Fenced Yard / Parking

For more information contact:

**Robbie Cornell**  
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**Mick Toller**  
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# 619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

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## Property Features:

- Single Tenant Concrete Tilt-Up Building
- Approx. 14,500 SqFt
- Reception / showroom area , 4 private offices, two (2) office restrooms and two (2) warehouse restrooms
- Upgraded warehouse Lighting
- 1,600 amp 3 Phase Power
- Three (3) 12Ft x 14Ft Grade Level Loading Doors
- City of Santee IG (General Industrial) Zoning
- Property is secured with gates on each end of the building
- Just off Highway 67 and Woodside Ave. In the desirable Wheatlands Industrial Park
- Lease Rate: \$1.48 per SF NNN ( NNN = \$.34 per SF )



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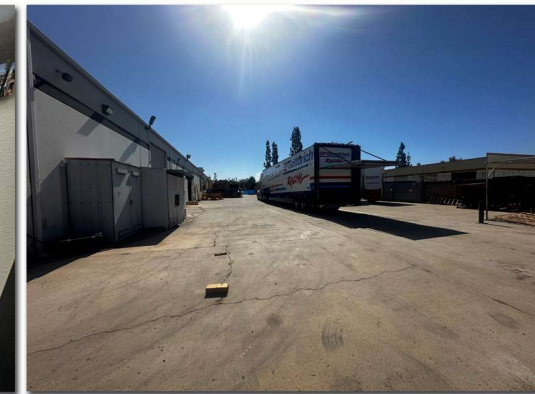
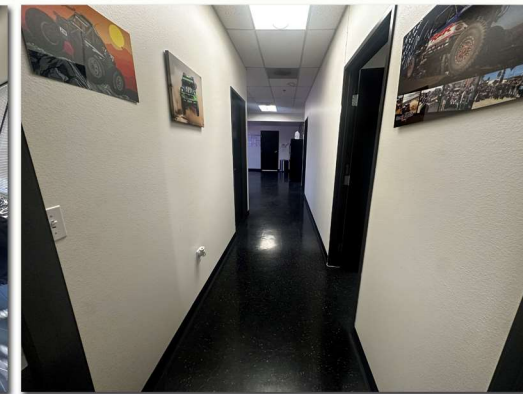
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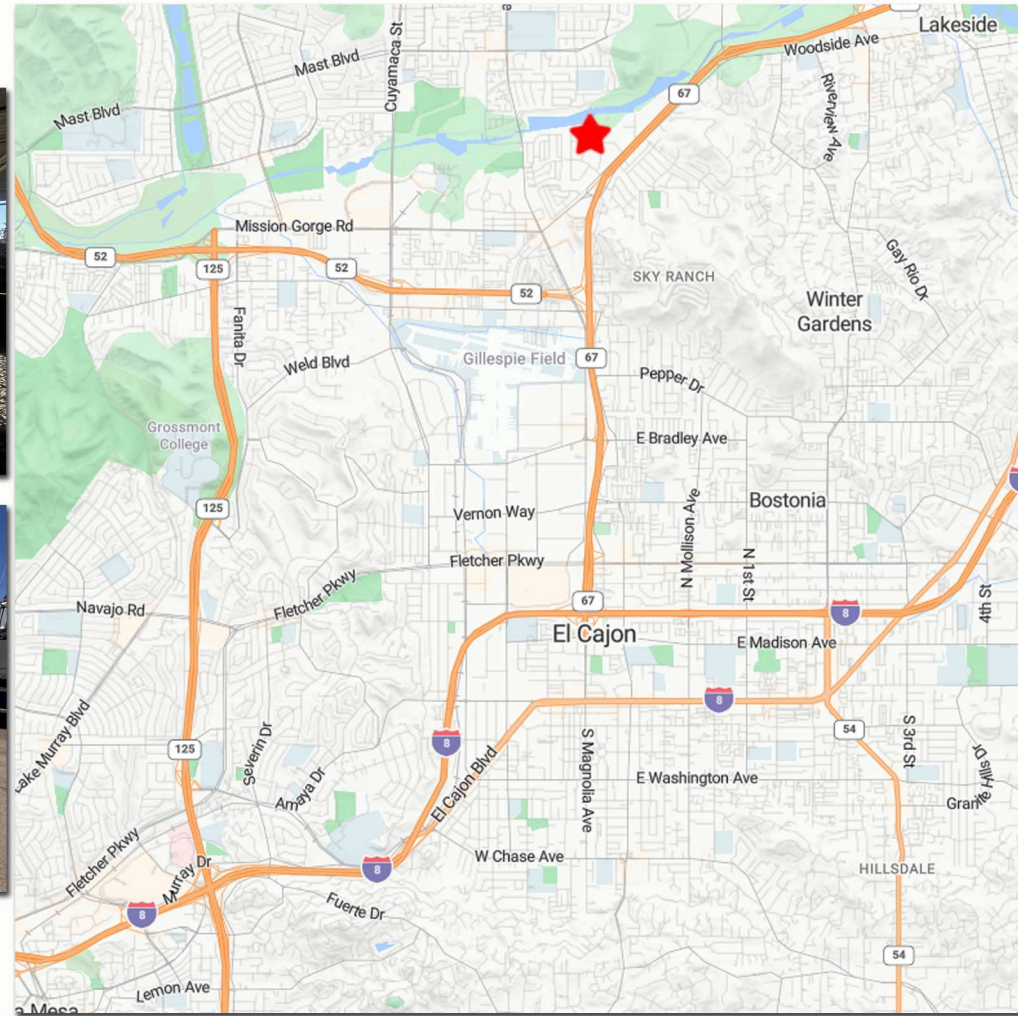
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