

19,600 SF BUILDING FOR SALE OR FOR LEASE

1844

FRIENDSHIP DRIVE

\$2,600,000 // \$1.18 + NNN



PROPERTY HIGHLIGHTS



1844 FRIENDSHIP DR,
EL CAJON, CA 92020



TOTAL SF:
± 19,600



SALE PRICE:
\$2,600,000



LEASE RATE:
\$1.18 + NNN



ZONING:
M ZONE



YEAR BUILT:
1981



GRADE LEVEL DOORS:
10



PARKING:
26



CEILING
HEIGHT: 16'



AMPLE POWER



YARD AREA:
12,000 SF - OUTDOOR
STORAGE BY RIGHT

PROPERTY OVERVIEW

SALE PRICE

\$2,600,000

GROUND LEASE WITH THE COUNTY OF SAN DIEGO AIRPORTS

Start Date:

January 2022

End Date:

January 2049

This lease can be extended for an additional 27 years.

Current Ground Lease Payment:

\$4,622.94

EXISTING RENTAL INCOME

Prime Heat Inc

\$14,960

Month To Month

Icon Cabinets

\$6,600

Month To Month





EXTERIOR
BUILDOUT



AMENITY MAP



1844
FRIENDSHIP DRIVE

CORPORATE NEIGHBORS

1844
FRIENDSHIP DRIVE



Micro-Mode





PARKING
LOT:
26 SPACES

YARD AREA:
12,000 SF