

For Sublease - 28,000 SF of Industrial Space Located on 2.10 Acres of Yard



777-795

gable way

el cajon, ca 92020

Large, secure and gated parking/yard area



FLETCHER PKWY

N JOHNSON AVE

GABLE WAY

key features



28,000 SF
industrial/office space



Excellent Access
three access points



Minimal Office
3,300 SF (12%)



Grade Level Loading
6 grade level doors



Large 2.10 Acre Lot
gated and secure parking/yard area



Turnkey Fleet Maintenance Facility
Existing maintenance FF&E available

property highlights

Strategic Location

- Located within minutes of Interstate 8
- Quick access to all parts of San Diego County
- Highly demanded industrial location

Unique Yard Property

- Large yard area for fleet parking and outside storage
- Currently used to store and maintain shuttle bus fleet
- Turnkey fleet maintenance facility

Highly Functional Facility

- Mixture of office and industrial space
- 12% office in two separate facilities
- 88% warehouse with grade level loading



24,700 SF of Warehouse Space



3,300 SF of Office in Two Separate Facilities

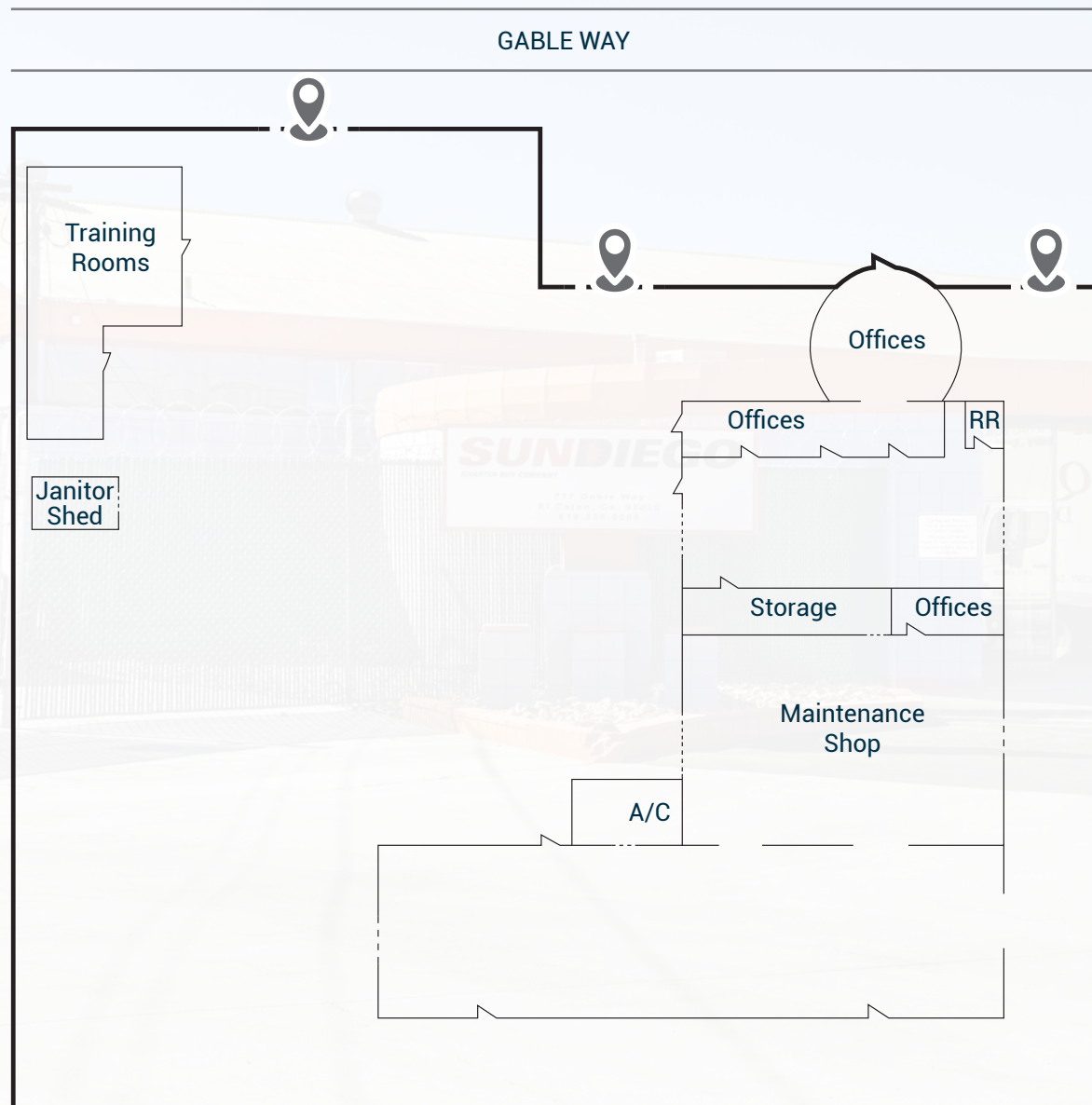


property overview

STREET ADDRESS:	777-795 Gable Way
CITY, STATE:	El Cajon, CA 92020
BUILDING SIZE:	±28,000 Square Feet
OFFICE AREA:	3,300 SF
WAREHOUSE AREA:	24,700 SF
LOT SIZE:	2.10 Acres
CLEAR HEIGHT:	18' to 20'
POWER:	Ample Power
LOADING:	6 Grade Level Doors
PARKING/YARD:	Fully Fenced, Gated and Secure Parking/Yard Area
ACCESS POINTS:	3 Access Points
ZONING:	City of El Cajon M Zone
SUBLEASE TERM EXPIRATION:	January 16, 2028
SUBLEASE RATE:	\$1.05/SF Single Tenant Gross
AVAILABILITY:	Q1 2021
SHOWING INSTRUCTIONS:	Call Agent to Schedule a Tour



site plan

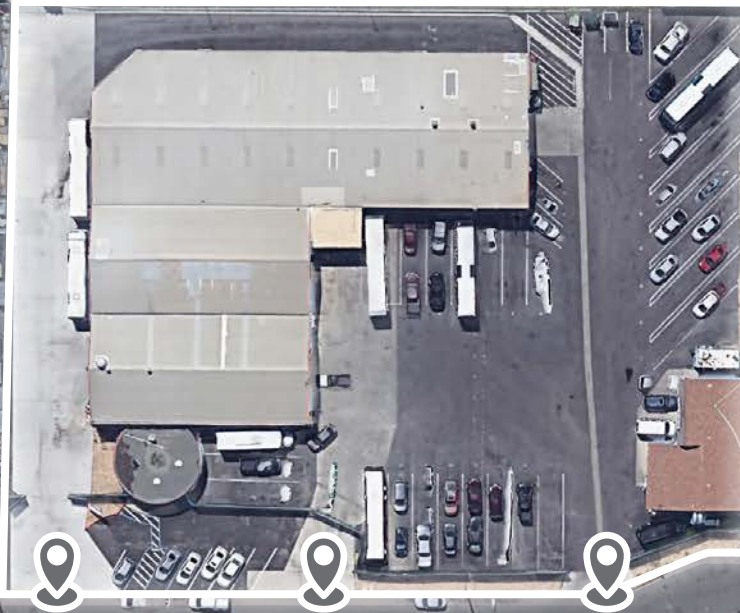


site map

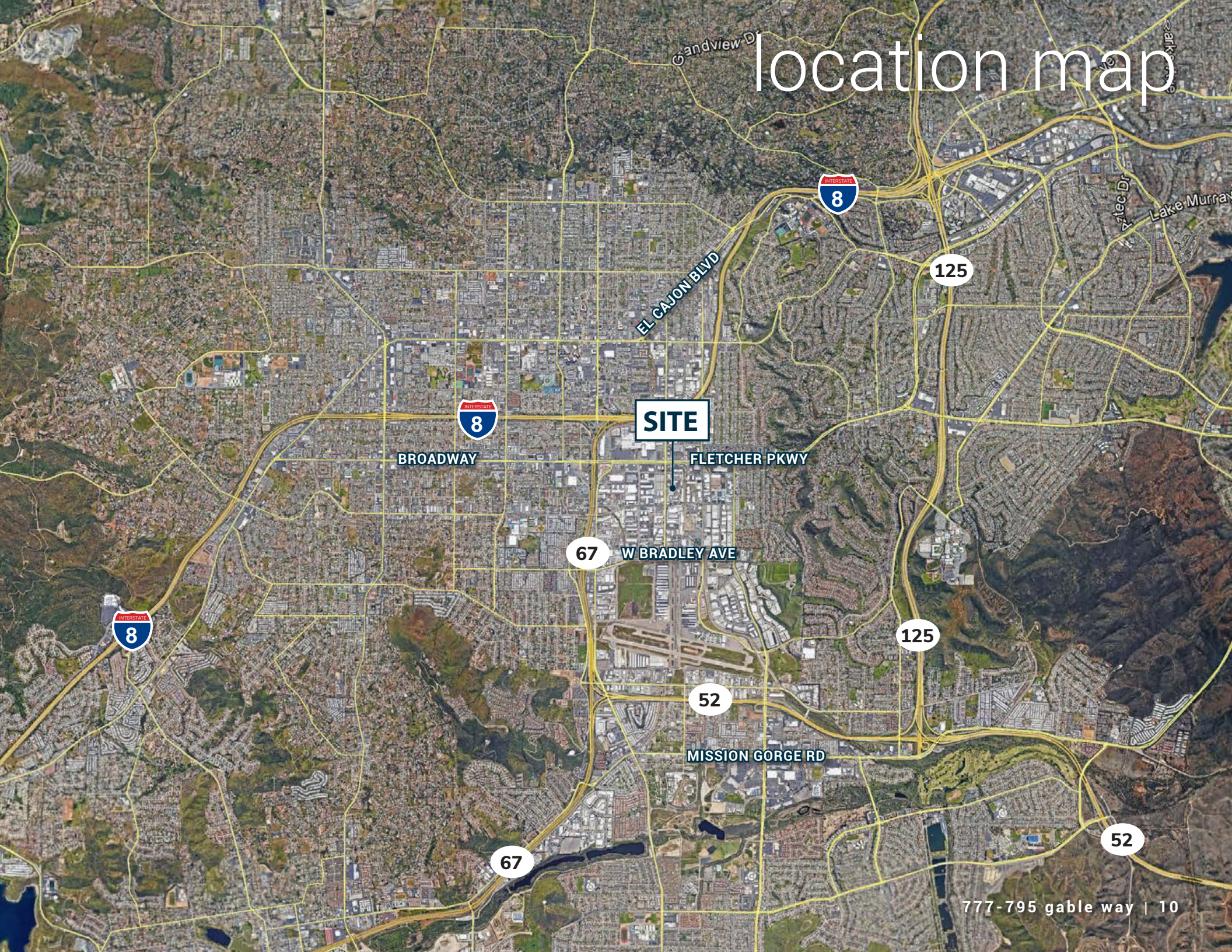
Innova 11052020

N JOHNSON AVE

GABLE WAY



location map



BROADWAY

SITE

FLETCHER PKWY

67

W BRADLEY AVE

52

MISSION GORGE RD

67

125

125

52

777-795

gable way

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