

165 Denny Way

El Cajon, CA 92020



FOR LEASE | 24,026- 44,748 SF INDUSTRIAL BUILDING



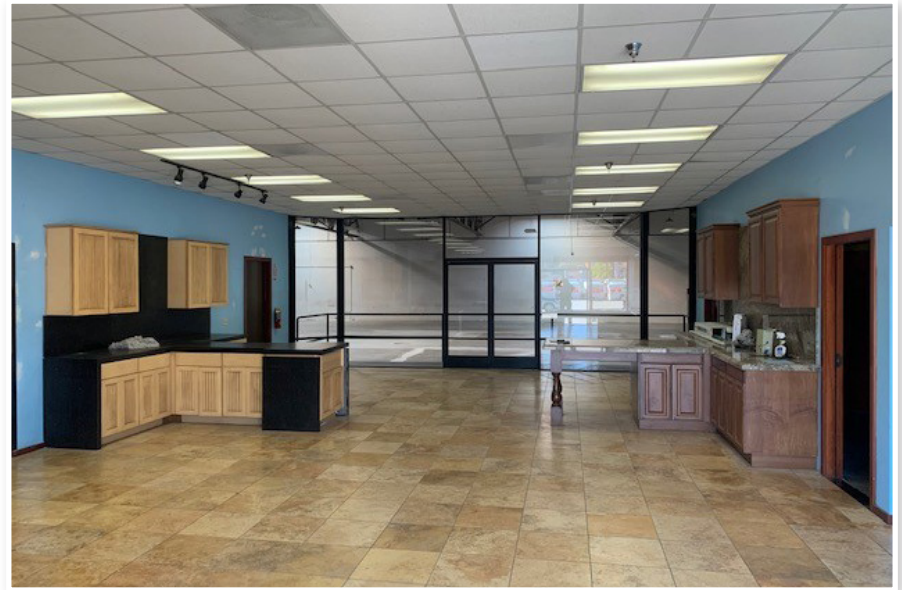
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Property Overview

ADDRESS	165 Denny Way
CITY	El Cajon
RENTABLE SQUARE FEET	44,748 SF (Divisible to 24,026 SF)
BUILD OUT	Approximately 20% Office & Showroom
LOADING	3 Grade Doors, 2 Docks (expandable)
YEAR BUILT	1986
ZONING	M-54 and C36
PARCEL SIZE	2.45 Acres
CLEAR HEIGHT	Approximately 21'
ACCESS	Hwy-67
AVAILABILITY	Full Building: Call Broker Suite B: Now
POWER	2,000 Amps 3 phase
WAREHOUSE IMPROVEMENTS	SDGE Efficient, Floor Drains, Fire Sprinklers, Lighting
FOR LEASE	\$1.10 PSF Gross



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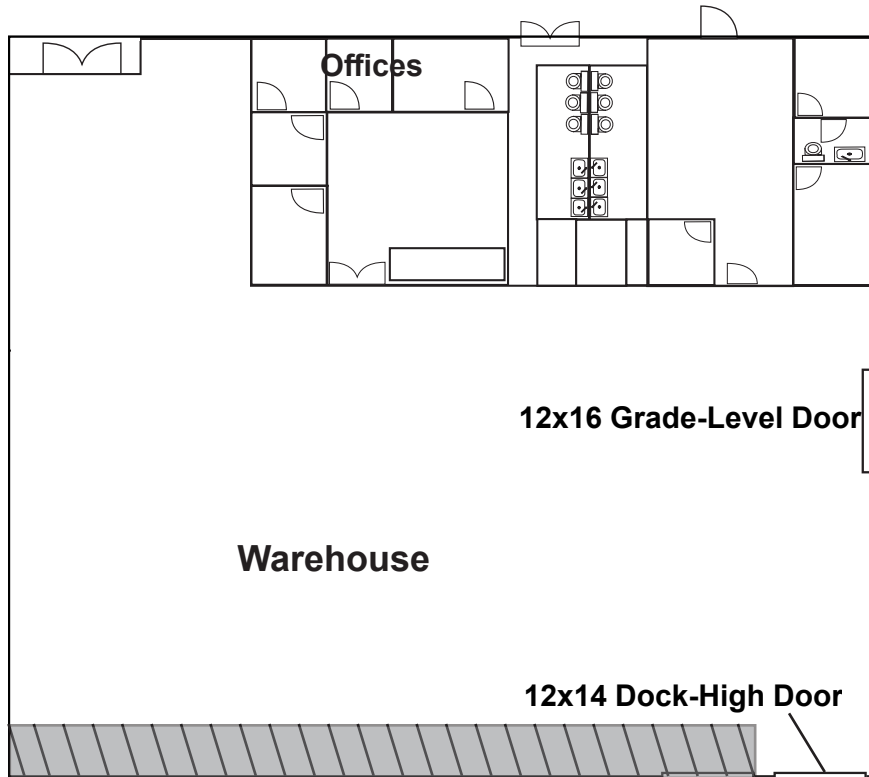
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Floor Plan - Option 1

Suite B - 24,026 SF

- Formal Reception Area
- One (1) Loading Dock (expandable)
- One (1) Grade Door
- Free Span Warehouse (no columns)
- Clear Height: Approximately 21'
- Kitchen
- Men's & Women's Restrooms
- Sprinklered
- Two Entrances
- **Available Now**
- **Lease Rate: \$1.10/SF Gross**



Suite B



Floor Plan - Option 2

Full Building - 44,748 SF

- Formal Reception Area
- Three (3) Loading Docks
- Three (3) Grade Doors
- Approximately 21' Clear Height
- 2 Kitchens
- Men's & Women's Restrooms
- Sprinklered
- **Available: Call Broker**
- **Lease Rate: \$1.10/SF Gross**



Location & Amenties Map

