

**FOR LEASE**  
FLEX/INDUSTRIAL SUITE | ±3,785 SF

**10744**  
**PROSPECT AVE.**  
SANTEE, CA 92071

Excellent location with access to SR-67 & SR-52



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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.

# THE PROPERTY

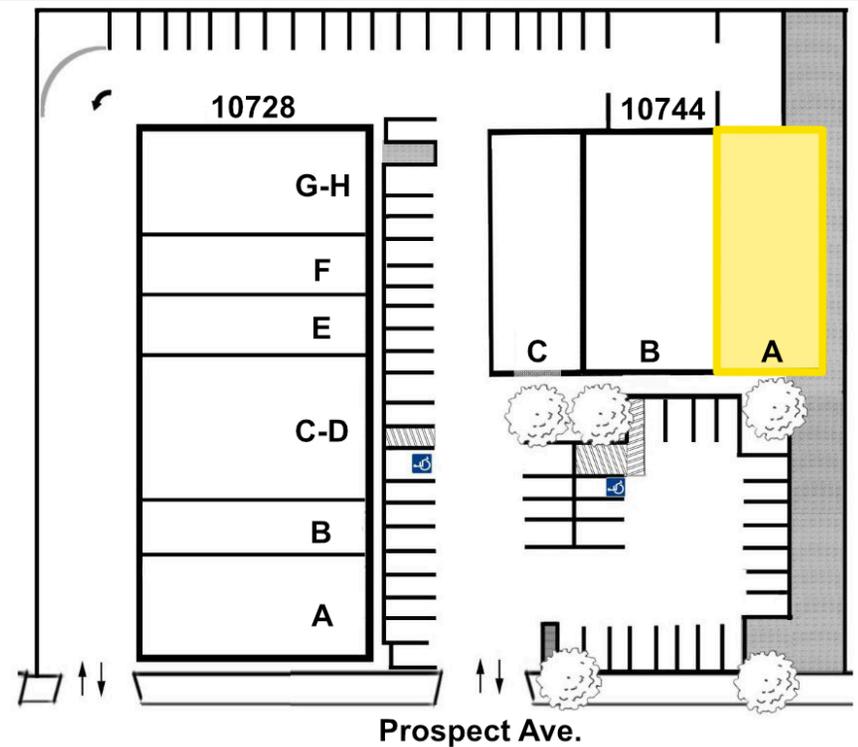
Ideal Warehouse &  
Office Balance

Grade Level  
Roll Door

- » Industrial/flex suite in Santee business park
- » Convenient access to SR-67 & SR-52 freeways
- » Zoning: I-L (Light Industrial)
- » Lease Rate: \$1.65/SF Modified Gross

*\*Do not disturb tenant; contact agent for tour arrangements*

## PROSPECT PARK



# FLOOR PLAN

- » ±12' x ±14' Grade level roll door
- » Approx. 40% (HVAC) office / 60% warehouse
- » One private restroom
- » 200 Amp, 3 phase power
- » Clear Height: ±18' (warehouse)
- » Fully sprinklered
- » Available April 1, 2026



10744 Suite A ±3,785 SF

