

FOR SALE | 9.7 AC
M-54 ZONING
HEAVY INDUSTRIAL

2493 MONTECITO RD | RAMONA, CA

9.7 ACRES

EXPANDABLE
(20 ACRES)

MONTECITO RD

MIKE ERWIN, SIOR
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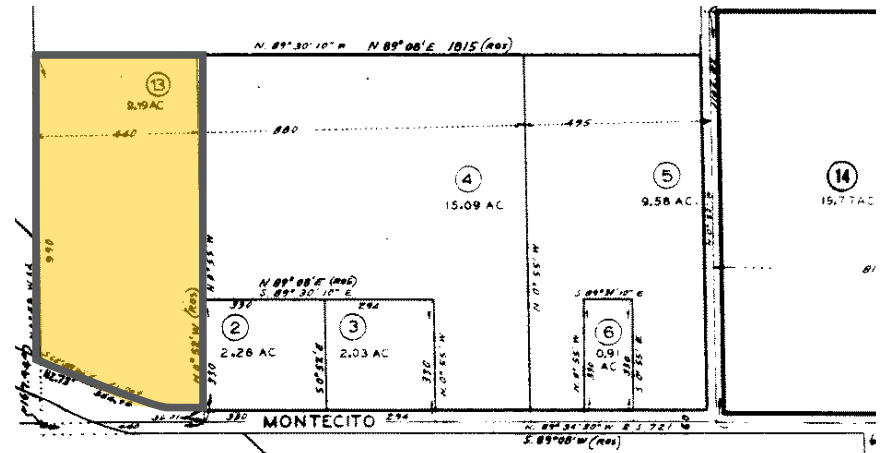
M-54 HEAVY INDUSTRIAL ZONING

2493 MONTECITO ROAD | RAMONA, CA 92065

Property Features

- Largest available and highly desired M54-zoning parcel in San Diego County allowing for heavy industrial uses.
- 2493 Montecito | Consists of an approximately 1,400 SF office on 9.7-acre parcel (APN 281-540-13) surrounded by 8,500 acres of protected grasslands. One active well and one inactive well on site.
- Situated across a vacated road from a convenient uncrowded Ramona Airport with a 5,000 foot runway.
- Gas and utilities to site.
- Located 2 miles west of Central Business District of Ramona, near intersection of SR-67 and SR-78 with direct access to major freeways; I-15, and I-8.
- Adjacent to 20 acres of leasable land.

Sale Price: \$3,950,000



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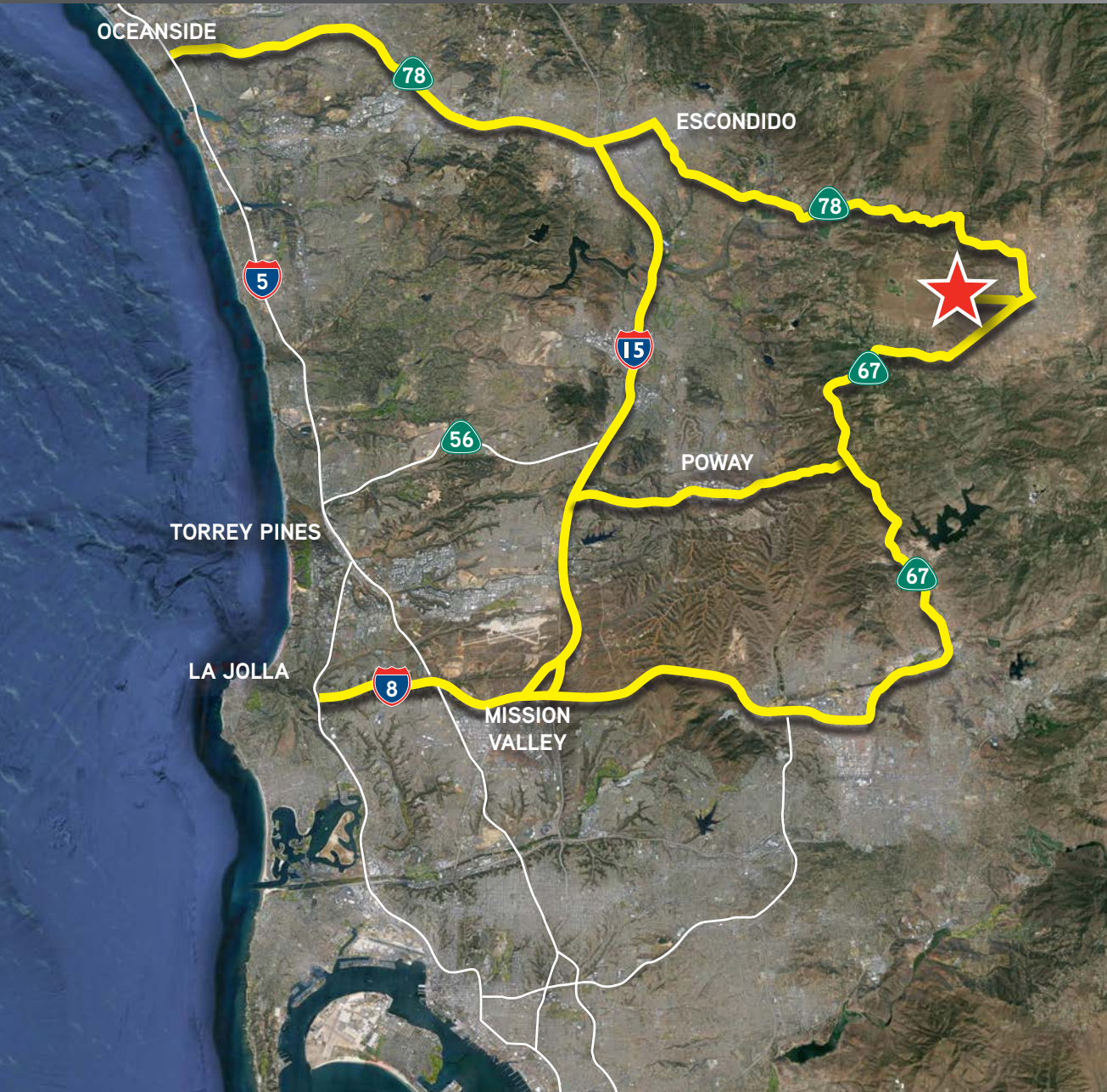
MONTECITO RD

West Facing Aerial

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