

Units Range From \pm 1,200 SF to \pm 2,500 SF
Retail Units As Small As 440 SF

INDUSTRIAL & RETAIL UNITS FOR LEASE | 54,000 COMMERCIAL SF

MARINA BUSINESS PARK

218 & 224 REINDOLLAR AVE, MARINA, CA



DEBORAH GROVES

(831) 582-6927 DIRECT
(435) 222-2231 CELL

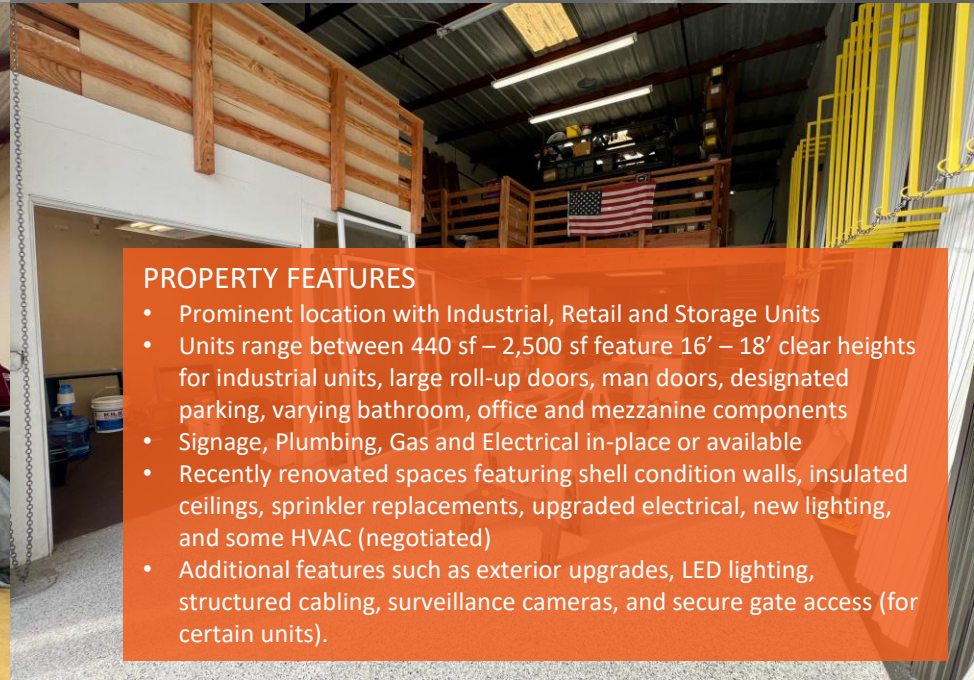
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PROPERTY HIGHLIGHTS



STORAGE CORNER GROUP VALUES

- Storage Corner Group values sustainability and environmental consciousness at all properties
- Xeriscape landscaping, LED lighting, and energy-efficient appliances
- No pesticides, herbicides, or rodenticides are used at the property
- Solar installations will occur when and where feasible
- Life safety upgrades are implemented and executed on as first priority

PROPERTY FEATURES

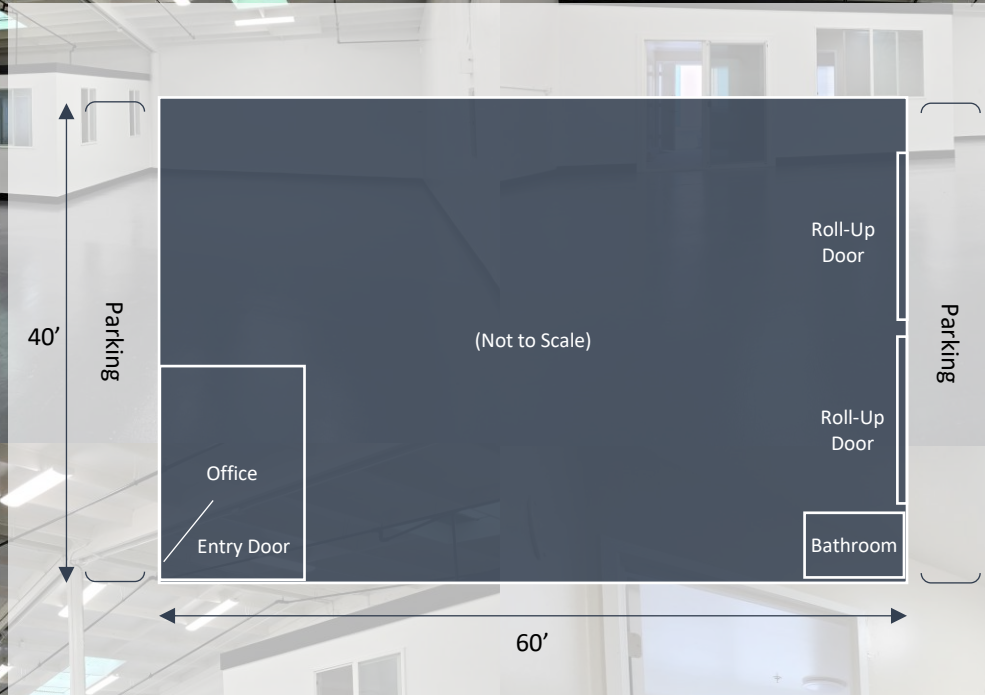
- Prominent location with Industrial, Retail and Storage Units
- Units range between 440 sf – 2,500 sf feature 16' – 18' clear heights for industrial units, large roll-up doors, man doors, designated parking, varying bathroom, office and mezzanine components
- Signage, Plumbing, Gas and Electrical in-place or available
- Recently renovated spaces featuring shell condition walls, insulated ceilings, sprinkler replacements, upgraded electrical, new lighting, and some HVAC (negotiated)
- Additional features such as exterior upgrades, LED lighting, structured cabling, surveillance cameras, and secure gate access (for certain units).

Site Map And Unit Features



Building (#)	Unit (SF)	Features
A, B	1,250 - 2,500 SF	Warehouse, Taller Bays, Metal Construction, Small Office, Bathroom, Features Vary
4, 5, 7	1,200 - 2,400 SF	Warehouse, Lower Bays, Wood-Frame, Office Space, Bathroom, Features Vary
Street Front Retail	440 – 1,350 SF	Street-Front Retail, Office Space, Bathroom, Features Vary
Inquire for Upcoming Availability		

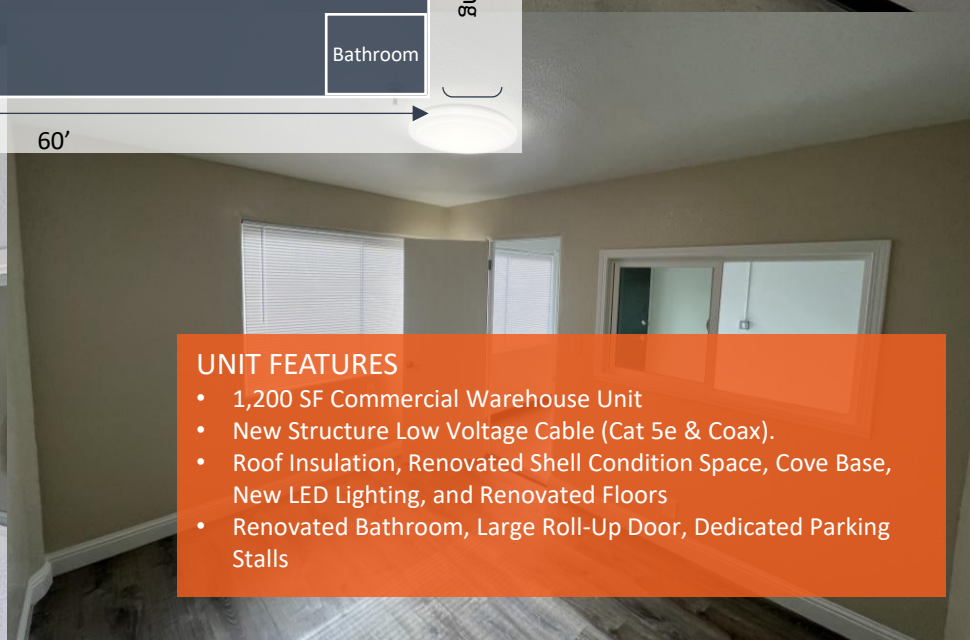
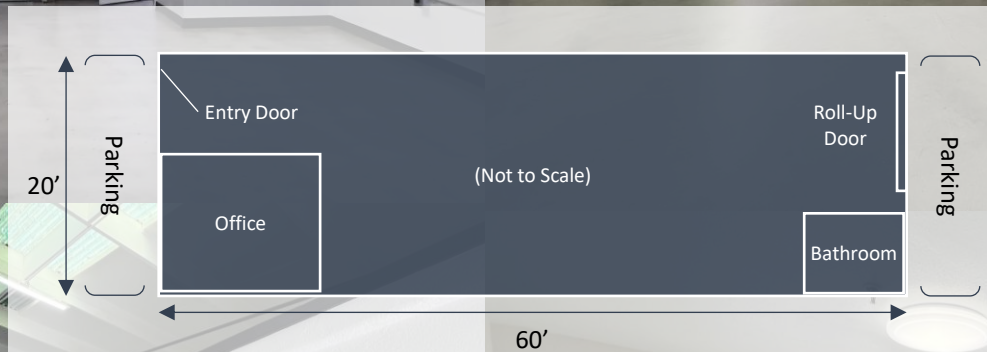
Sample Unit ~2,400 SF



UNIT FEATURES

- 2,400 SF Commercial Warehouse Unit
- Upgraded Single-Phase Power, Abundant Outlet Access and Gas Hook-Up Connection Available.
- Roof Insulation, Renovated Shell Condition Space, Cove Base, New LED Lighting, and Renovated Coated Floors
- Renovated Small Office and Bathroom, Large Roll-Up Door, Dedicated Parking Stalls

Sample Unit ~1,200 SF



UNIT FEATURES

- 1,200 SF Commercial Warehouse Unit
- New Structure Low Voltage Cable (Cat 5e & Coax).
- Roof Insulation, Renovated Shell Condition Space, Cove Base, New LED Lighting, and Renovated Floors
- Renovated Bathroom, Large Roll-Up Door, Dedicated Parking Stalls

Street Facing Retail



UNIT FEATURES

- 440 – 1,350 SF Street Facing Retail Units
- New Structure Low Voltage Cable (Cat 5e & Coax).
- New HVAC Available, Renovated Shell Condition Space, Cove Base, New LED Lighting, and Renovated Floors
- Renovated Bathroom, Parking Available