



[MARSHALL AVENUE INDUSTRIAL PARK]

HIGHLIGHTS:

- > Flexible Unit Size (950-10,000 SF)
- > ADA Compliance
- > Trolley/Bus station .3 miles
- > High end finishings
- > Minimum 22' + Clear
- > AVAILABLE NOW

**ONLY TWO
UNITS LEFT**

THE PROPERTY:

The total project will be 4 buildings totaling 65,500 square feet. The project will have unit sizes ranging from 950 square foot front loaders to 10,000 square feet corporate headquarters. Parking ratio of 3.33 per 1,000 square feet will allow room for growth.

LOCATION:

The Marshall Avenue Industrial Park is located in the City of El Cajon conveniently accessed by four major freeways. The 125, 67, 8 & 52 all provide access to the property. Steps from the Gillespie Field Airport, a public Trolley and Bus Station, this project is ideally suited for the small and large business.



ACQUISITION & DEVELOPMENT
EQUITY PLACEMENT
FINANCING
TENANT IMPROVEMENTS

PROPERTY MANAGEMENT
INVESTOR RELATIONS
LEASING

Jeremy Dentt
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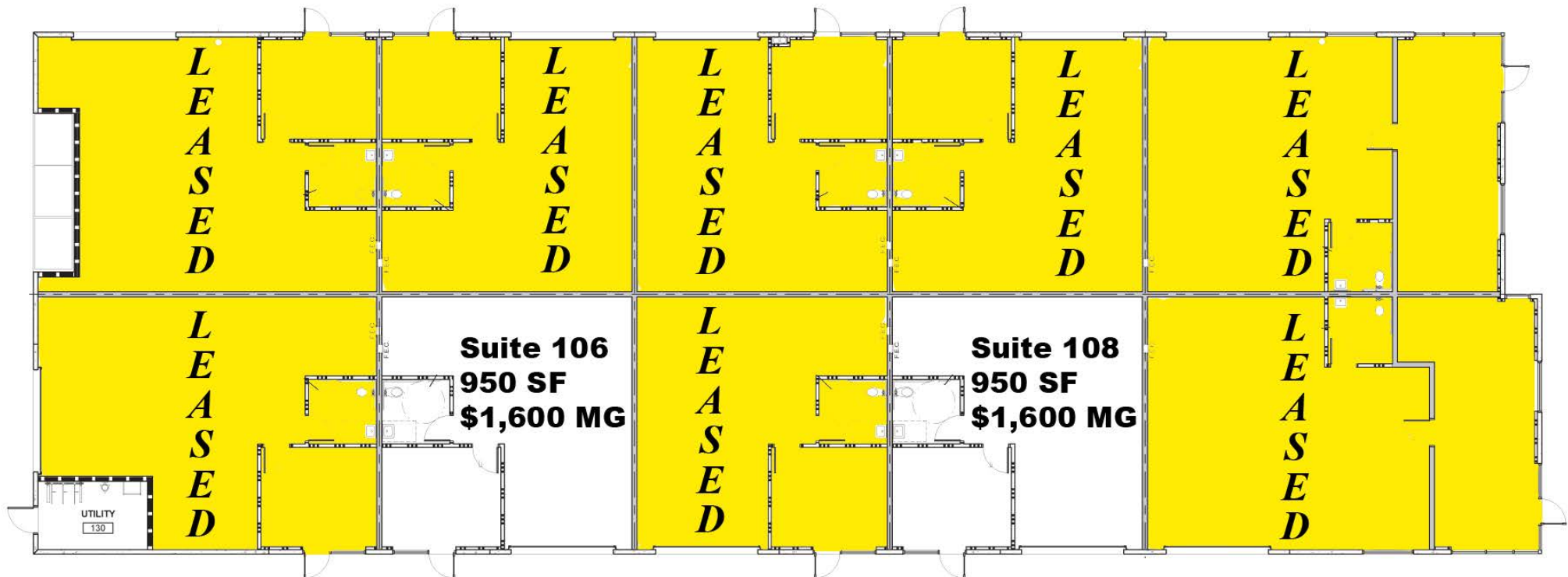
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[MARSHALL AVENUE INDUSTRIAL PARK]

1934 North Marshall



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BUILDING 'H':

- > 1,500 sq. ft. units
- > Two roll doors
- > Corporate identity

BUILDING 'G':

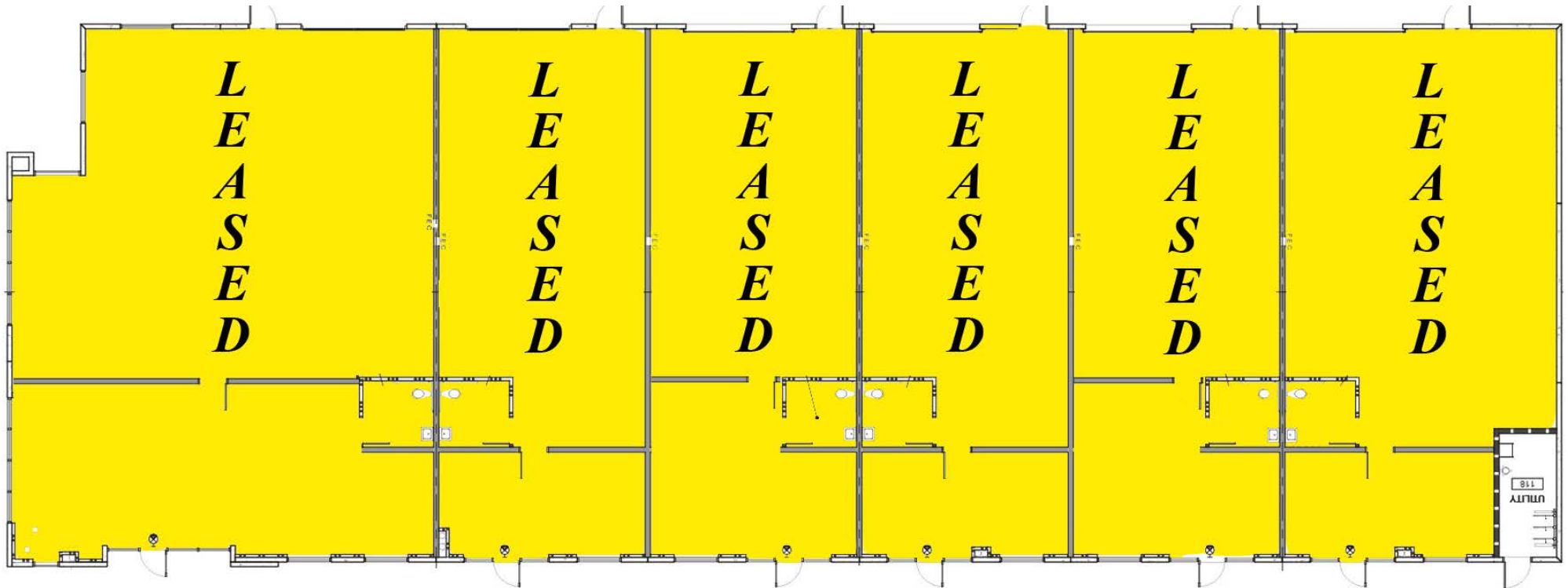
- > 950 - 1,340 sq. ft. units
- > 100 amps 3 phase





[MARSHALL AVENUE INDUSTRIAL PARK]

1920 North Marshall



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