



## [ 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

### THE PROPERTY:

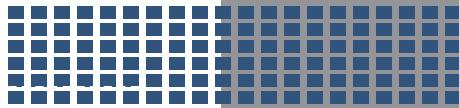
The total project will be 4 buildings totaling 65,500 square feet. The project will have unit sizes ranging from 950 square foot front loaders to 10,000 square feet corporate headquarters. Parking ratio of 3.33 per 1,000 square feet will allow room for growth.



### 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.





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ACQUISITION & DEVELOPMENT  
EQUITY PLACEMENT  
FINANCING  
TENANT IMPROVEMENTS

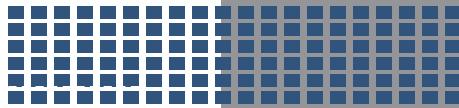
PROPERTY MANAGEMENT  
INVESTOR RELATIONS  
LEASING

Jeremy Dentt  
619.280.6400

[jeremy@denttprop.com](mailto:jeremy@denttprop.com)  
3838 Camino del Rio North, Suite 300, San Diego, CA 92108

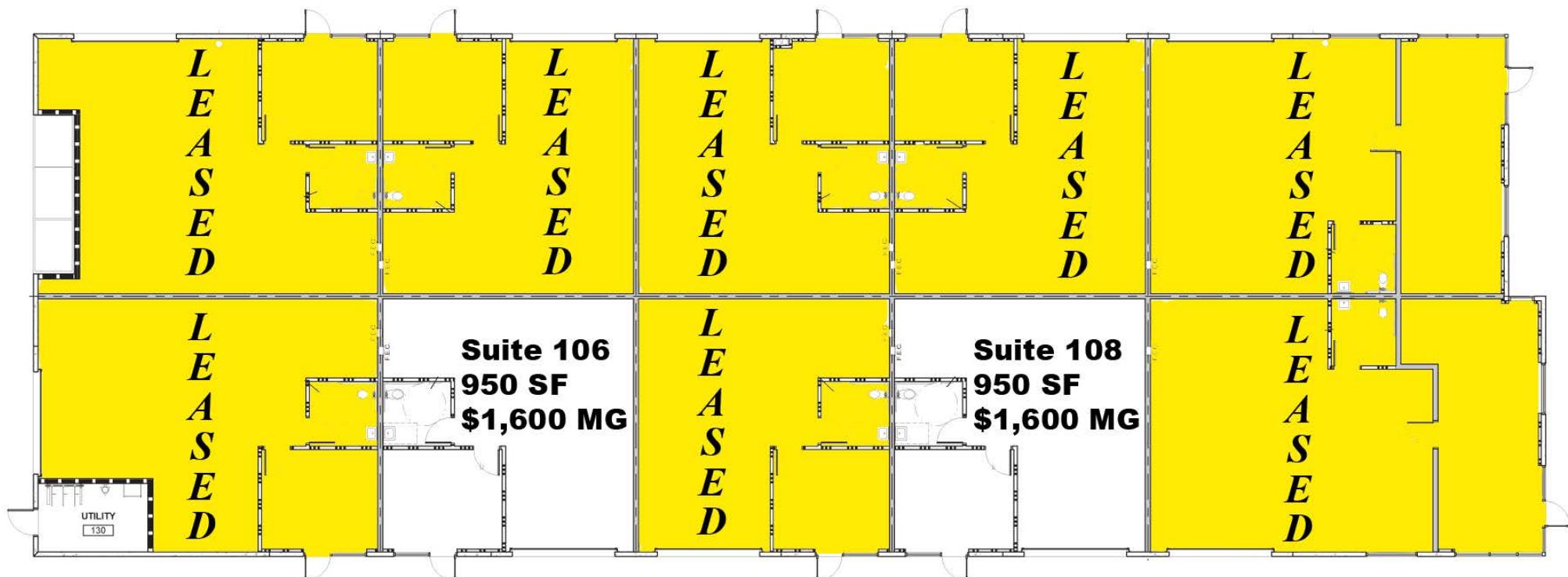
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[ MARSHALL AVENUE INDUSTRIAL PARK ]

## 1934 North Marshall



ACQUISITION & DEVELOPMENT  
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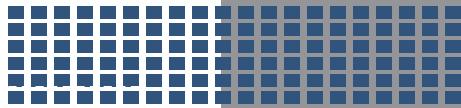
#### BUILDING 'G':

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

#### BUILDING 'H':

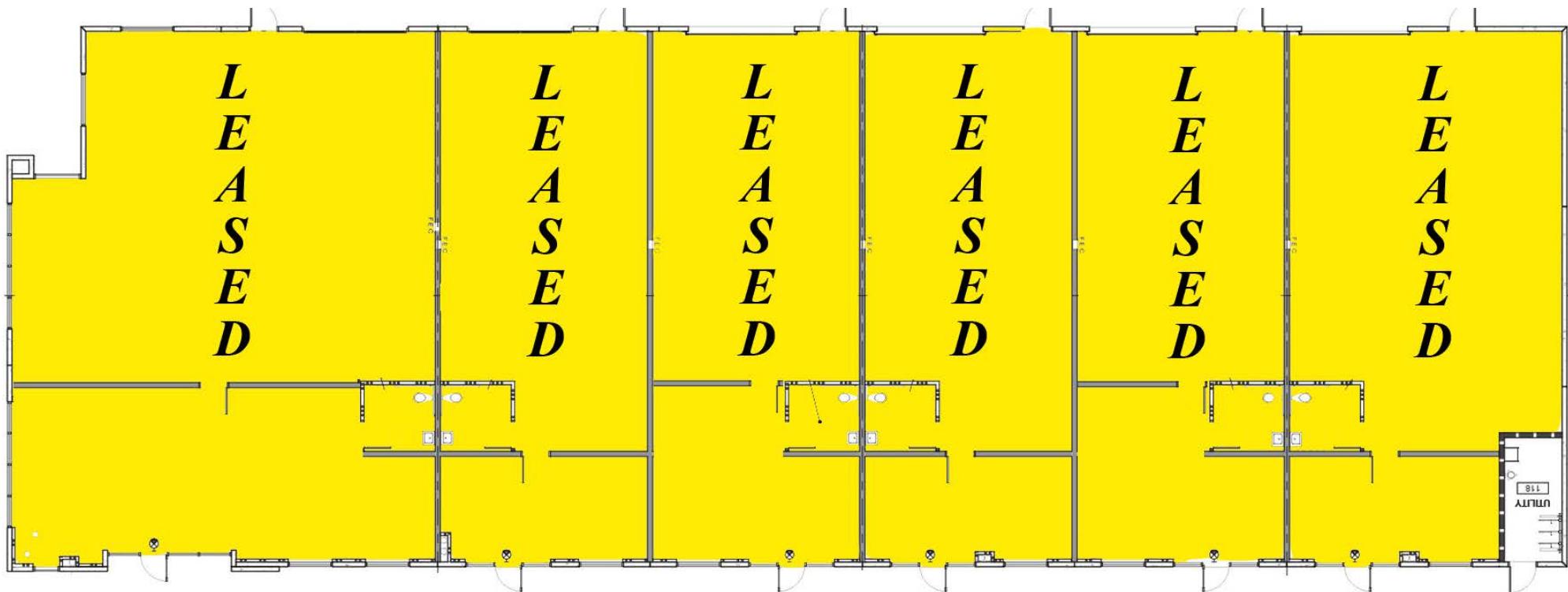
- > 1,500 sq. ft. units
- > Two roll doors
- > Corporate identity





[ MARSHALL AVENUE INDUSTRIAL PARK ]

## 1920 North Marshall



ACQUISITION & DEVELOPMENT  
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