

[MARSHALL AVENUE INDUSTRIAL PARK]

HIGHLIGHTS:

- > Flexible Unit Size (950-10,000 SF)
- > Trolley/Bus station .3 miles
- > ADA Compliance
- > High end finishings
- > Minimum 22' + clear
- > AVAILABLE SPRING 2022

THE PROPERTY:

The total project will be 3 buildings totaling 48,000 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

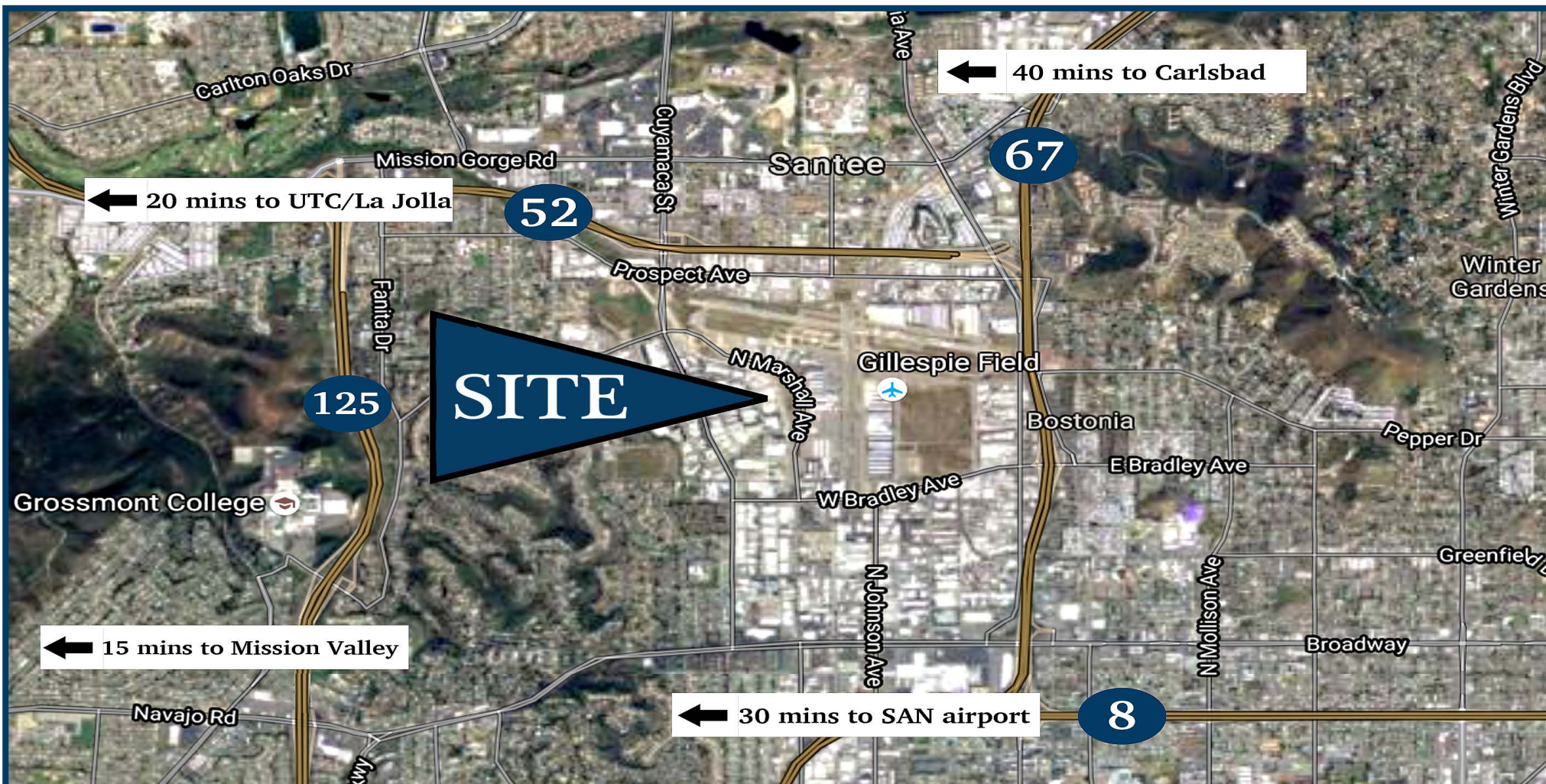
PROPERTY MANAGEMENT
INVESTOR RELATIONS
LEASING

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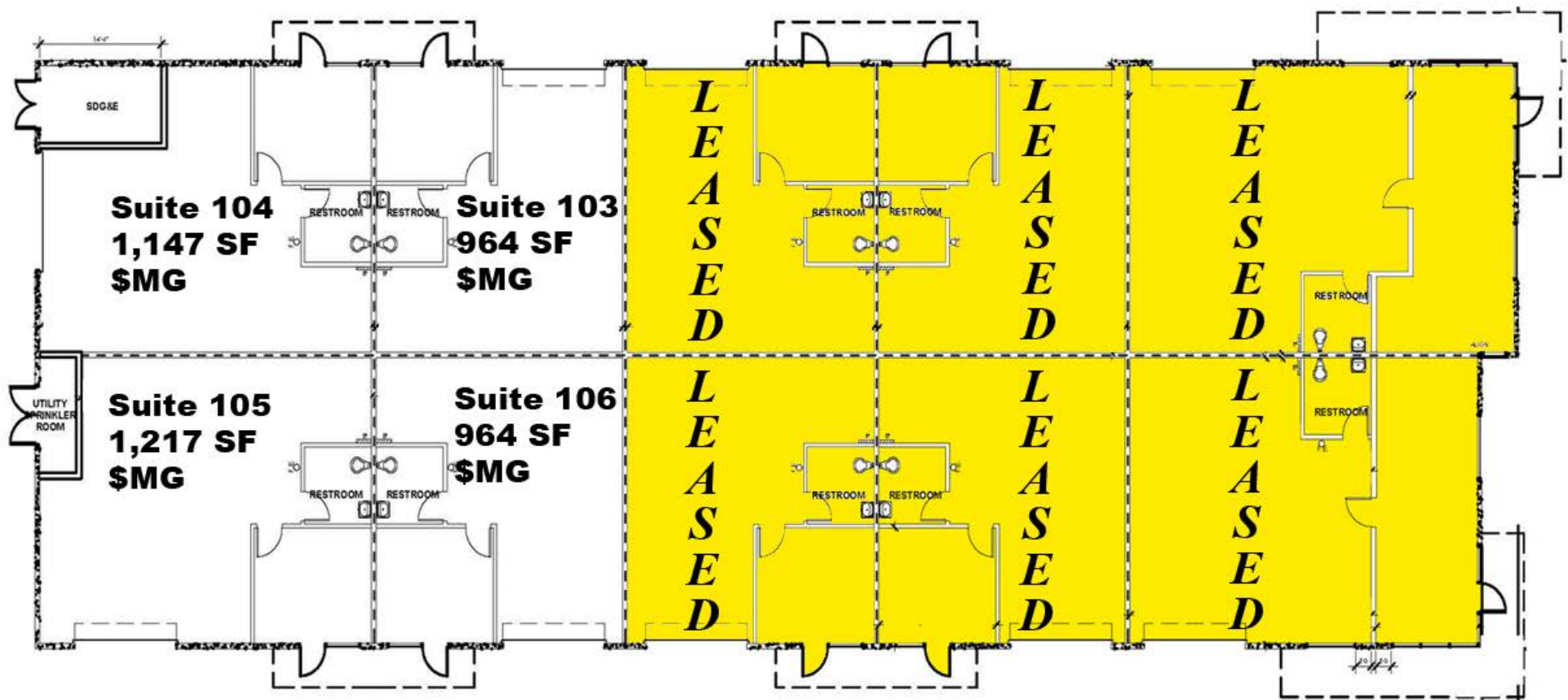
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1948 North Marshall
Call For Rents



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1948 (SAMPLE PICTURE):

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

1960 (SAMPLE PICTURE):

- > 1,500 sq. ft. units
- > Corporate identity



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1960 North Marshall

Call For Rents

