



## [ MARSHALL AVENUE INDUSTRIAL PARK ]

### HIGHLIGHTS:

- > Flexible Unit Size (2,000-10,000 SF)
- > ADA Compliance
- > ESFR Sprinklers
- > High end finishings
- > Minimum 25' + 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.



ACQUISITION & DEVELOPMENT  
EQUITY PLACEMENT  
FINANCING  
TENANT IMPROVEMENTS

PROPERTY MANAGEMENT  
INVESTOR RELATIONS  
LEASING

Jeremy Dentt  
619.280.6400  
jeremy@denttprop.com

Ryan Dentt  
619.280.6400  
ryan@denttprop.com

3838 Camino del Rio North, Suite 300, San Diego, CA 92108





## [ MARSHALL AVENUE INDUSTRIAL PARK ]



ACQUISITION & DEVELOPMENT  
EQUITY PLACEMENT  
FINANCING  
TENANT IMPROVEMENTS

PROPERTY MANAGEMENT  
INVESTOR RELATIONS  
LEASING

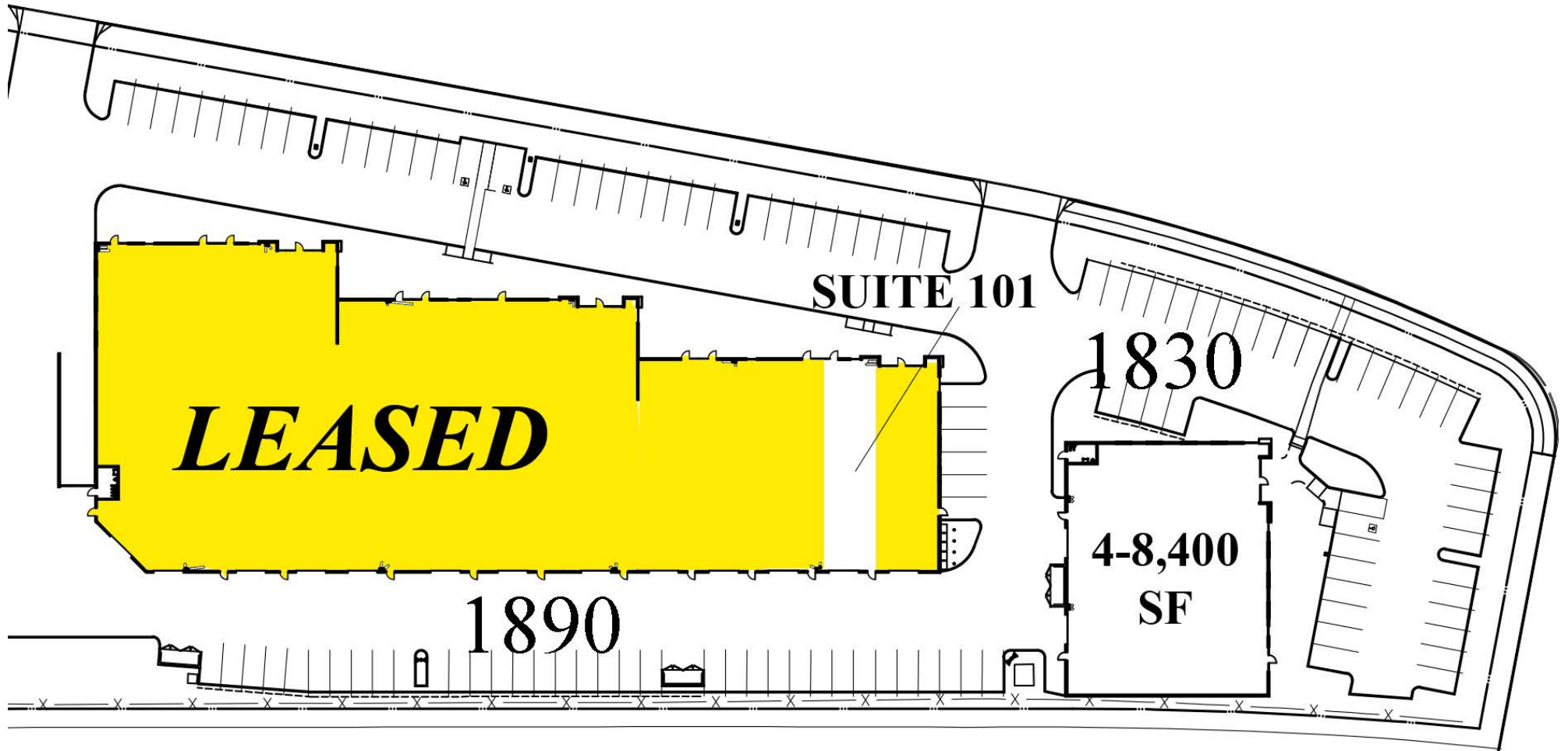
Jeremy Dentt  
619.280.6400  
jeremy@denttprop.com

Ryan Dentt  
619.280.6400  
ryan@denttprop.com

3838 Camino del Rio North, Suite 300, San Diego, CA 92108



[ MARSHALL AVENUE INDUSTRIAL PARK ]



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

Ryan Dentt  
619.280.6400

[ryan@denttprop.com](mailto:ryan@denttprop.com)





[ MARSHALL AVENUE INDUSTRIAL PARK ]



## 1830 NORTH MARSHALL:

- > 4,200 - 8,400 square feet
- > Heavy power
- > Corporate presence
- > Two story entrance
- > 25' clear height
- > Two roll doors

ACQUISITION & DEVELOPMENT  
EQUITY PLACEMENT  
FINANCING  
TENANT IMPROVEMENTS

PROPERTY MANAGEMENT  
INVESTOR RELATIONS  
LEASING

Jeremy Dentt  
619.280.6400  
jeremy@denttprop.com

Ryan Dentt  
619.280.6400  
ryan@denttprop.com

3838 Camino del Rio North, Suite 300, San Diego, CA 92108

[ MARSHALL AVENUE INDUSTRIAL PARK ]

## 1890 NORTH MARSHALL:

- > 2,000 - 6,000 unit floor area
- > Five roll doors
- > Corporate identity
- > Two story entrance
- > 25' clear height
- > Potential mezzanine



ACQUISITION & DEVELOPMENT  
EQUITY PLACEMENT  
FINANCING  
TENANT IMPROVEMENTS

PROPERTY MANAGEMENT  
INVESTOR RELATIONS  
LEASING

Jeremy Dentt  
619.280.6400  
[jeremy@denttprop.com](mailto:jeremy@denttprop.com)

Ryan Dentt  
619.280.6400  
[ryan@denttprop.com](mailto:ryan@denttprop.com)

3838 Camino del Rio North, Suite 300, San Diego, CA 92108