

Units Range From  $\pm$  550 SF  
to  $\pm$  2,500 SF

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

# MARINA BUSINESS PARK

218 & 224 REINDOLLAR AVE, MARINA, CA



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# PROPERTY HIGHLIGHTS



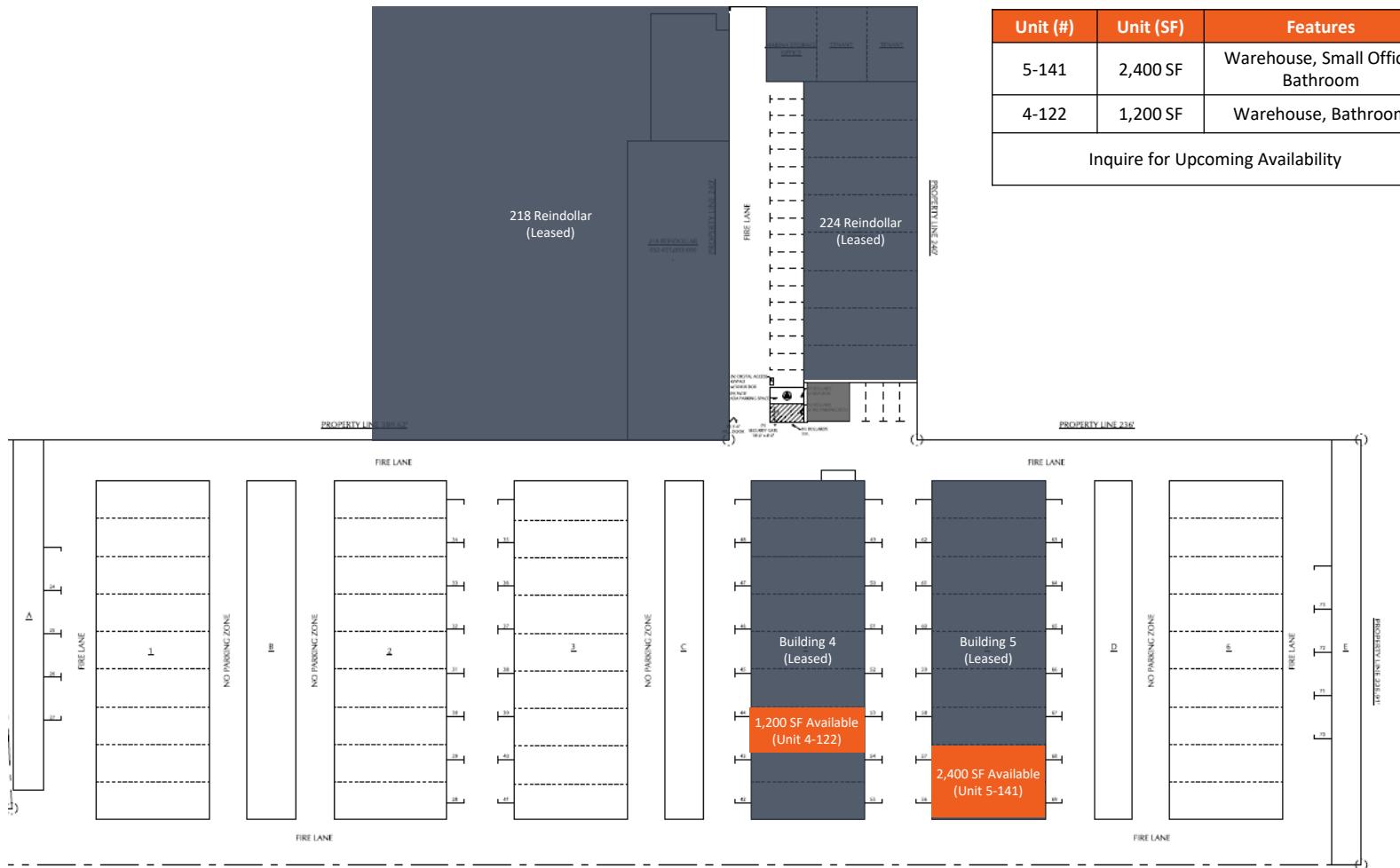
## STORAGE CORNER GROUP VALUES

- 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 550 sf – 2,500 sf feature 16' – 18' clear heights, 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) coming soon

# SITE MAP AND AVAILABILITY



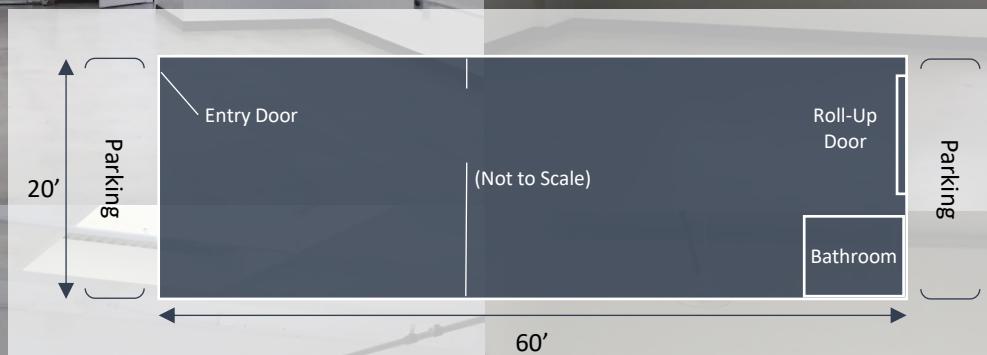
# Available Now – Unit 5-141



## 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

# Available Now – Unit 4-122



## 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