

# 5266-5268 System Dr, Huntington Beach

OFFERING MEMORANDUM



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## EXECUTIVE SUMMARY

5266 System Drive, located on a private 0.65AC corner lot between System Dr and Chemical Ln, stands as a prime opportunity for your next facility or investment. The building is located within the west-side corridor of the Huntington Beach industrial market, home to major aerospace and manufacturing players like Boeing, Karma Aerospace, and defense-tech startup, Mach Industries, which has historically benefited from a tight leasing market and resilient demand.

The property comes configured for dual-tenancy, equipped with 4 XL ground-roll-up doors (2 on each side), a separately metered 800a of power, and two address points: 5266 and 5268 System Drive. The left-hand side warehouse is shell condition warehouse - perfect for a plethora of industrial uses. The right-hand side has been upgraded substantially, featuring tiled floors, high-image restrooms throughout, and an insulated warehouse for operations that may require a temperature-controlled environment. Additional improvements include a clean room, a small second-story office overlooking the space, and a secure CCTV room for accessing cameras throughout the property.

**\$5,950,000**

LIST PRICE

**13,300 SF**

GROSS RSF

**0.65 AC**

TOTAL LOT SIZE

**1988**

YEAR BUILT

**800a**

POWER

**(4) GL Doors**

LOADING/UNLOADING

# PROPERTY HIGHLIGHTS



## STRATEGIC PORT PROXIMITY

Located just 11 to 14 miles from the San Pedro Bay Ports, the property offers drayage times under 25 minutes. This critical advantage supports logistics and import/export tenants requiring immediate access to the nation's largest container port complex.



## AEROSPACE & DEFENSE HUB

Situated 0.5 miles from the Boeing campus and near Safran and Collins Aerospace, the property anchors a high-value manufacturing cluster. This creates synergy for tenants serving the robust local defense and engineering ecosystem.



## STRONG MARKET AND ASSET CLASS

The Huntington Beach industrial market is thriving due to limited new development and increasing demand for well-located properties. This presents a stable environment for long-term investment in a high-demand asset class.



## FLEXIBLE LAYOUT AND DEMISING OPTIONS

The 13,300 SF layout is divisible, offering two leasable units, or the potential to remove the non-loadbearing partition wall to create a single flushed-out warehouse space.



## EXCELLENT FACILITY SPECIFICATIONS

The property features 800 Amps of 3-Phase power, 20-foot clear heights, and XL ground roll-up doors, catering to high-intensity manufacturing and industrial users. These robust specifications distinguish it from vintage stock in the area.



## REGIONAL FREEWAY ACCESS

Positioned just 2.1 miles from the I-405 and near the SR-22, the property ensures rapid connectivity to Los Angeles and San Diego. This central location allows for efficient regional distribution and easy access for executive commuters.

HUMMINGBIRD LN

CHEMICAL LN

5266-5268  
SYSTEM DRIVE  
HUNTINGTON BEACH, CA

SYSTEM DR

EDINGER AVE



KSLI -  
Los Alamitos  
Army Airfield

Rossmoor

**BOEING**

**BOEING**

**B&E** A lisi AEROSPACE Company

Garden Grove

**amazon**

**formdecor**  
Furniture rental

**MACH**  
INDUSTRIES

**ASIAN GARDEN**  
Mall

**TRAVISMATHEW**

**KARMAN**  
SPACE & DEFENSE



**5266-5268** SYSTEM DRIVE  
HUNTINGTON BEACH

**RELIABLE**  
WHOLESALE LUMBER, INC.

Huntington Harbour

Fountain Valley

**ANDURIL**

**GU**  
GUNTHER

Ellis Ave

Huntington Beach



5266 | SYSTEM DRIVE  
HUNTINGTON BEACH















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