

3057 Edinger Ave.

Tustin, California



NEWMARK

±4,494 SF Flex Condo For Sale
Flex | Lab | R&D | Medical
Commercial Kitchen

Highlights

- 2-Story Condo Totaling $\pm 4,494$ SF
- 35% Office (2-Story)
- 60% Kitchen/Lab/Flex/R&D
- 5% Warehouse (± 175 SF)
- 100% HVAC
- 1 GL Door
- 400-Amp, 120/208V 3-Phase, 4-Wire Electrical Service
- 3:1 Parking (14 Allocated, 4 Dedicated)
- Adjacent to Tustin Station OCTA & Metrolink
- Building Top Signage



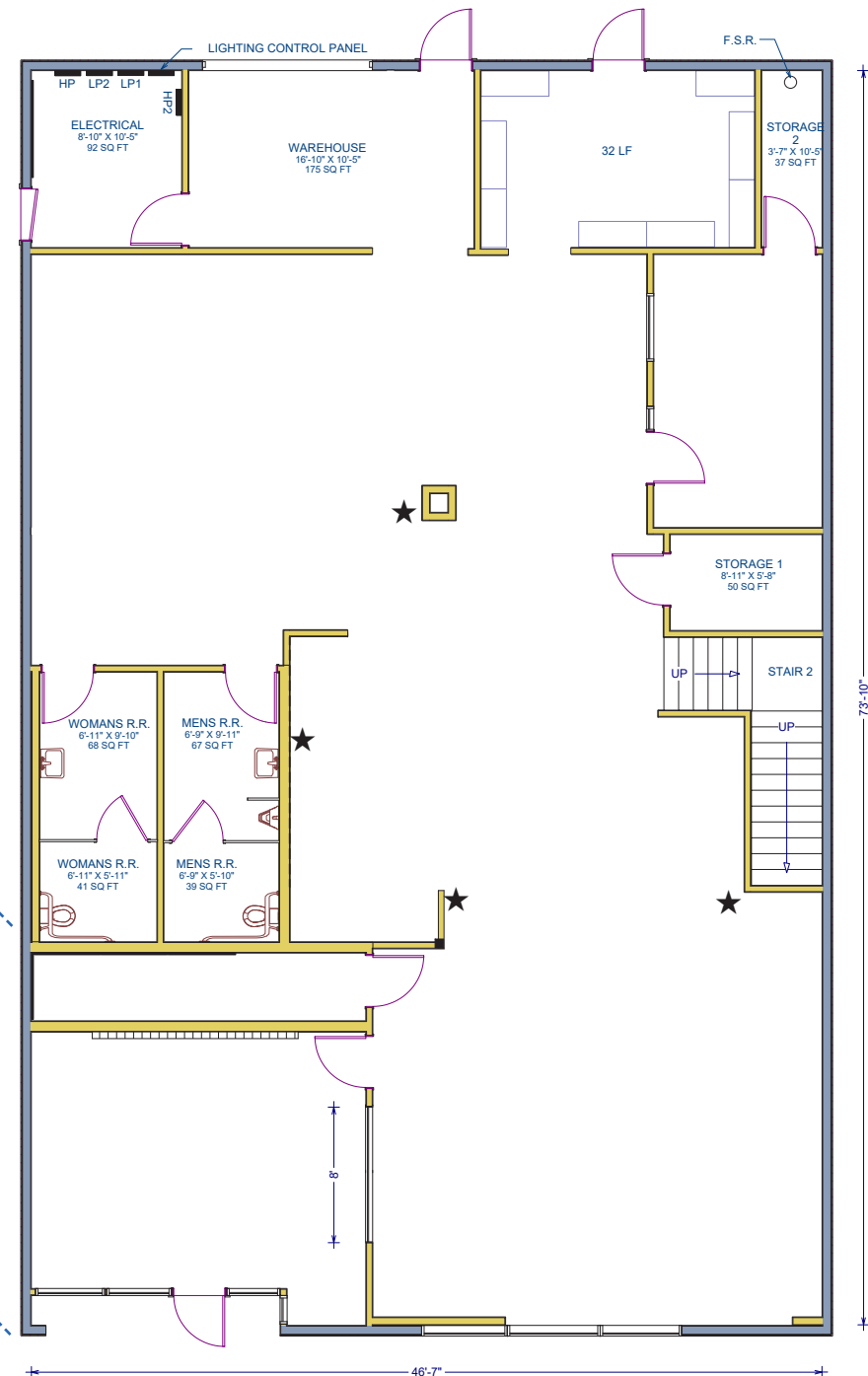
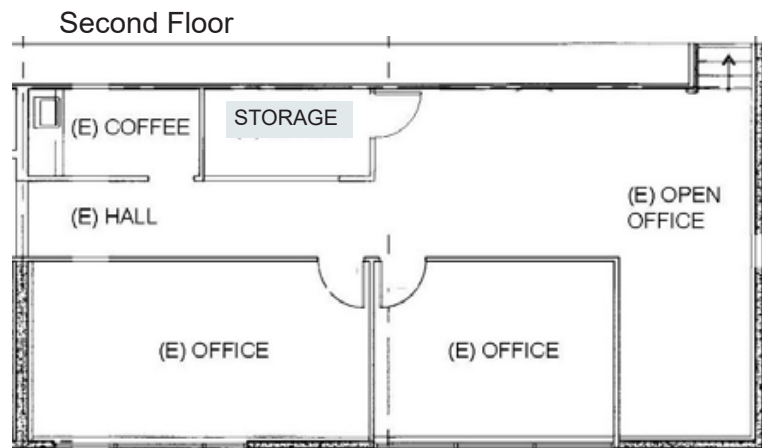
Specialized Improvements

- Fully Built Commercial Kitchen
- Distributed 3-Phase Power
- Extensive Plumbing Infrastructure
- Multiple Sinks & Floor Drains
- Walk-In Cooler & Freezer
- Durable Epoxy-Coated Floors
- Fire Sprinklered Throughout
- High Percentage HVAC Coverage
- Climate-Controlled Production Areas
- Energy-Efficient LED Lighting
- Washable Hygienic Ceiling Panels
- Existing Ventilation Hood System
- Dedicated Utility Support Areas
- Flexible Production Layout
- Office + Production Integration
- Ground-Level Loading Access



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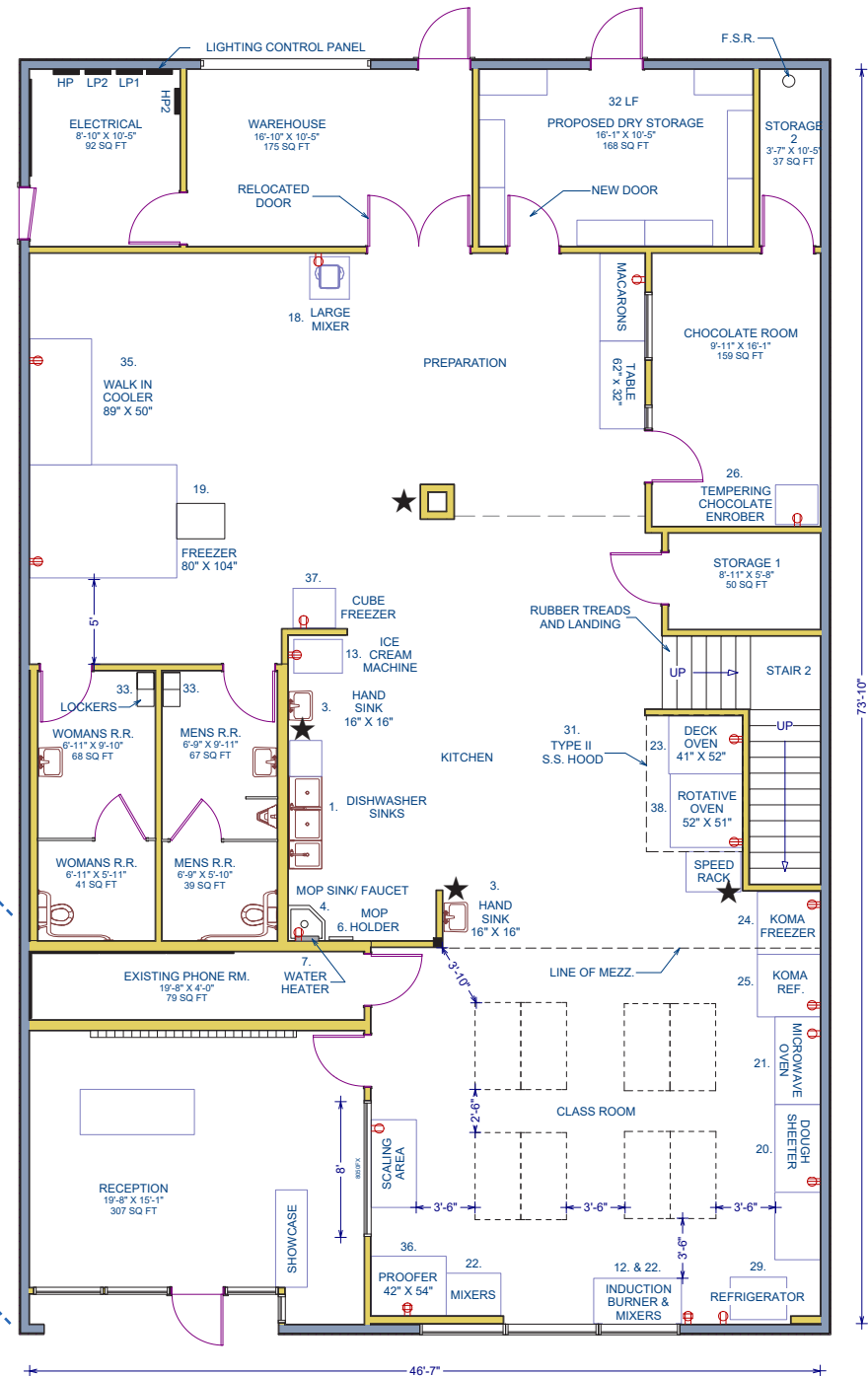
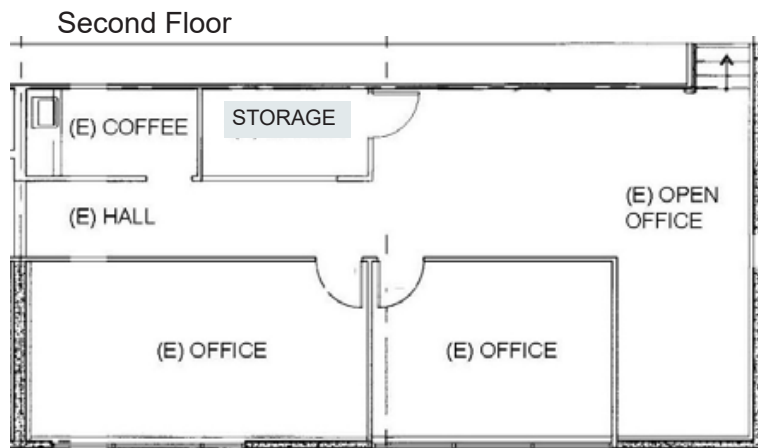
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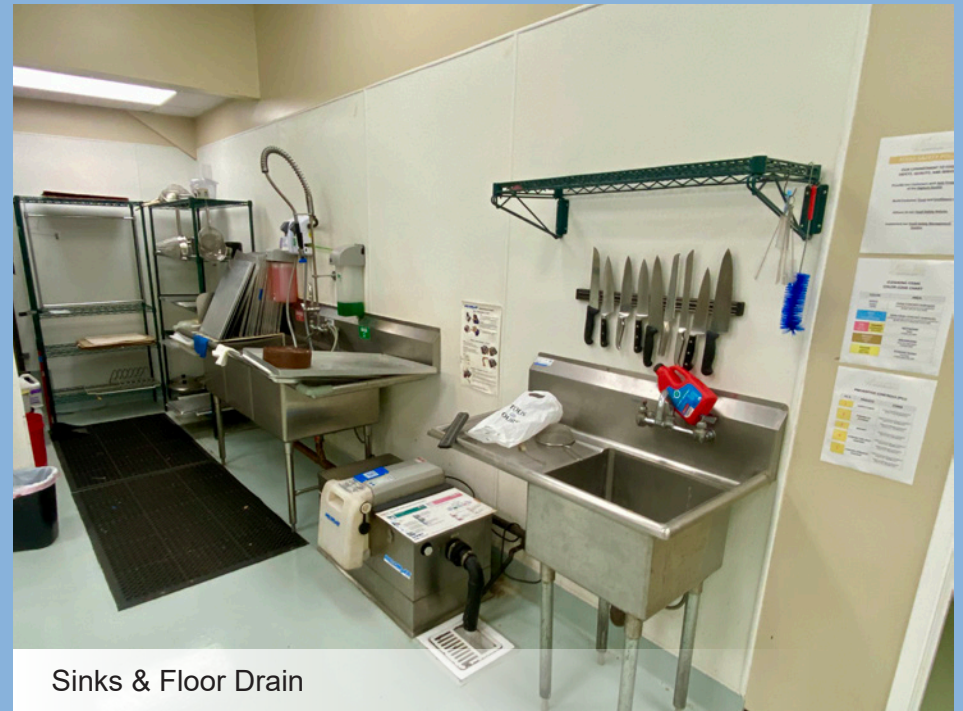
Tustin, California

- Existing Commercial Kitchen
- Kitchen Equipment Available for Sale Upon Request
- Turn-Key Build-Out
- Available Now
- Floor Drains (★)





Walk-In Refrigeration



Sinks & Floor Drain



Climate Controlled Lab/Production Area

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