

# FOR SALE & LEASE

## FLEX INDUSTRIAL BUILDING

1690 Scenic Avenue, Costa Mesa, CA 92626



### EXISTING PLAN:

- ±34,885 SF Free Standing Flex Industrial Building on ±1.53 Acre lot
- ±19,000 SF Office Build-out
- Clear Height: 14'-24'
- 2 Ground Level Doors/1 Dock High Door
- 800 Amps, 277/480 Volt Power (verify)
- Parking Spaces: 105 (3:1000)
- Large Fenced Yard
- Excellent Proximity to the San Diego (405) Freeway Access
- Located in "Measure X" Approved Cannabis Zone

### CONCEPTUAL PLAN:

- ±27,385 SF Free Standing Flex Industrial Building on ±1.53 Acre lot
- ±12,500 SF Office Build-out
- Clear Height: 14'-24'
- 2 Ground Level Doors/1 Dock High Door
- 800 Amps, 277/480 Volt Power (verify)
- Parking Spaces: 105 (3:1000)
- Large Fenced Yard
- Excellent Proximity to the San Diego (405) Freeway Access
- Located in "Measure X" Approved Cannabis Zone

#### DANTE BORRUSO

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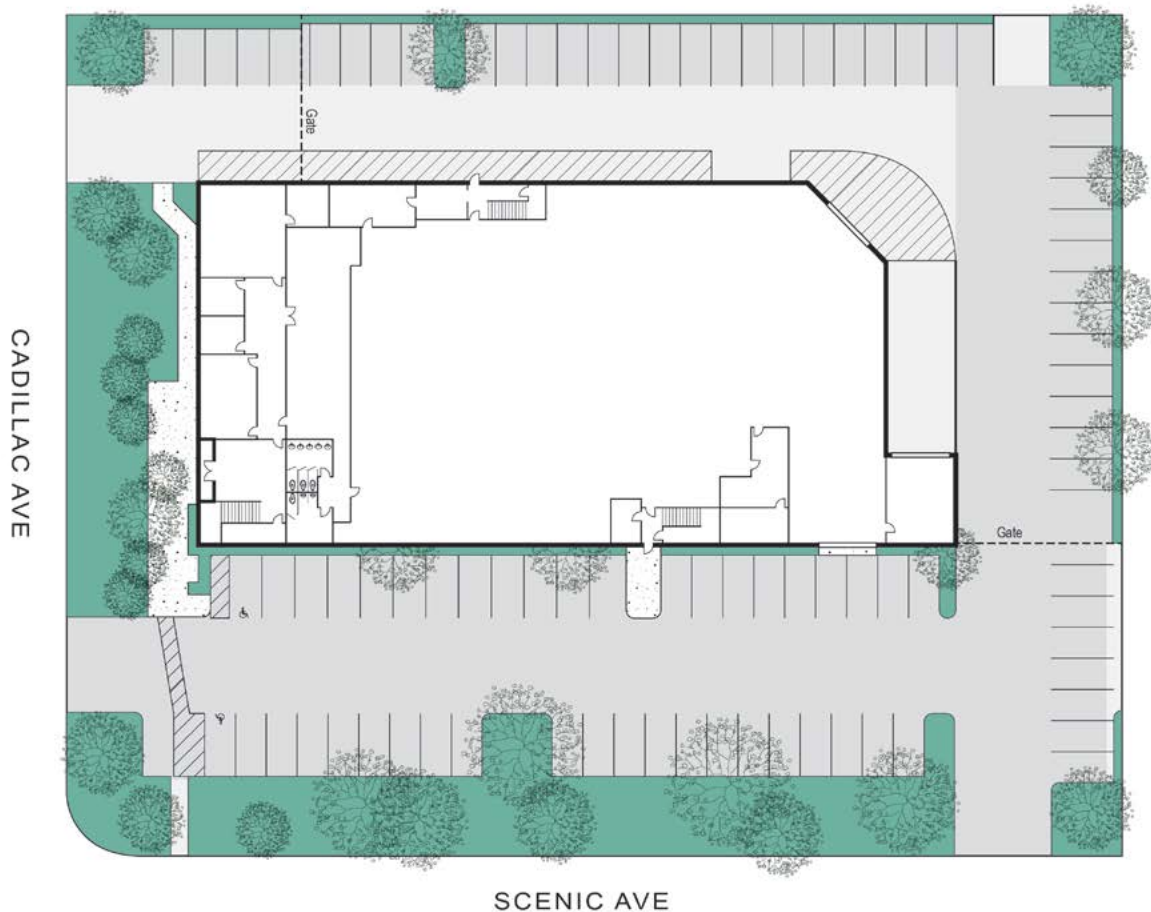
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### EXISTING SITE PLAN



Second Floor



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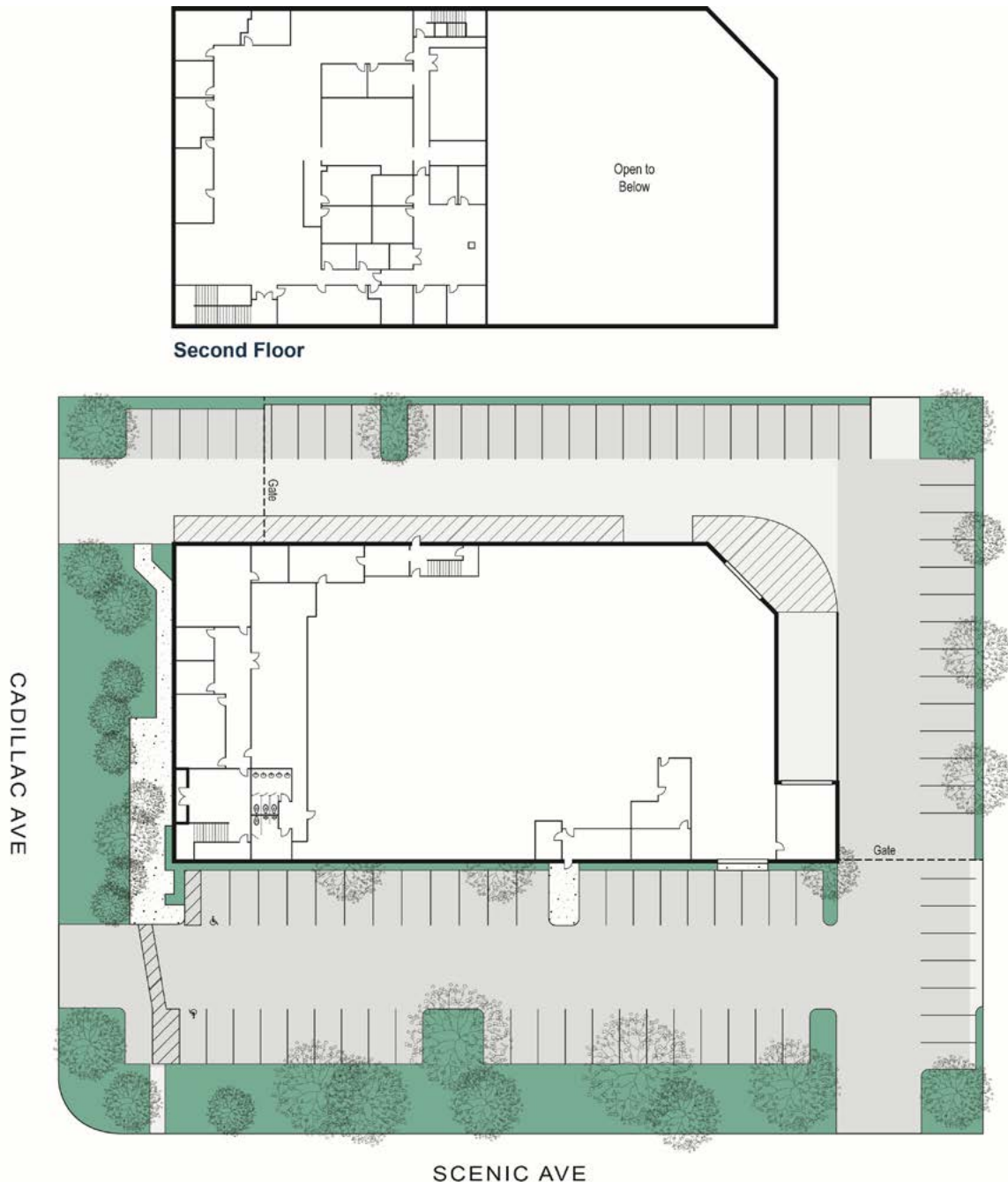
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### CONCEPTUAL SITE PLAN



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### PROPERTY PHOTOS



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