

# 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

Vice President, Partner  
909.775.4475  
Lic. #02086368  
dborruso@voitco.com

**Voit**

REAL ESTATE SERVICES

#### CHRISTIAN EMERSON

Commercial Team Lead  
916.517.0235  
Lic. #02104669  
christian@opgroup.com

  
THE OPPENHEIM GROUP  
REAL ESTATE

FOR SALE & LEASE

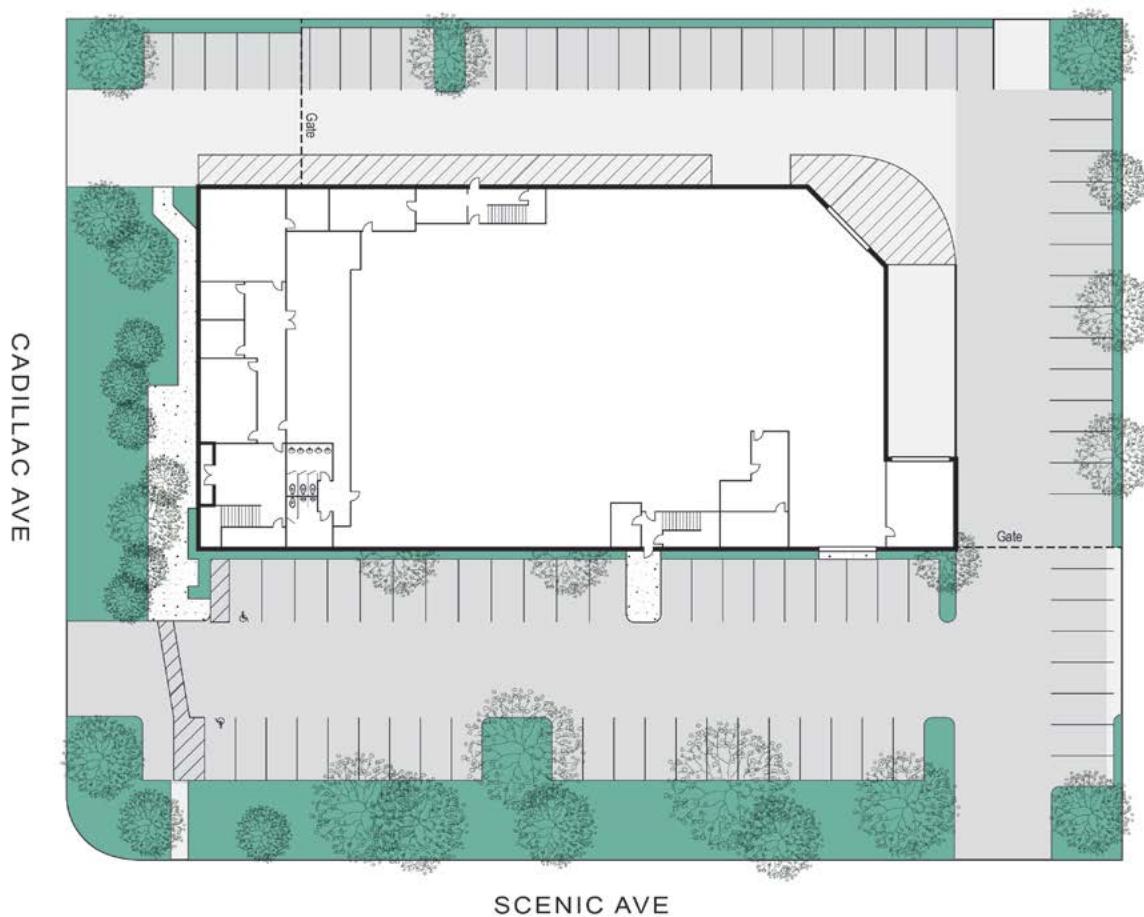
## FLEX INDUSTRIAL BUILDING

1690 Scenic Avenue, Costa Mesa, CA 92626

### EXISTING SITE PLAN



Second Floor



#### DANTE BORRUSO

Vice President, Partner  
909.775.4475  
Lic. #02086368  
dborruso@voitco.com

**Voit**  
REAL ESTATE SERVICES

#### CHRISTIAN EMERSON

Commercial Team Lead  
916.517.0235  
Lic. #02104669  
christian@opgroup.com

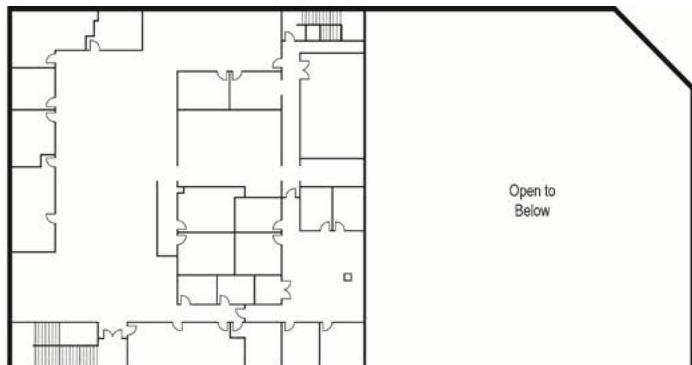
THE OPPENHEIM GROUP  
REAL ESTATE

FOR SALE & LEASE

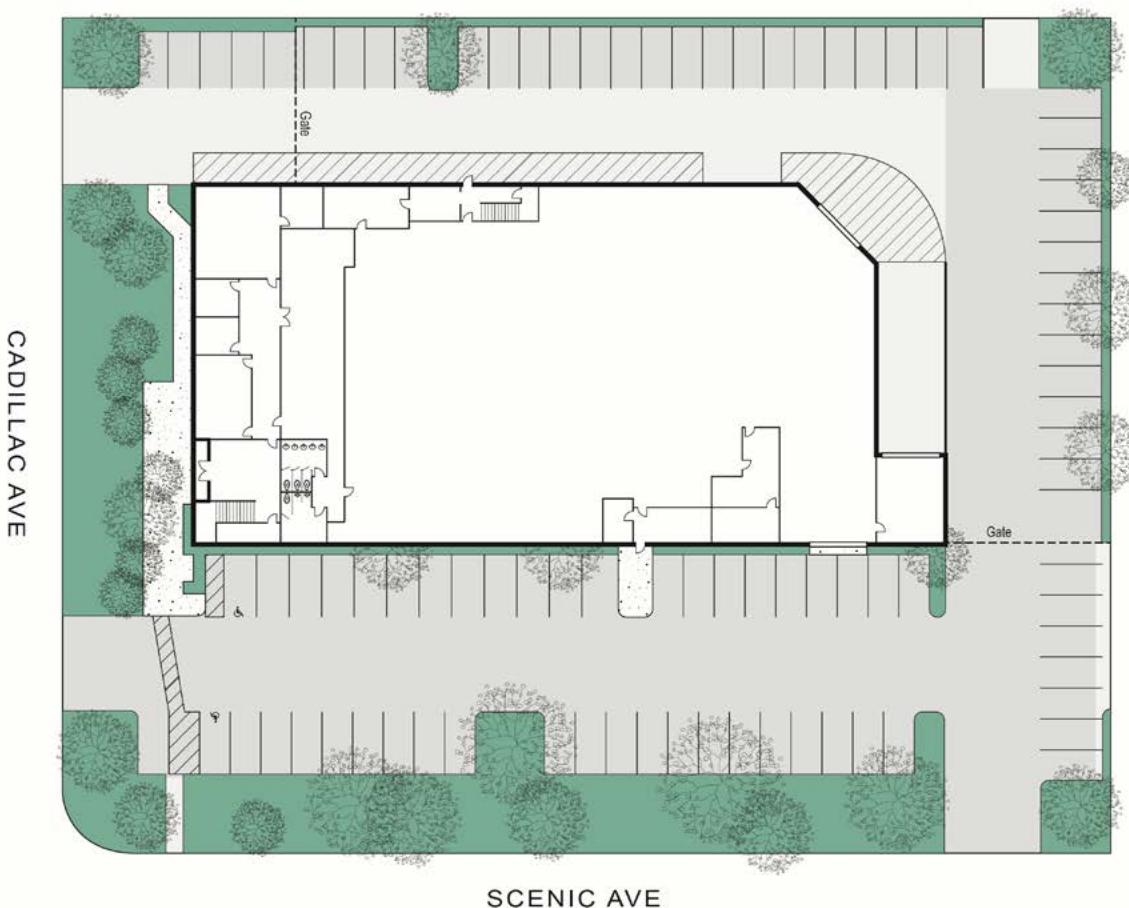
## FLEX INDUSTRIAL BUILDING

1690 Scenic Avenue, Costa Mesa, CA 92626

### CONCEPTUAL SITE PLAN



Second Floor



#### DANTE BORRUSO

Vice President, Partner  
909.775.4475  
Lic. #02086368  
dborruso@voitco.com

**Voit**  
REAL ESTATE SERVICES

#### CHRISTIAN EMERSON

Commercial Team Lead  
916.517.0235  
Lic. #02104669  
christian@opgroup.com

  
THE OPPENHEIM GROUP  
REAL ESTATE

FOR SALE & LEASE

## FLEX INDUSTRIAL BUILDING

1690 Scenic Avenue, Costa Mesa, CA 92626

### PROPERTY PHOTOS



#### DANTE BORRUSO

Vice President, Partner  
909.775.4475  
Lic. #02086368  
dborruso@voitco.com

**Voit**

REAL ESTATE SERVICES

#### CHRISTIAN EMERSON

Commercial Team Lead  
916.517.0235  
Lic. #02104669  
christian@opgroup.com



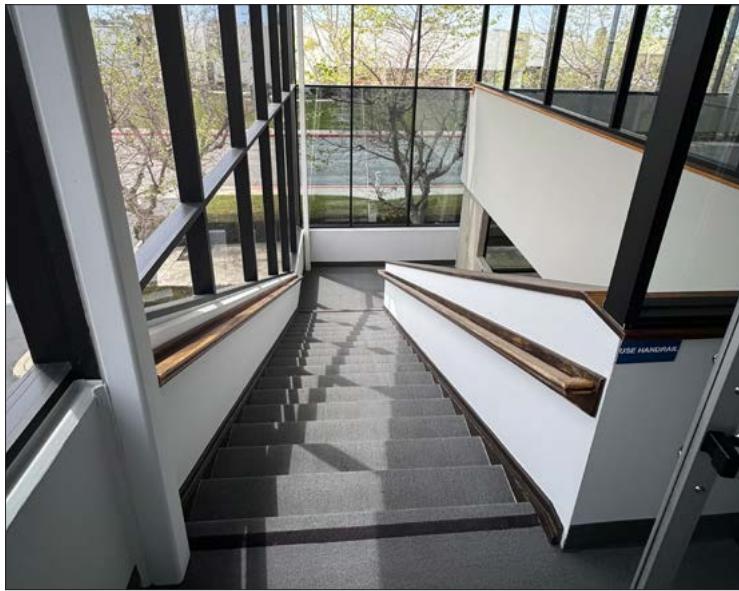
THE OPPENHEIM GROUP  
REAL ESTATE

# FOR SALE & LEASE

## FLEX INDUSTRIAL BUILDING

1690 Scenic Avenue, Costa Mesa, CA 92626

### PROPERTY PHOTOS



#### DANTE BORRUSO

Vice President, Partner  
909.775.4475  
Lic. #02086368  
dborruso@voitco.com

**Voit**  
REAL ESTATE SERVICES

#### CHRISTIAN EMERSON

Commercial Team Lead  
916.517.0235  
Lic. #02104669  
christian@opgroup.com

  
THE OPPENHEIM GROUP  
REAL ESTATE