

# FOR LEASE OR FOR SALE: BTS | 150,493 SQ. FT

New State of the Art Class A Industrial Building

# 14401

MYFORD ROAD  
- TUSTIN, CALIFORNIA -



For more information, please contact:

**RICK ELLISON, SIOR**  
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**CUSHMAN & WAKEFIELD**  
18111 Von Karman Avenue, Suite  
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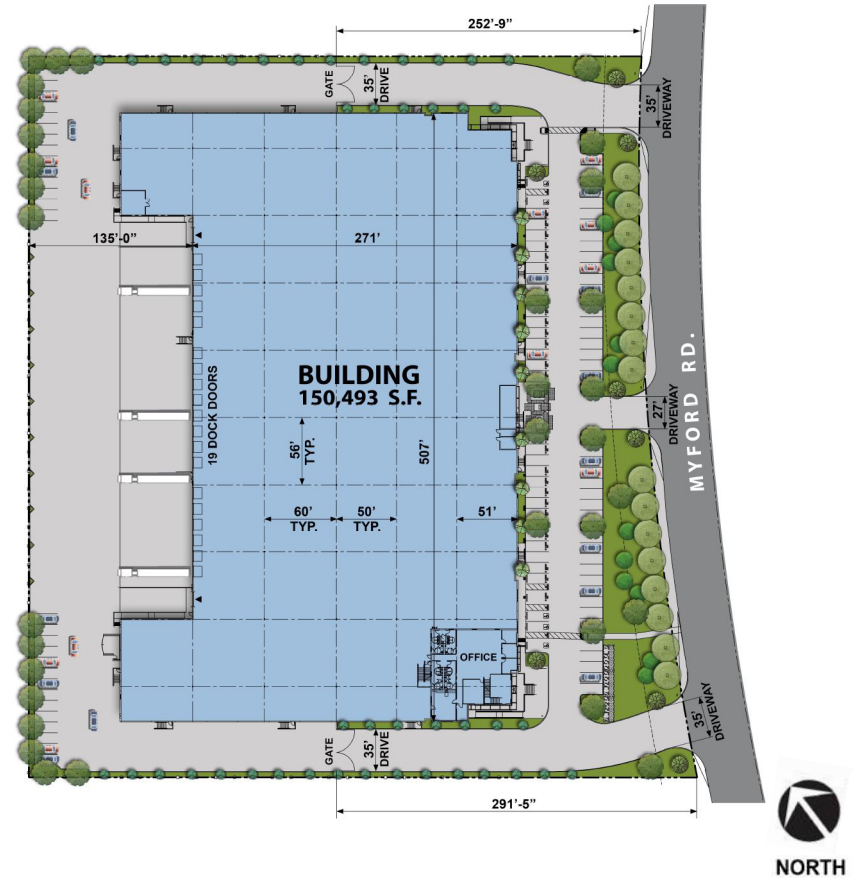
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### Project Specifications

<b>Building</b>	±150,493 square feet (±271' deep x ±507' long)
<b>Office</b>	±9,340 SF of 2-story office (1st Floor Office - ±5,034 SF and 2nd Floor Office - ±4,306 SF)
<b>Clearance Height</b>	36' minimum warehouse clearance height
<b>Column Spacing</b>	56' x 60' with 60' deep speed bay
<b>Slab</b>	7" thick, 4,000 PSI
<b>Skylights</b>	2.5% skylights
<b>Fire Protection</b>	ESFR sprinkler system
<b>Dock Doors</b>	19 - 9'x10' dock doors
<b>Grade Level Doors</b>	2 - 12'x14' grade level doors
<b>Parking</b>	102 auto parking stalls
<b>Site Paving</b>	100% concrete paving
<b>Truck Court</b>	±135' depth (fenced/secured/gated)
<b>Electrical Service</b>	2,000 amp switchgear (480/277 volt, 3-phase) with 4,000 amp UGPS



Site Plan

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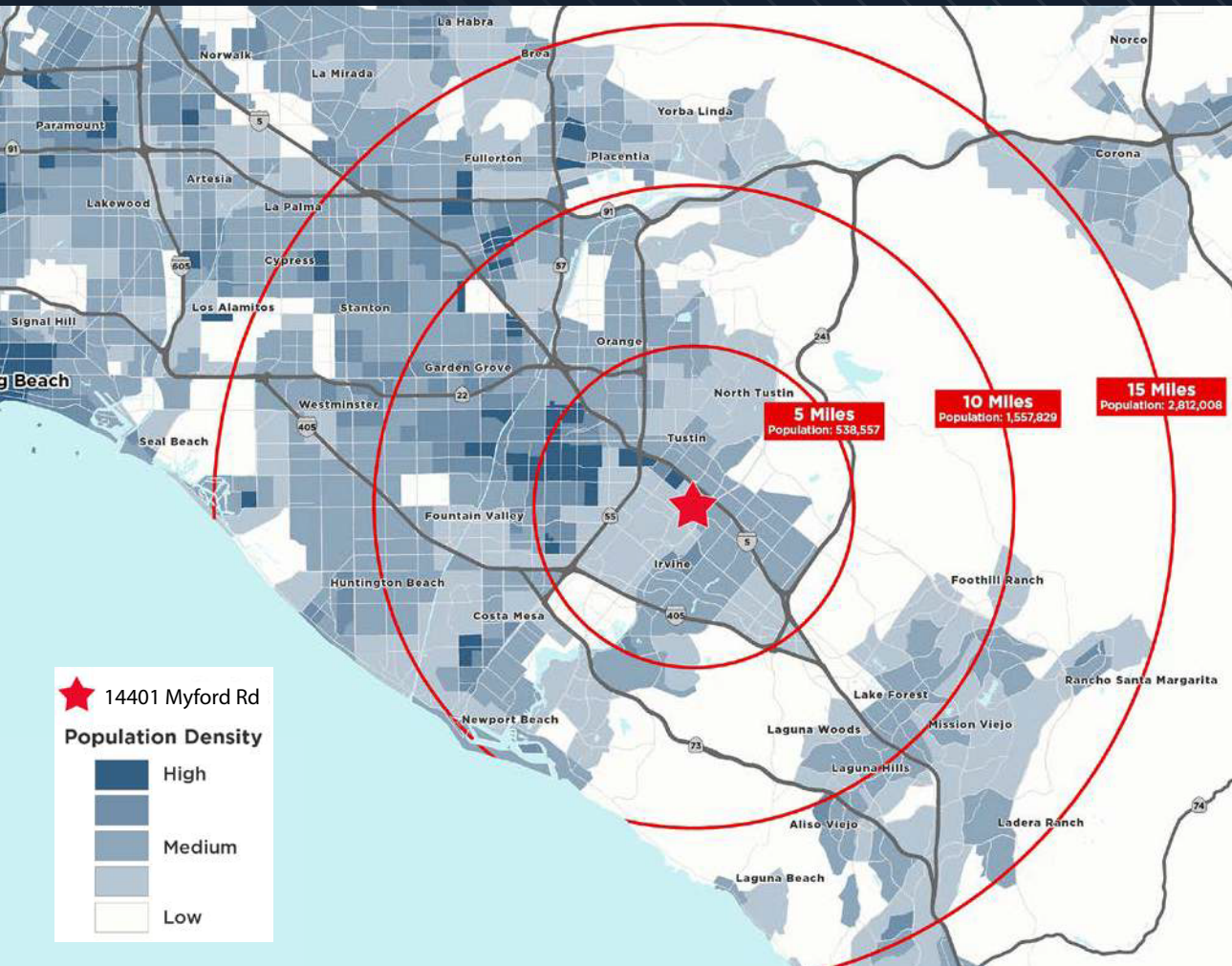


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## Demographic Analysis



HOUSEHOLD INCOME  
WITHIN A 10 MILE RADIUS  
**\$136,623**



RESIDENTS WITHIN A  
15 MILE RADIUS  
**2.8+ Million**

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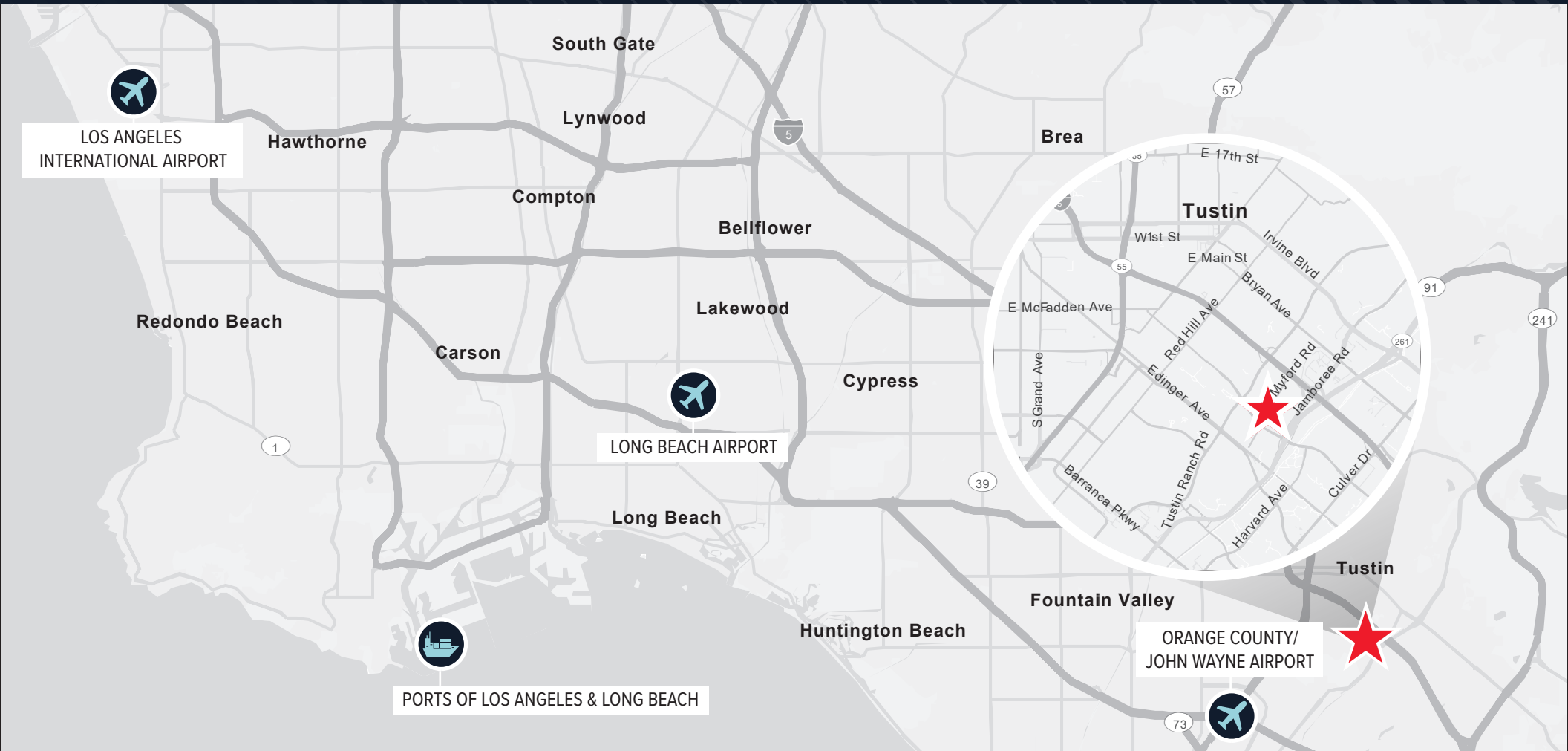


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