



# FOR LEASE

2941 Grace Lane, Unit A  
Costa Mesa, CA

1,440 SF Industrial Unit

## SITE HIGHLIGHTS:

- Business Park Environment
- Professional Property Management
- Premier Orange County Location
- Excellent Access to the 405, 73, & 55 Freeways
- Drive Around Buildings
- Zoning: MG - General Industrial

## UNIT FEATURES:

- One Office, Ample Warehouse Space
- End Cap Unit
- Upgraded Lighting
- LVP Flooring (No Carpet!)
- One Restroom
- 14' Warehouse Clearance
- 12' x 12' Ground Level Warehouse Door



## FOR FURTHER DETAILS:

**PARKER ROBERTS**  
parker@tricoREALTY.com  
License #01994597

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**Trico Realty, Inc.**  
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TricoRealty.com




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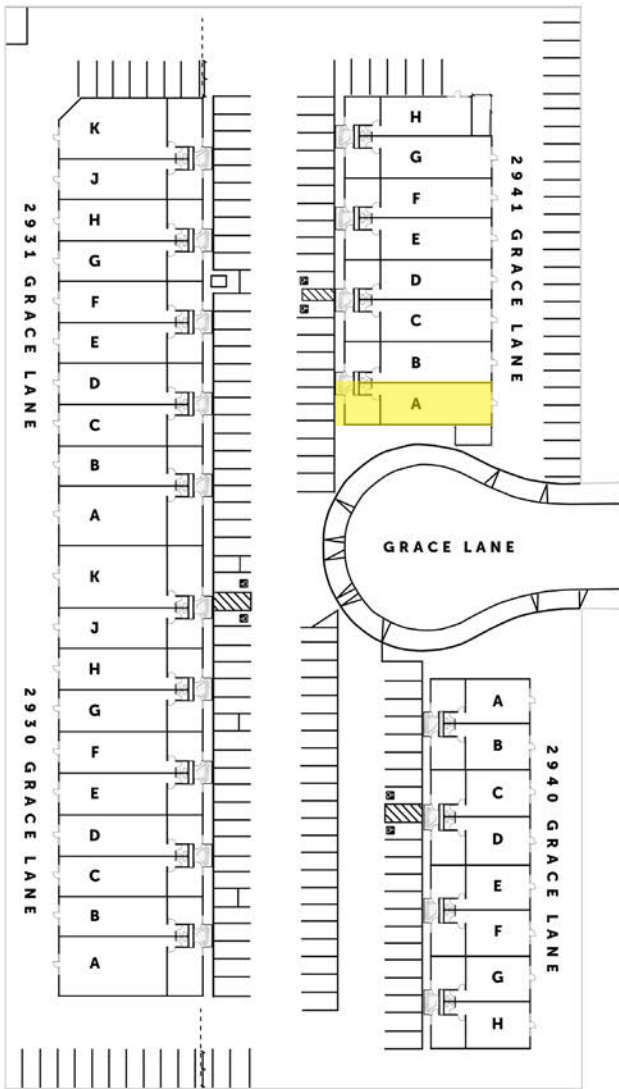
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## Unit Features

 Power: 100A | 120/208

 Clearance Height: 14'

 Ground Level Doors: One 12'x12'



\*Floorplans Not to Scale

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