



FOR LEASE

225 Paularino Avenue
Costa Mesa, CA

12,000 SF Industrial / Flex Unit

SITE HIGHLIGHTS:

- Highly Desirable Airport Area Location
- Close Proximity to John Wayne Airport & Retail Amenities
- Direct Access to Major Freeways (55, 405, & 5)
- Professional Property Management with Stable Ownership
- Zoning: MP Industrial Park

UNIT FEATURES: 100% HVAC!

- Street-Front Presence on Paularino Avenue with Signage Opportunity
- Upgraded Finishes
- Breakroom with Dishwashing Machine
- Server Room with Dedicated HVAC Unit

WAREHOUSE: ±8,365 SF

- ±14' Ceiling Height
- Skylights Providing Natural Light
- Four (4) 10' x 10' Aluminium & Glass Sectional Doors
- 1 Restroom

OFFICE: ±3,645 SF

- Reception + 4 Private Offices
- Open Office Areas & Conference Room
- Built-In Coffee Bar
- 3 Restrooms



FOR FURTHER DETAILS:

PARKER ROBERTS

parker@tricoREALTY.com
License #01994597

DAVID KLING

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License #01965659

This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

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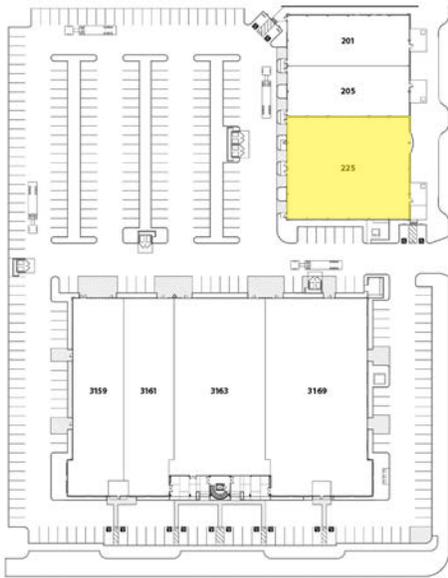
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Unit Features

Power: 400A | 277/480

Clearance Height: 14'

Ground Level Doors: Four 10'x12'



*Floorplans Not to Scale

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