

# 14,651<sub>SF</sub> Auto, Manufacturing, Distribution

17892-B Gothard St, Huntington Beach, CA 92647

**Illuminated covered truck well, fully furnished with marbled floors**

**PRESTIGIOUS ULTRA HIGH IMAGE FACILITY WITH LUXURIOUS OFFICES**



## Prime Industrial Opportunity in Prestigious Huntington Beach

**Exceptional industrial building** located in one of Huntington Beach's most desirable and safest neighborhoods. This versatile property offers everything you need for seamless operations and future growth.

**Well lit—enclosed front entrance truck well**

**Prestigious, ultra-high image** automotive, manufacturing, distribution, high tech zoning facility

**Fully sprinklered** entire building

**25Ft high ceilings**, for high pile storage

**Extra-large terraced parking lot** with landscaped grass islands

**250 linear feet** of frontage on Gothard Street

**4 zone HVAC**

**Easy drive-around truck path** minimizes the need for backing up.

**16Ft high roll up, ground level, truck doors**

**Impeccably clean** and well-maintained with minimal prior usage.

**1,3 or 5 year** with options NNN direct with owner lease agreement available

**Available Now**- move in ready

For inquiries or to schedule a tour, contact Robert

562-499.9459

[robertrsvp@yahoo.com](mailto:robertrsvp@yahoo.com)



Elegant front entrance



Marble floor lobby with  
Rosewood furniture



Fully furnished main lobby with  
Rosewood reception counter/  
desk



Sound proof Executive office with expensive marble and high grade carpet.



Floor to ceiling tinted windows allowing for full view of entrance and parking lot.

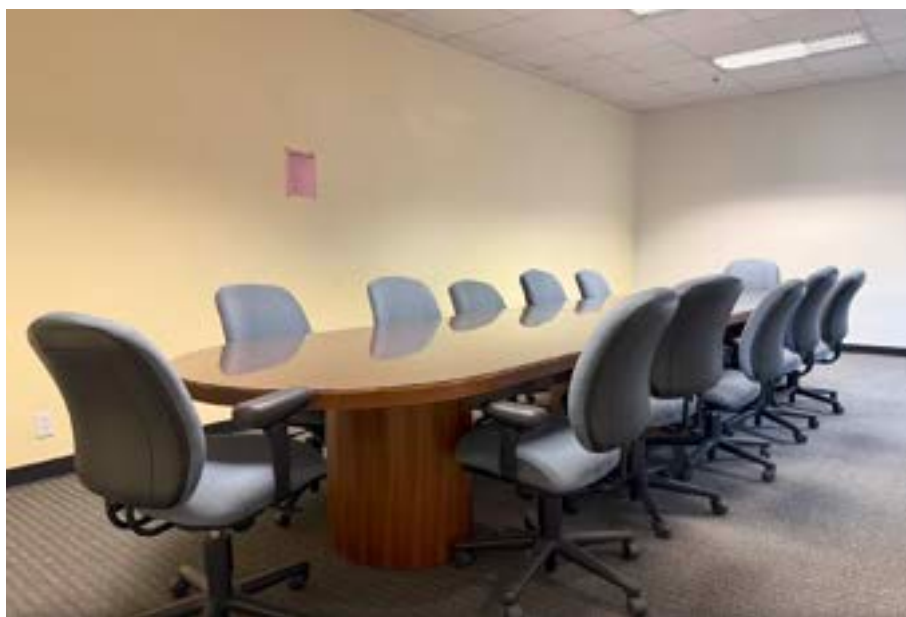


Room is fully furnished with quality Rosewood furniture with rear credenza and adjacent book case/table and filing cabinet.





Conference room with 12 seat Rosewood table.



Spacious conference room with 12 seat Rosewood table.



Elegant conference room with 12 seat Rosewood table.



Employee lunch room and training center with wet bar.



Employee lunch room with ceramic tile floors and training television.



Private office with accordion door access to internet data and phone lines, adjacent to main electrical panel, generator panel, fire sprinkler riser pipe, fire alarm panel and burglar alarm panel.



Automotive research and development lab with 80 car storage.



All electric giant trailer tractors research center.



World first all electric research and development facility





Brilliant two column center supports and 6 more columns submerged in concrete walls.



Warehouse has spacious management control area adjacent to offices.



Well planned 3 level parking with drive around capabilities... no need for backing up.



Covered truck well with lights perfect for nighttime or rainy weather loading and unloading.



53 foot trailer being unloaded.

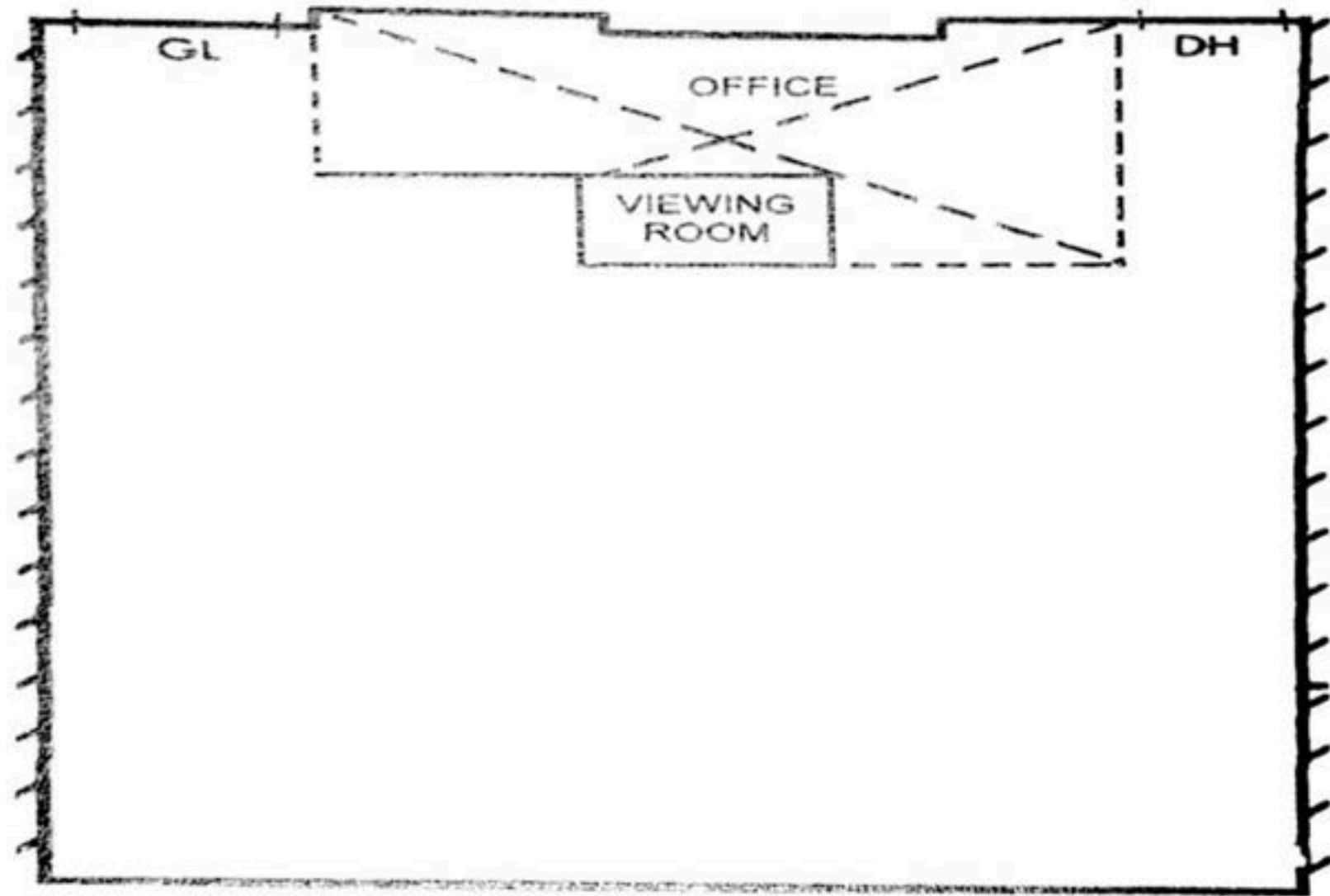


53 foot trailer entering truck well.



## AUTOMOTIVE MANUFACTURING DISTRIBUTION FACILITY

- Property type: Industrial
- Property subtype: Manufacturing
- 14,651SF/ \$1.76/SF/MO
- Year built 1990
- Double wired with generator plug in
- Generator breaker panel next to main panel
- RT Research and Technology zone
- 400 AMP 3 phase
- Space available: 14,470-17980 SF
- Service type: triple net
- Date available: Now
- Lease terms 1,3,5 year with options



Floorplan

For further information please contact:

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**562-592-2171**

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