

# WAREHOUSE FOR SALE



*Functional  
Warehouse  
Facility with Yard*

**±22,780**  
SF AVAILABLE

**\$7.973M**  
SALE PRICE

**\$350**  
SALE PRICE PSF

±2,168 SF office space

21' Clear height

Five (5) dock high positions

31% site coverage

New sprinkler system

One (1) ground level door

Air conditioning, new carpet & paint

Fenced yard potential (±15,000 SF)

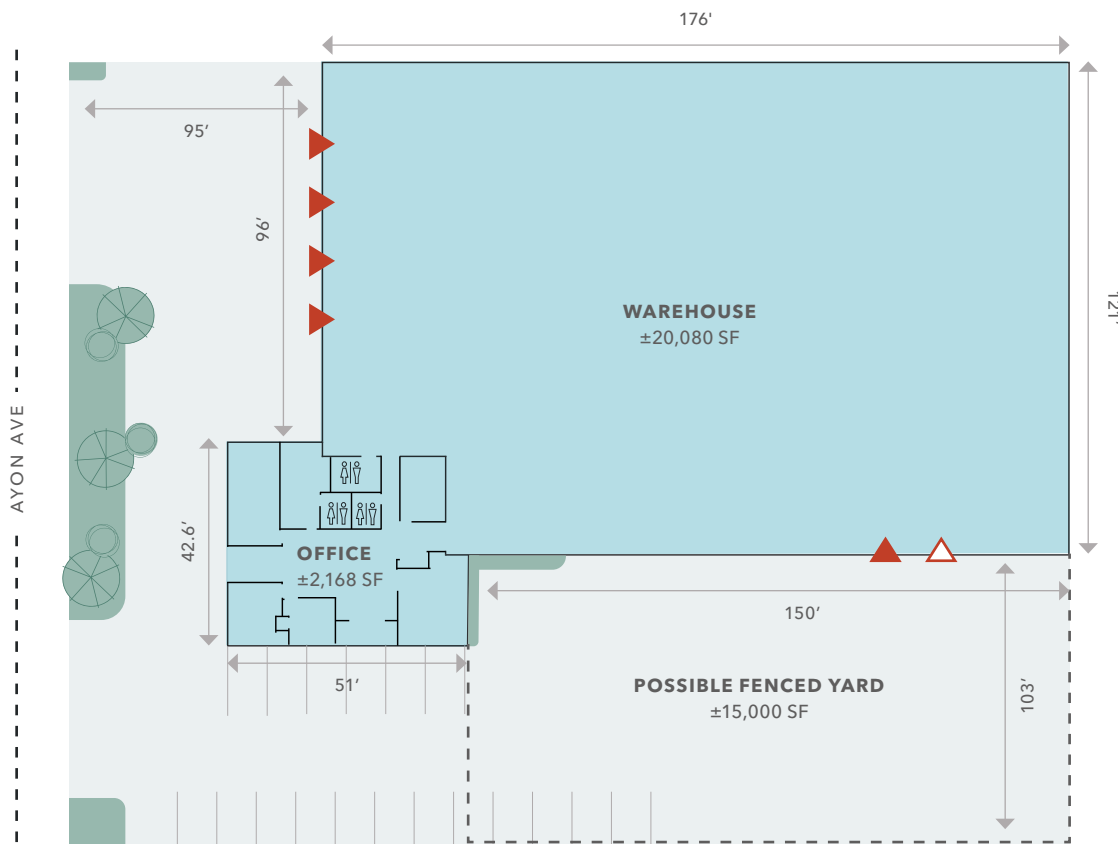
*For more  
information, contact*

**TOBIAS HIPP**  
949.557.5043  
tobias.hipp@kidder.com  
CALIC N° 02189702

**TOM HOLLAND, CCIM, CPM, SIOR**  
949.557.5066  
tom.holland@kidder.com  
CALIC N° 01186709

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



21'  
CLEAR HEIGHT

2,168  
SF OFFICE

Legend

- ▲ Dock High Positions
- △ Ground Level Door



For more  
information, contact

TOBIAS HIPPI  
949.557.5043  
tobias.hipp@kidder.com  
CA LIC N° 02189702

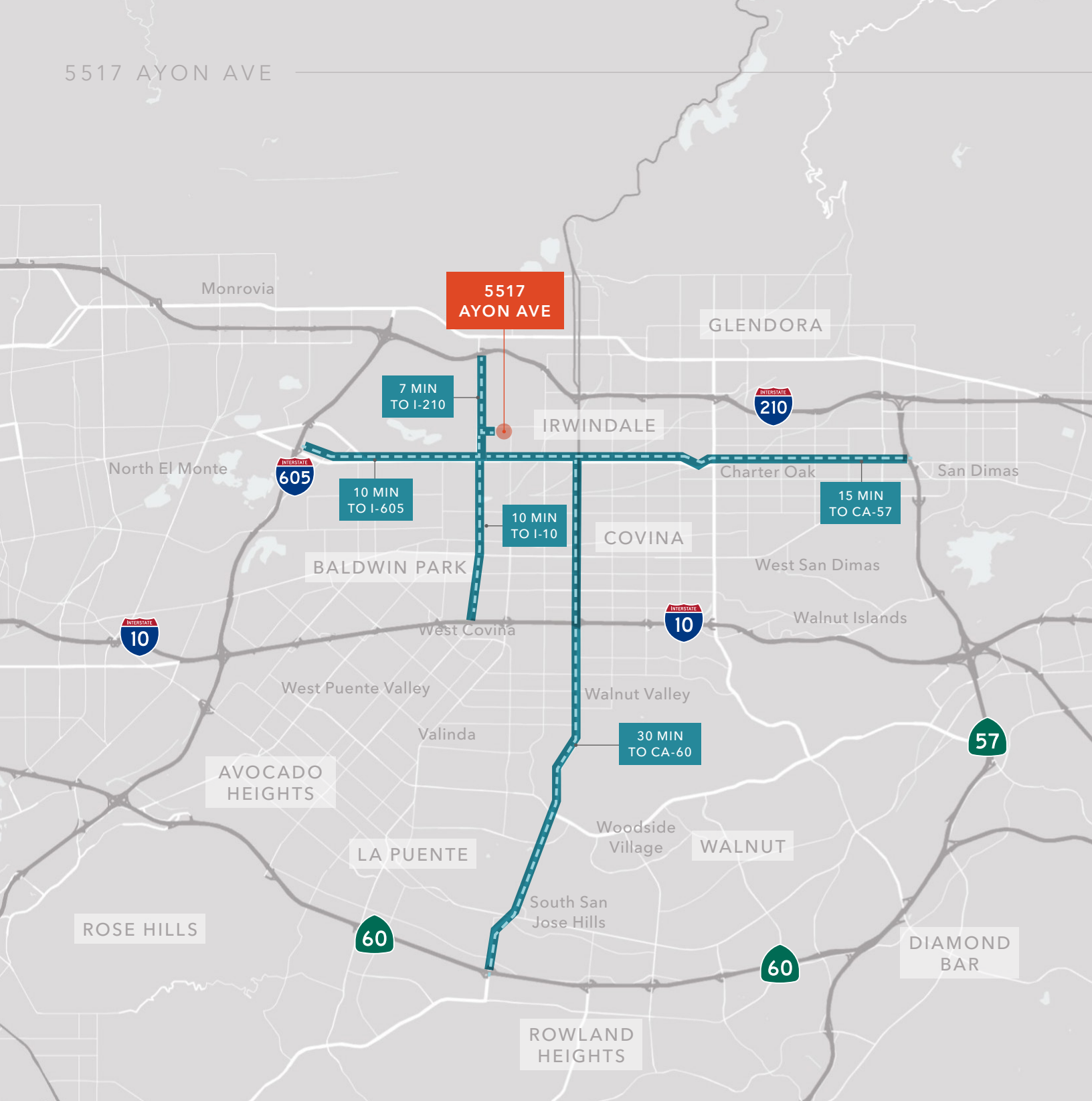
TOM HOLLAND, CCIM, CPM, SIOR  
949.557.5066  
tom.holland@kidder.com  
CA LIC N° 01186709

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



5517 AYON AVE



*For more  
information, contact*

**TOBIAS HIPP**  
949.557.5043  
tobias.hipp@kidder.com  
CA LIC N° 02189702

**TOM HOLLAND, CCIM, CPM, SIOR**  
949.557.5066  
tom.holland@kidder.com  
CA LIC N° 01186709

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

