

# NOW AVAILABLE

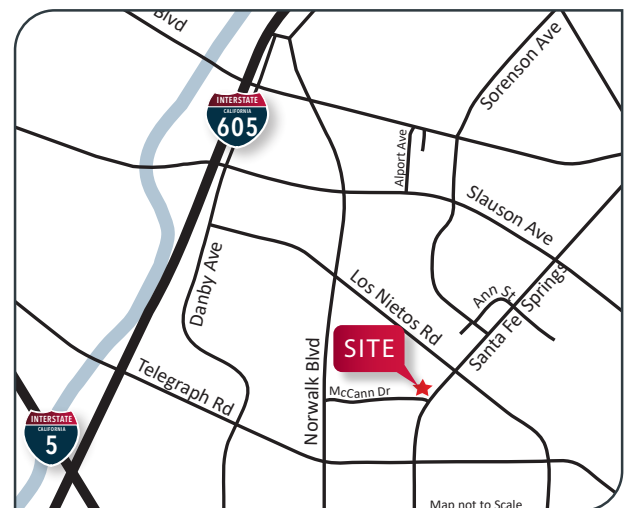
# ±3,420 SQ. FT.



9970 BELL RANCH DRIVE, #109 | SANTA FE SPRINGS | CA 90670

## FEATURES:

- 2,070 Sq. Ft. of Deluxe HVAC Offices
- 1,350 Sq. Ft. of Warehouse
- Two (2) Ground Level Doors
- Corner Unit with Ample Parking
- Fully Fire Sprinklered
- 14'6" Warehouse Clearance
- Warehouse Lighting / Skylights
- Kitchen / Breakroom
- Sealed & Polished Warehouse Floor
- Lowest-Priced Unit of It's Size!
- **Asking: \$1.15 per Square Foot!**



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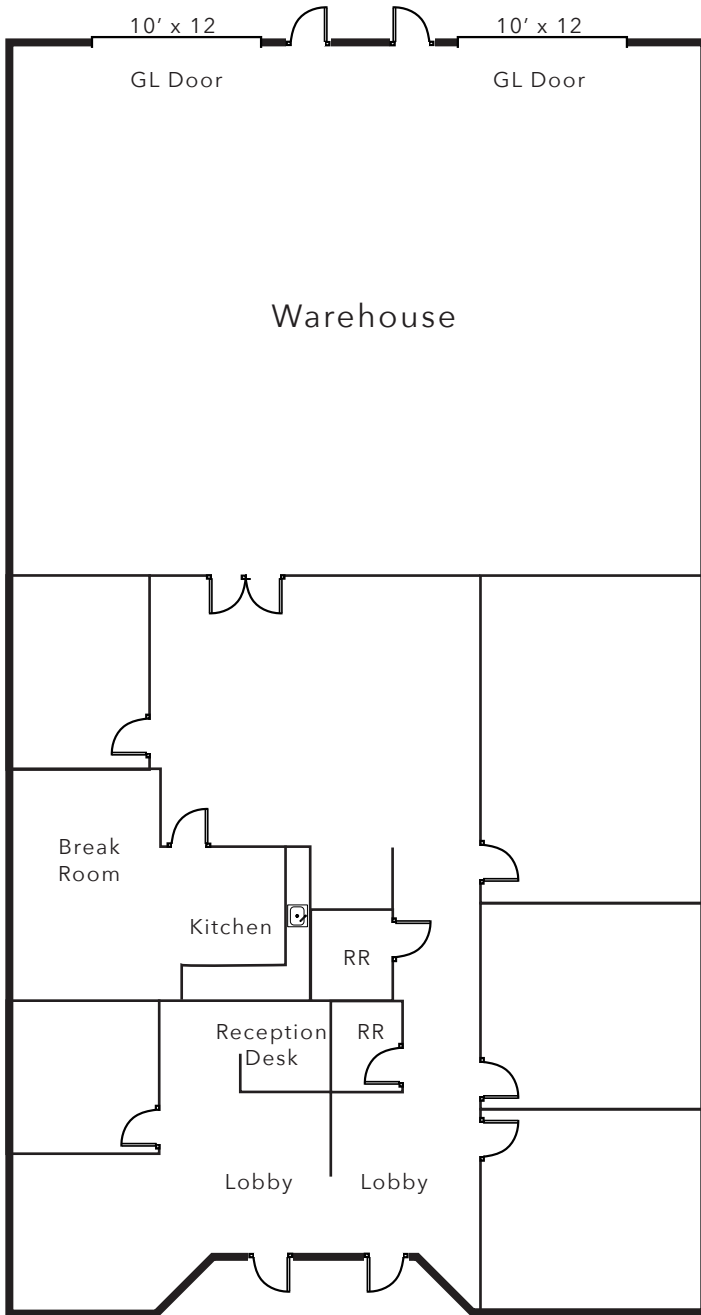
For Further Information,  
Please Contact Exclusive Agent:

**DAN KRUSE | 714.564.7136**  
**[dkruse@lee-associates.com](mailto:dkruse@lee-associates.com)**  
CalDRE #00852571

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

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