

# EXECUTIVE SUMMARY

2950 GRACE LANE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.80/IG
<b>LEASE TERM:</b>	3 - 5 Years
<b>AVAILABLE SF:</b>	±1,900 - 10,550
<b>WAREHOUSE SF:</b>	±1,500 - 8,500
<b>OFFICE SF</b>	±400 - 2,050
<b>CLEAR HEIGHT:</b>	18'
<b>TRUCK DOOR:</b>	1
<b>POWER:</b>	400amp
<b>YARD:</b>	Yes
<b>FOOD GRADE:</b>	Yes

## PROPERTY OVERVIEW

Property Features:

- ±1,500 - 9,000 SF of Storage / Warehouse Space
- Restrooms available in each unit
- ±18" Clearance Height
- Fire Sprinklered
- One (1) Ground Level Door
- 400 Amps, 480 Volts, 3 Phase
- Quick Access to the CA-73, CA-55 Freeways and I-405
- Parking available on-site

Property is currently occupied. Please do not disturb tenants!



## KW Commercial - Anaheim Hills

180 N Riverview Dr. Suite 320

Anaheim, CA 92808

Corporate Lic #: 01898399

Each Office Independently Owned and Operated

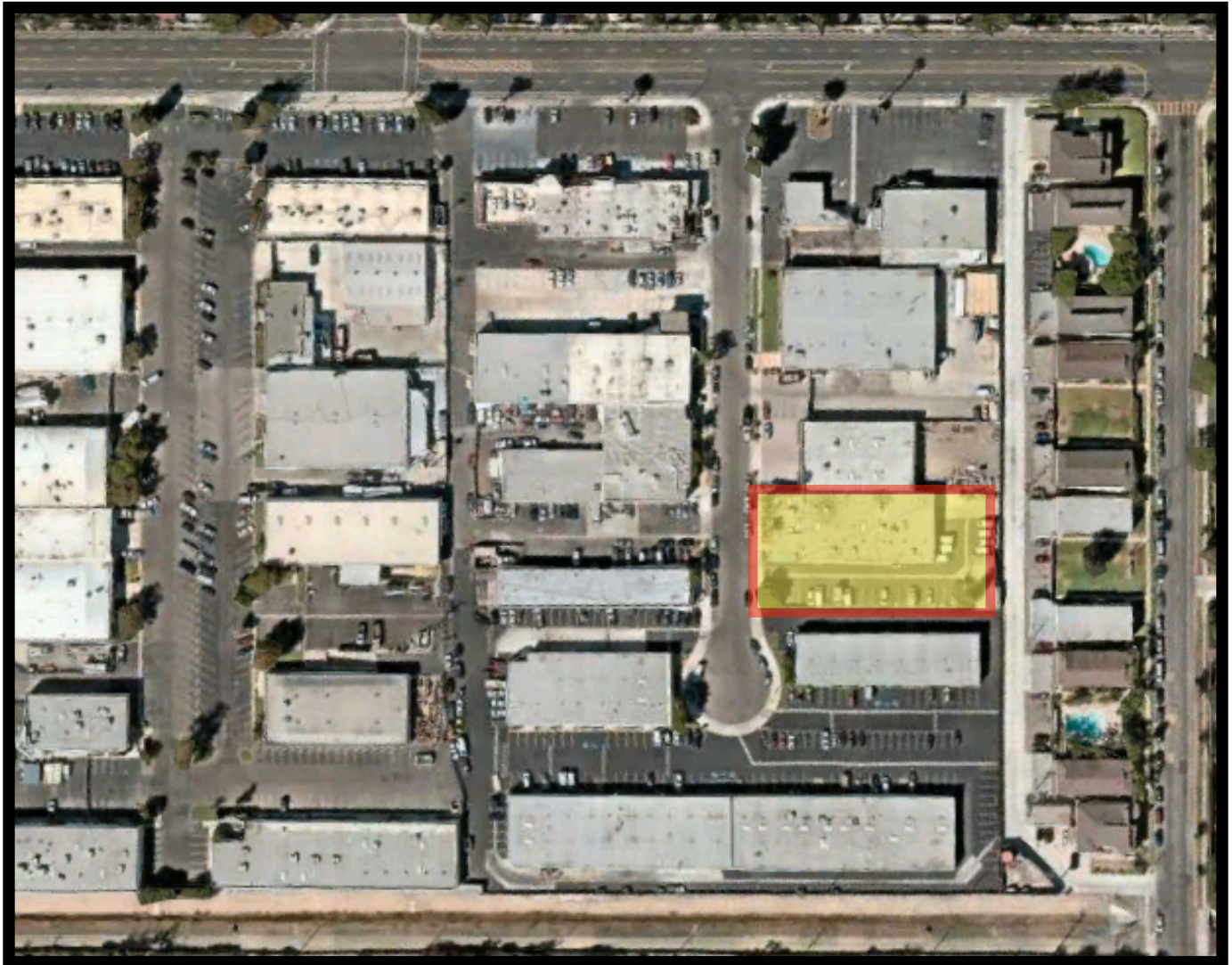
## Arya Maghbouleh

arya@kwcommercial.com

714-884-7481

# AERIAL MAP

2950 GRACE LANE



**2950 Grace Lane, Costa Mesa CA 92626**

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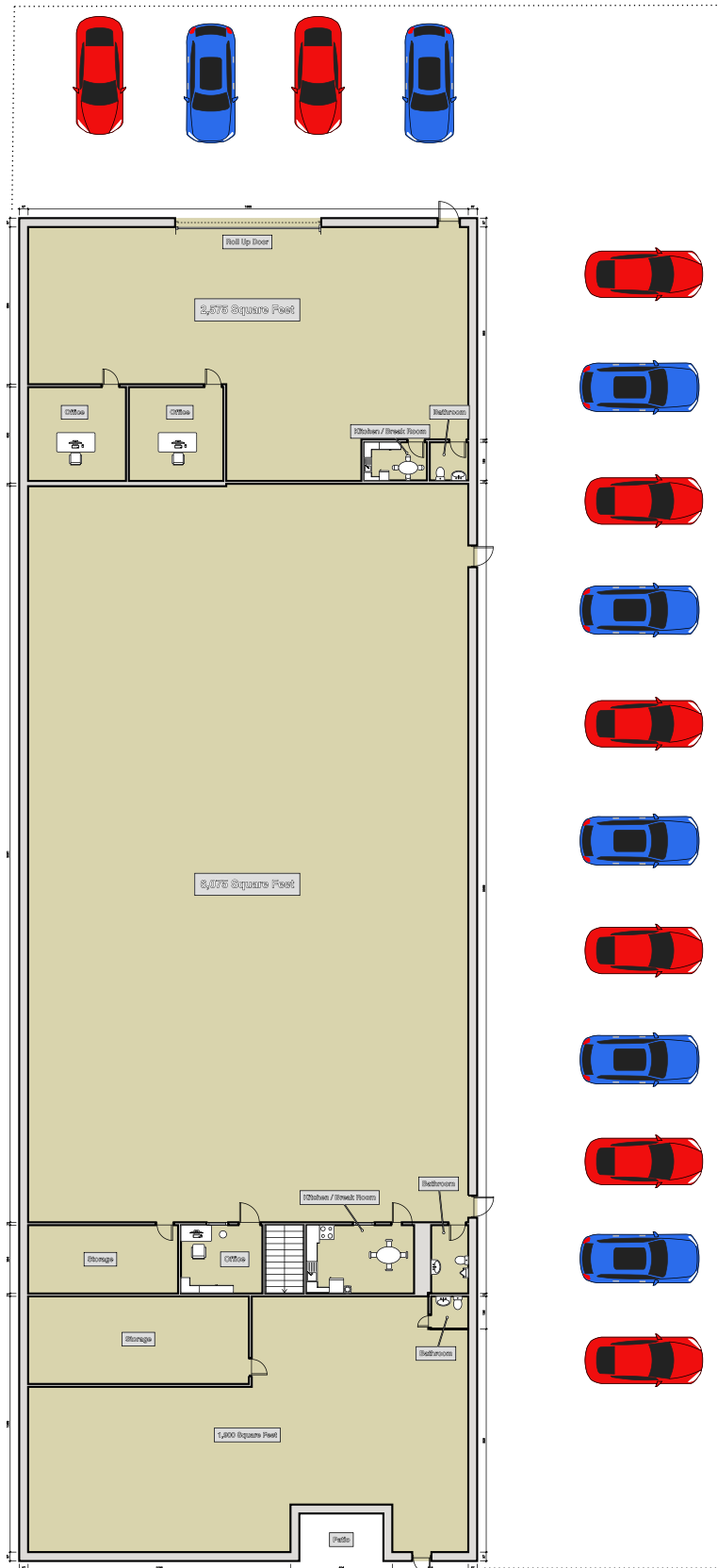
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# FLOOR PLAN - NOT TO SCALE

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