

# FOR SALE

## MULTI-TENANT AUTOMOTIVE BUILDING

### WHY PAY RENT WHEN YOU CAN OWN?



13282 GOLDENWEST STREET | WESTMINSTER, CA  
APPROXIMATELY 3,300 SQUARE FOOT ON .36 ACRES (15,552 SF)

#### PROPERTY HIGHLIGHTS:

- Central Orange County Location
- Major Street Frontage/Signage
- Excellent 22, 405 & 5 Freeway Access
- Quality 1984 Block Construction
- Multi-Tenant or Single Tenant Capacity
- Currently Divided into Three Units
- Five (5) Service Bays/Loading Doors
- Automotive Use Approved
- Approximately 15 Parking Spots
- Do Not Disturb Tenants



For more information, please contact:

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

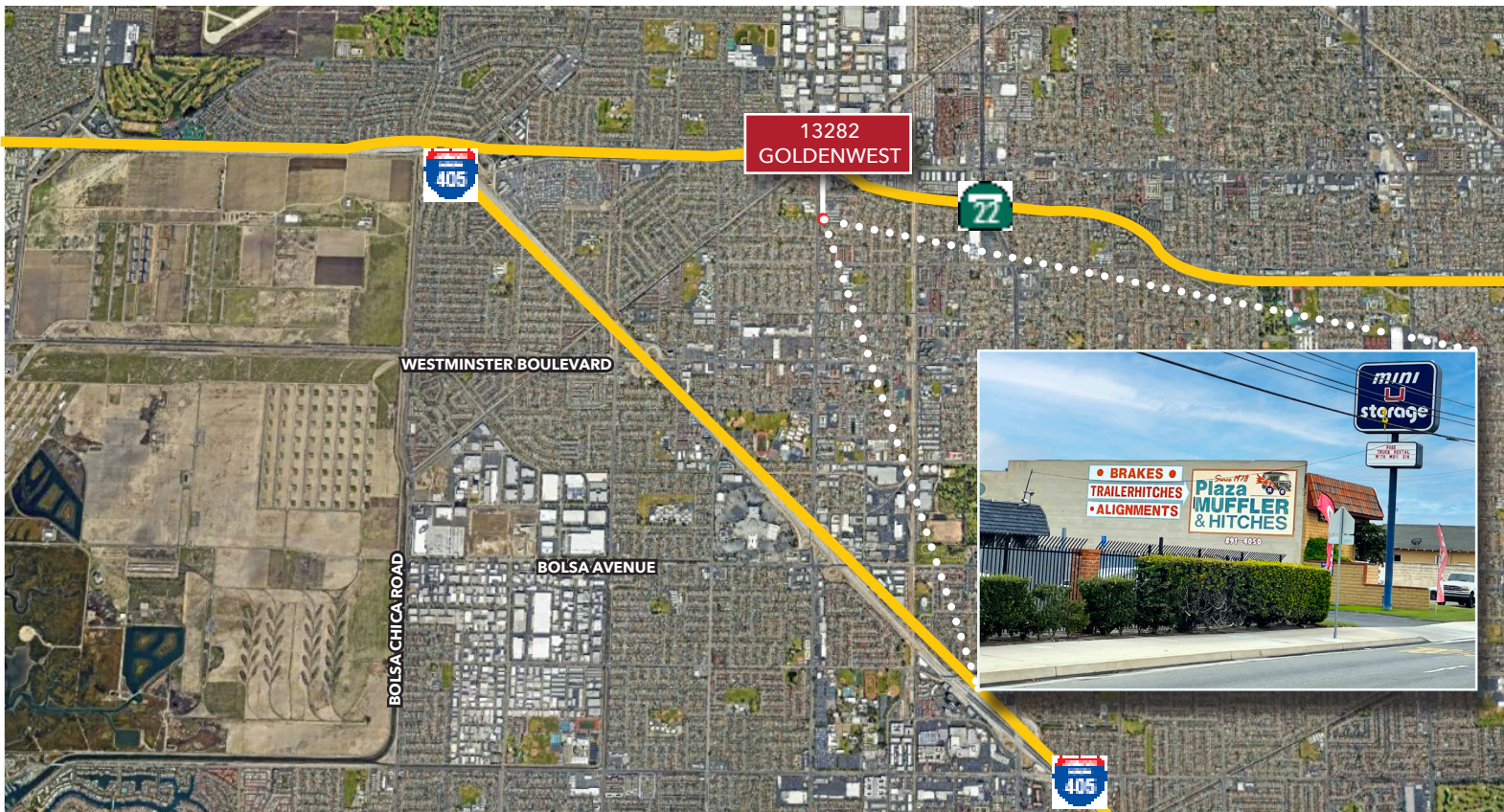
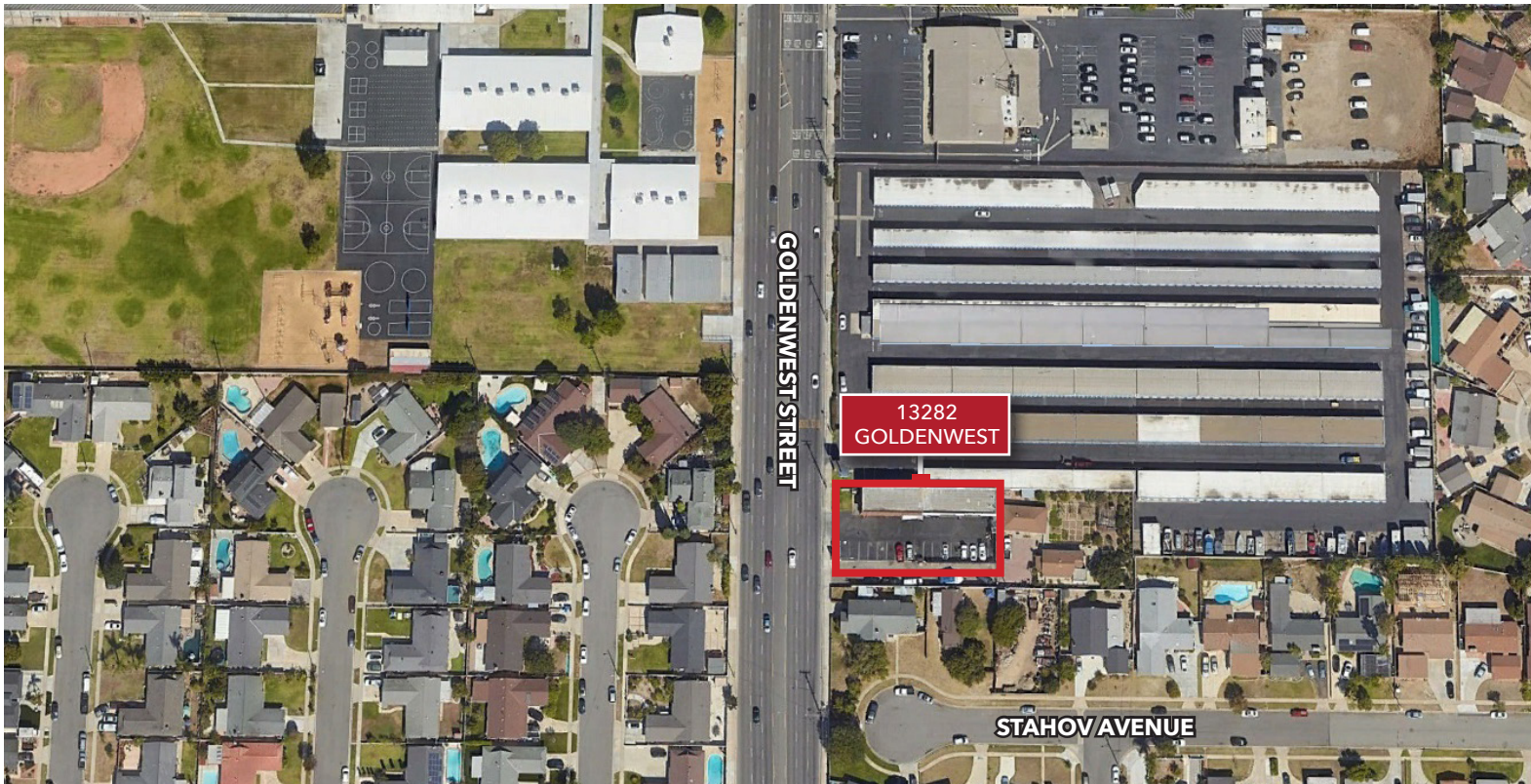
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**DISCLAIMER:** The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.