



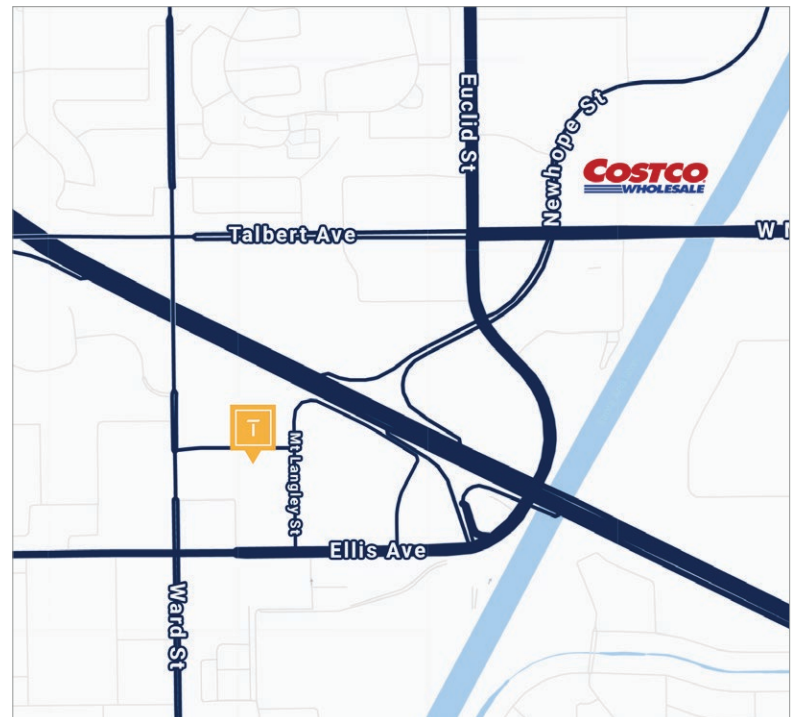
FOR LEASE - ±21,015 SF INDUSTRIAL BUILDING

10620 LAWSON RIVER AVENUE | FOUNTAIN VALLEY, CA



PROPERTY FEATURES:

- » ±21,015 SF Industrial Building
- » ±5,250 SF of Open-Style Office
- » ±1,613 SF HVAC Production Area
- » Large Fenced Parking/Yard Area
- » Exterior Truck Well
- » Three (3) Ground Level Doors
- » 18' Warehouse Clearance
- » 1.8:1,000 Parking Ratio
- » 1,600 Amps 277/480 Volt Power (verify)
- » LED Warehouse Lights
- » Warehouse Skylights
- » Fire Sprinklers
- » Great Access to San Diego (405) Freeway



CONTACT US:

TIDEMARK
Real Estate Services

**BROKERAGE | INVESTMENTS
PROPERTY MANAGEMENT**

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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 (Tidemark Real Estate Services, Inc., 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.



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