

AVAILABLE FOR LEASE

**17287 MOUNT HERRMANN STREET, FOUNTAIN VALLEY, CA**



**TAYLOR SNYDER, MBA**

(949) 533-1321

[taylor@tidemarkrealestate.com](mailto:taylor@tidemarkrealestate.com)

DRE 02092420

**PAT LACEY**

(714) 875-4134

[pat@tidemarkrealestate.com](mailto:pat@tidemarkrealestate.com)

DRE 00988663

**WILL GREUBEL**

(714) 614-7623

[will@tidemarkrealestate.com](mailto:will@tidemarkrealestate.com)

DRE 02039807

**TIDEMARK**

Real Estate Services

**BROKERAGE | INVESTMENTS  
PROPERTY MANAGEMENT**





## PROPERTY SUMMARY

17287 Mount Herrmann Street, Fountain Valley, CA 92708 is a  $\pm 10,600$  square foot freestanding industrial building with  $\pm 2,590$  square feet of two-story office space, located in the South Coast Metro area.

The property is conveniently located near Costco Plaza, which includes many retail amenities and provides easy access to the San Diego (405) freeway.

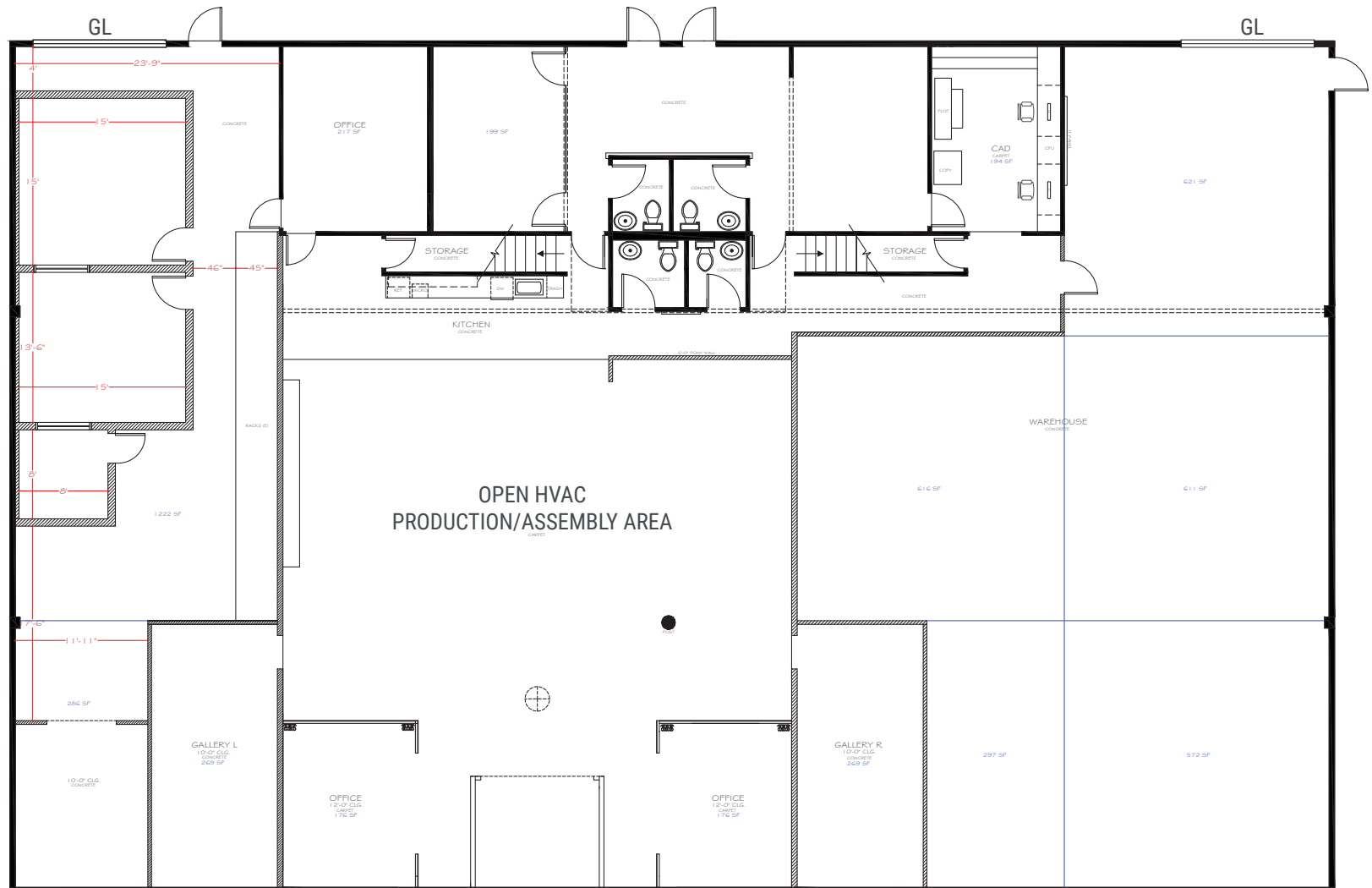
### PROPERTY FEATURES

Building Size:	$\pm 10,600$ Square Feet Total
Office Area:	$\pm 2,590$ Square Feet of Two-Story Creative Office Space
HVAC Production Area:	$\pm 1,500$ Square Feet (Removable Open HVAC Production/Assembly Area)
Loading:	Two (2) Ground Level Doors
Clear Height:	18'
Power:	1,200 Amps . 600 Amps per unit (verify)
Parking Ratio:	2:1,000

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 Capital, 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.

±10,600 Square Feet  
Total with ±2,590  
Square Feet of  
Two-Story Creative  
Office Space

Floor plan of the second floor showing various rooms and their areas. The plan includes a large open area (457 SF), a smaller room (129 SF), a room with two desks (581 SF), a room with two desks (29 SF), a room with two desks (41 SF), and a room with two desks (29 SF). The plan also shows a staircase, a storage area, and a room with a desk and chair.



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 Capital, 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.

±10,600 Square Feet  
Total with ±2,590  
Square Feet of  
Two-Story Creative  
Office Space

Floor plan of the second floor showing various rooms and their areas. The plan includes a large open area (457 SF), a smaller room (129 SF), a room with two desks (581 SF), a room with two desks and a chair (29 SF), a room with two desks and a chair (41 SF), and a room with two desks and a chair (29 SF). The plan also shows a staircase and a storage area labeled 'FILE STORAGE'.

