

15652

## CHEMICAL LN., HUNTINGTON BEACH, CA

±11,700 SF MANUFACTURING / WAREHOUSE FACILITY  
WITH HEAVY POWER & LARGE FENCED YARD

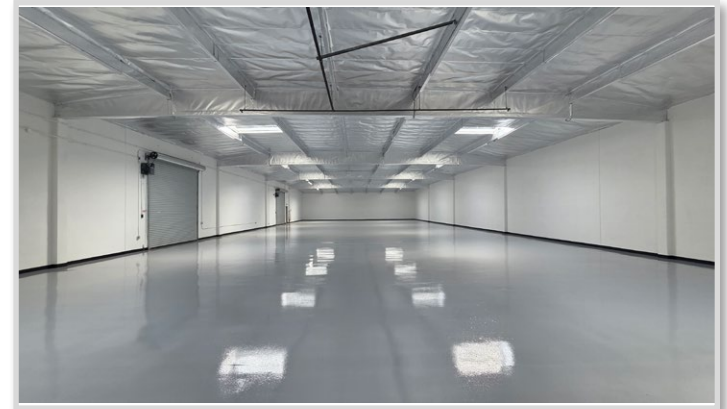


**FOR SALE** | WITH ATTRACTIVE SELLER FINANCING |

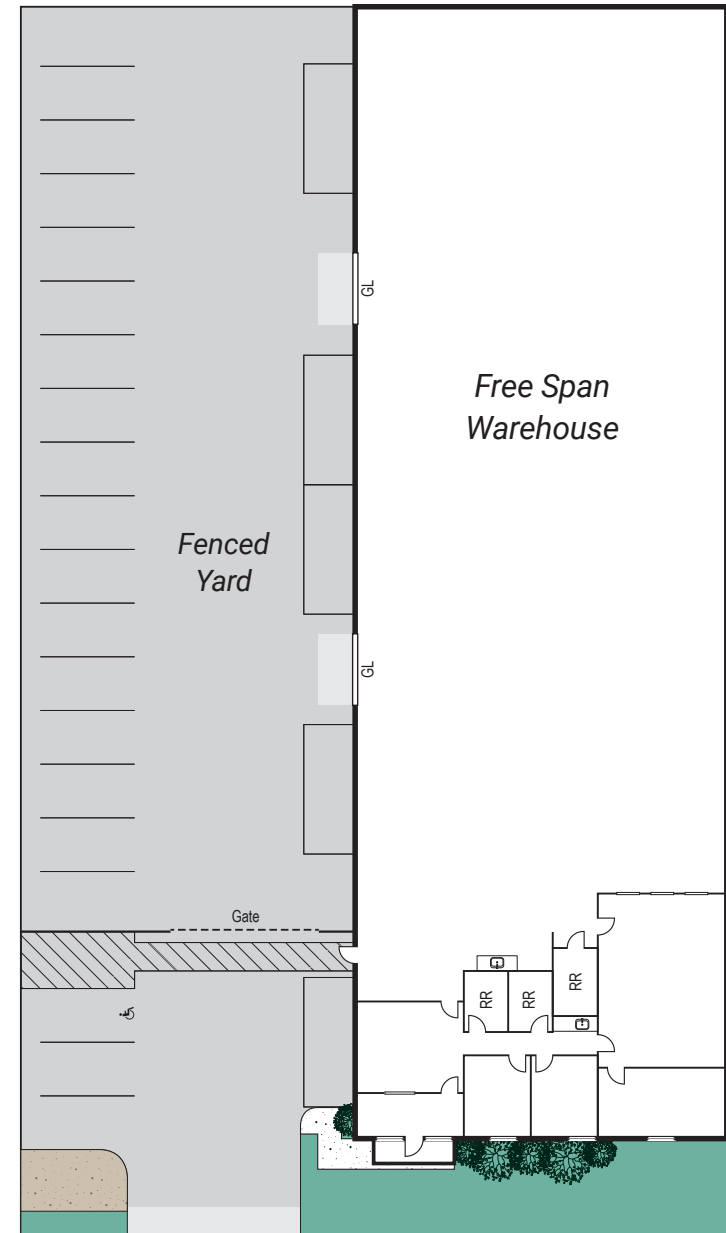
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REAL ESTATE SERVICES

# PROPERTY DESCRIPTION

<b>MAJOR RENOVATION COMPLETED!</b>	<i>New Exterior / interior paint, flooring, HVAC, roof, slurry/re-stripe, skylights, landscaping, epoxy warehouse floors, restrooms, kitchenette, truck doors, and lighting.</i>
<b>BUILDING AREA</b>	±11,700 SF
<b>LOT AREA</b>	±24,081 SF (0.55 Acres)
<b>OFFICE SIZE</b>	±1,560 SF HVAC Office Area
<b>WAREHOUSE CEILING CLEARANCE</b>	± 14' Minimum (Verify)
<b>POWER</b>	±600 Amps, 277/480 Volt, 3-Phase Electrical (Buyer to Verify)
<b>PARKING</b>	±21 Car Parking; 2.00/1,000 SF
<b>LOADING DOORS</b>	Two (2) Ground Level Doors
<b>FENCED YARD</b>	Large Fenced Yard
<b>ZONING</b>	RT
<b>PARCEL</b>	145-461-12
<b>LOCATION</b>	Excellent Freeway Access to the 405 & 22 Freeways



# SITE PLAN



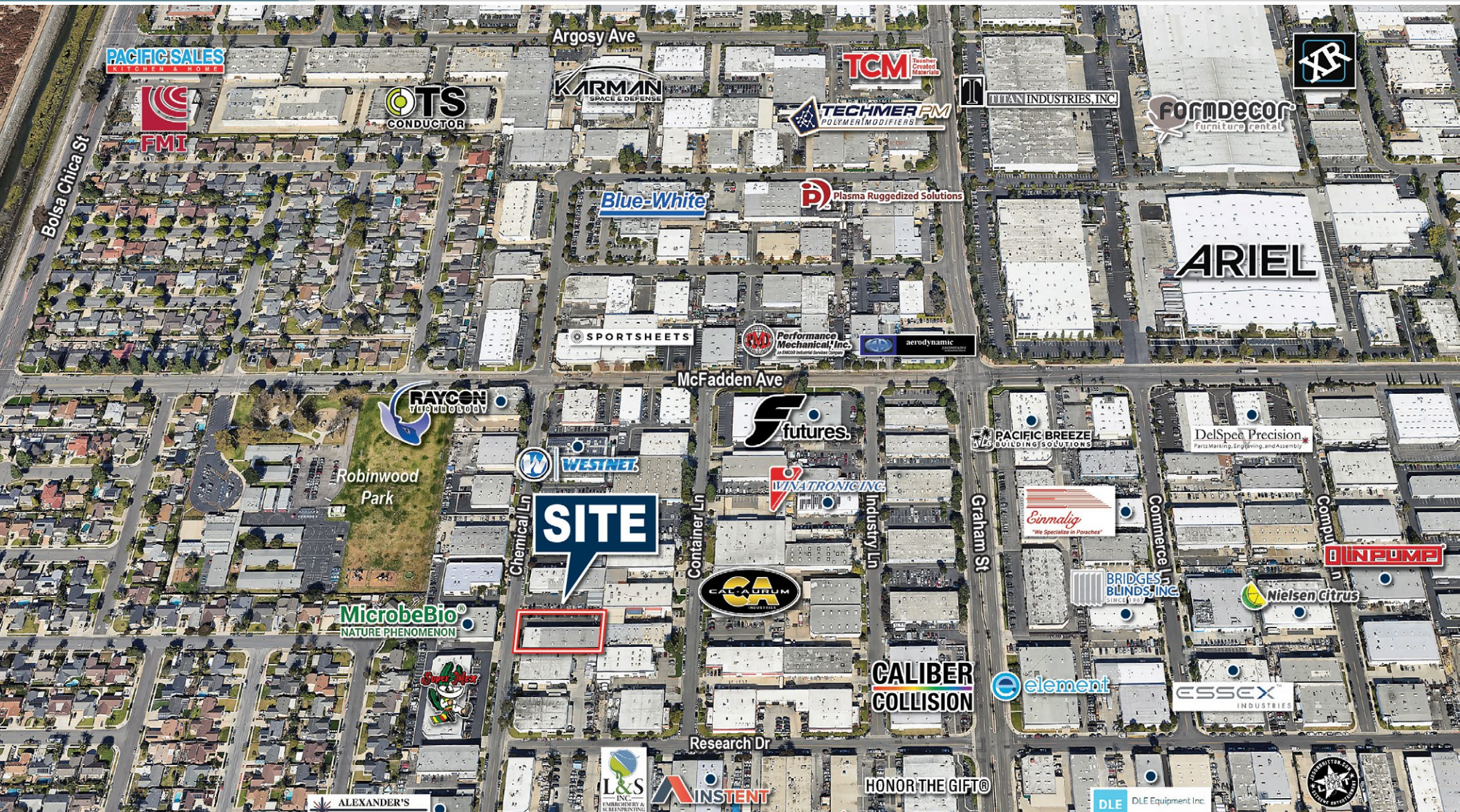
CHEMICAL LN

Site plan not to scale.



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REAL ESTATE SERVICES

**BC**  
BOUMA CAPUTO

**Mike Bouma, SIOR**  
Senior Vice President, Partner  
Lic #01070753  
714.935.2340  
mbouma@voitco.com

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806  
714.978.7880 • 714.978.9431 Fax • www.BoumaCaputo.com

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