



FOR LEASE

14811 Myford Road
Tustin, CA

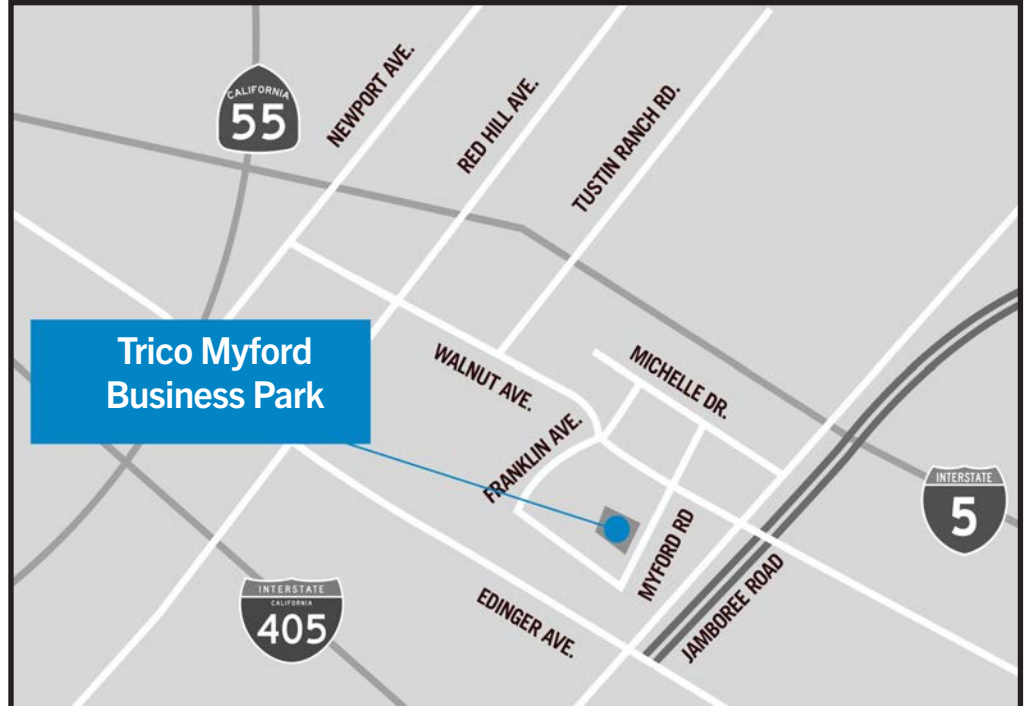
32,476 SF Freestanding Building

SITE HIGHLIGHTS:

- Excellent Access to the 405, 55, & 5 Freeways
- Professional Property Management
- Zoning: PC IND
- Close Proximity to Amenities including The Market Place, District at Tustin, Mess Hall at FLIGHT, & The Village at Tustin Legacy

BUILDING FEATURES:

- NEW HVAC Units
- Office: ±8,318 SF of 2-Story Office (1st Floor: ±4,072 SF & 2nd Floor: ±4,246 SF)
- Window Lined Corner Offices
- Break Room with Built-in Sink & Cabinets
- 6 Restrooms (4 Office & 2 Warehouse)
- ±11,974 SF HVAC Controlled Assembly Space
- ±12,184 SF Warehouse Space with 20' Clear
- Skylights Providing Natural Light
- Triple-Wide Truck Well with One 20'x12' Dock-High Door
- Two 10' x 12' Ground Level Warehouse Doors
- Fire Sprinkler System



FOR FURTHER DETAILS:

PARKER ROBERTS

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DAVID KLING

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License #01965659

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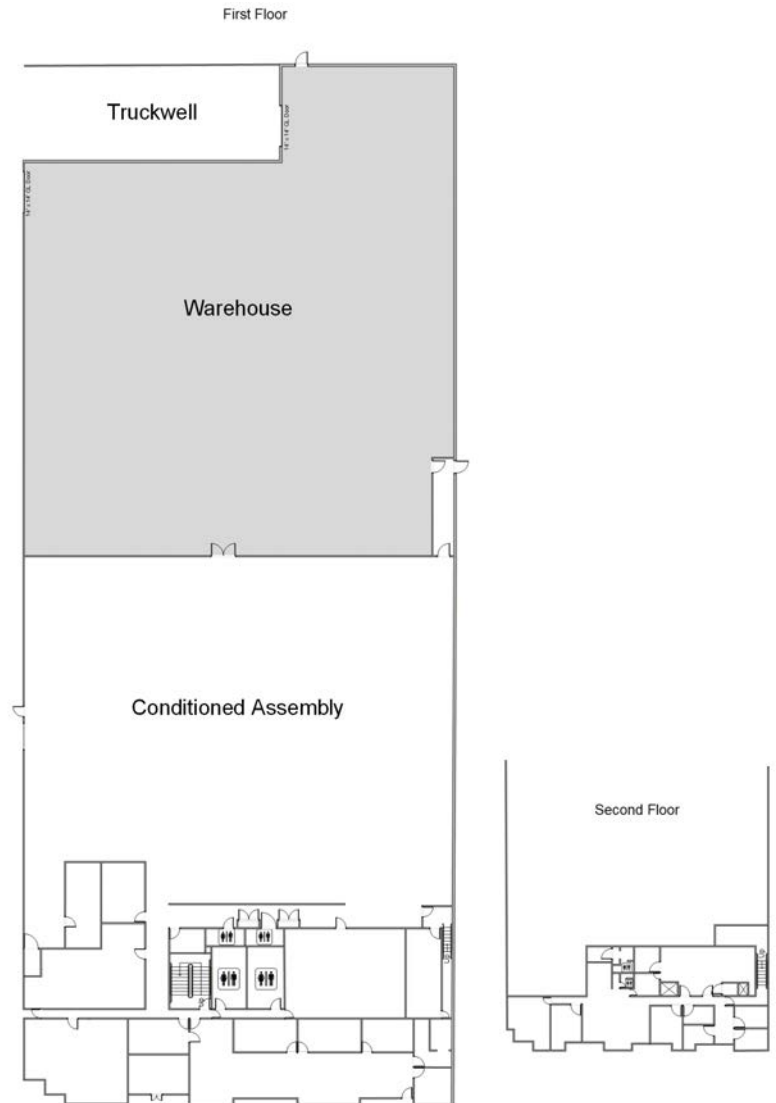
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Unit Features

 Power: 1,000A | 120/208

 Clearance Height: 20'

 Ground Level Doors: Two 12'x12'



*Floorplans Not to Scale

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