



LEGENDARY ICA

15170

GOLDENWEST CIRCLE
WESTMINSTER, CA 92683

15170
GOLDENWEST
CIRCLE

Available Now



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Property Summary



PROPERTY DESCRIPTION

Modern freestanding industrial/flex building located within the desirable Goldenwest Business Park offering excellent freeway access and a professional corporate image. The property features a balanced office-to-warehouse layout with high clearance, ground-level loading, and abundant parking. Ideal for light manufacturing, assembly, storage, or distribution uses.

PROPERTY HIGHLIGHTS

- ±9,025 SF freestanding industrial/flex building
- Functional layout with balanced office and warehouse space
- Ground-level roll-up door for easy access
- Clear height ideal for racking or production
- 29 parking spaces (2.23/1,000 SF) plus street parking
- Prominent signage and professional curb appeal

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (MG)
Number of Units:	1
Available SF:	9,025 SF
Lot Size:	33,977 SF
Building Size:	9,025 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	1,227	7,645
Total Population	465	3,529	22,382
Average HH Income	\$161,839	\$154,766	\$120,717

Floor Plans



Location Map

