

5% PROCURING BROKER COMMISSION!

BRAND NEW INTERIOR RENOVATIONS

± 16,772 SF MANUFACTURING FACILITY
FOR LEASE 18071 MT. WASHINGTON ST.
UNIT B | FOUNTAIN VALLEY | CA


THREE (3)
OVERSIZED GROUND LEVEL
LOADING DOORS


20'-23'
WAREHOUSE
CLEARANCE


PRIVATE
FENCED
YARD


FOUR (4)
INTERIOR CRANES
(5-TON)

CONTACT EXCLUSIVE LISTING AGENTS:



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DAUM
COMMERCIAL REAL ESTATE SERVICES

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±16,772 SF
UNIT B

18071 MT. WASHINGTON ST., UNIT B
FOUNTAIN VALLEY, CA

FOR LEASE

NEW RENOVATIONS INCLUDE:

- New Warehouse LED Lighting
- Fully Remodeled Restrooms
- New Office Flooring (LVP)
- New Interior and Exterior Paint



PROPERTY HIGHLIGHTS

- ±16,772 SF (Rear Unit) Manufacturing Facility
- Approx 2,480 SF Office
- Two Restrooms
- 800 Amps-277/480 V (Verify)
- 20'-23' Warehouse Clearance
- Three (3) Oversized GL Doors (18'9"W x 14'9"H)
- Four (4) Interior - Five (5) Ton Cranes
- One (1) Outdoor Bridge Crane
- Warehouse Skylights
- Sprinklered
- Fenced Yard
- South Coast AQMD- Paint Booth, Solvent Permitted Spray Booth (12'W x 49'L x 16' H)
- Two (2) Kaeser Compressors
- Airlines Throughout Warehouse

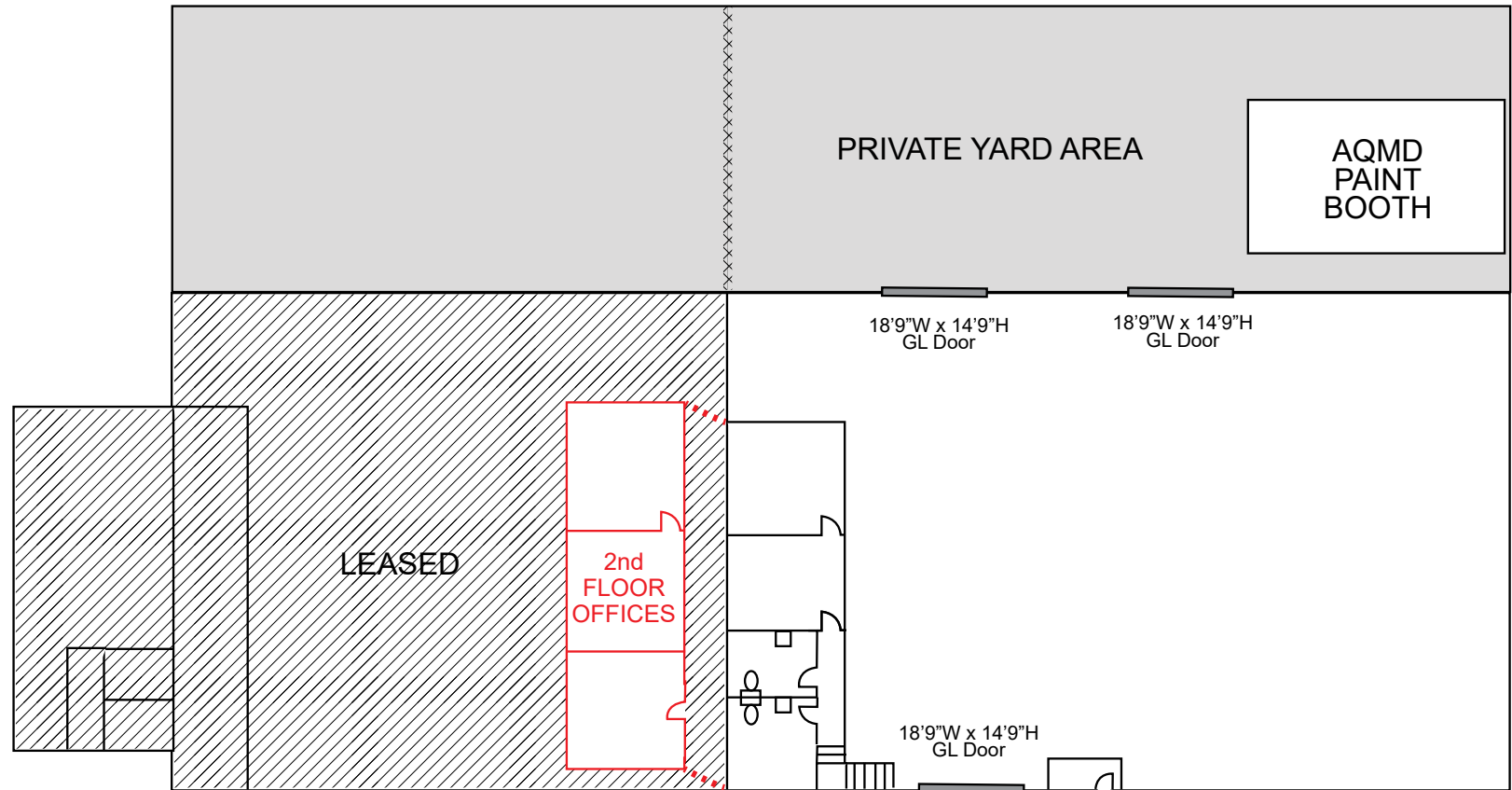
ABOUT
THE
PROPERTY

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AERIAL
VIEW



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UNIT B

18071 MT. WASHINGTON ST., UNIT B
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FOR LEASE

TALBERT AVE.

MT WASHINGTON ST.

UNIT A
LEASED

UNIT B
±16,772 SF

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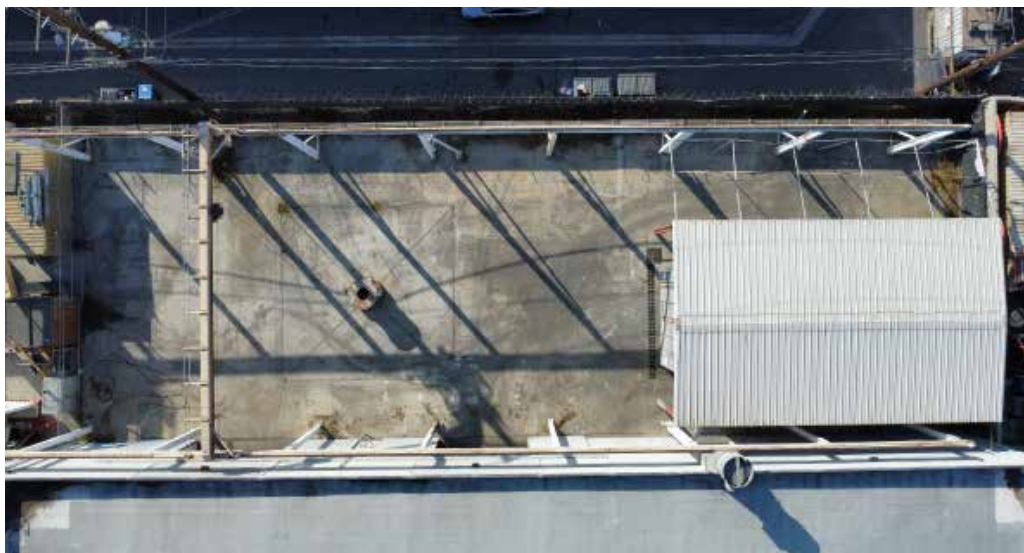
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UNIT B- ±16,772 SF

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KEY DISTANCES

	CA-405		Port of Long Beach
	0.5 miles		8.5 miles
	CA-39		Marina Pacifica
	3.5 miles		14.5 miles
	CA-22		John Wayne Airport
	5 miles		7 miles
	CA-1		Long Beach Airport
	6.7 miles		16.7 miles

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