

FOR SALE & LEASE

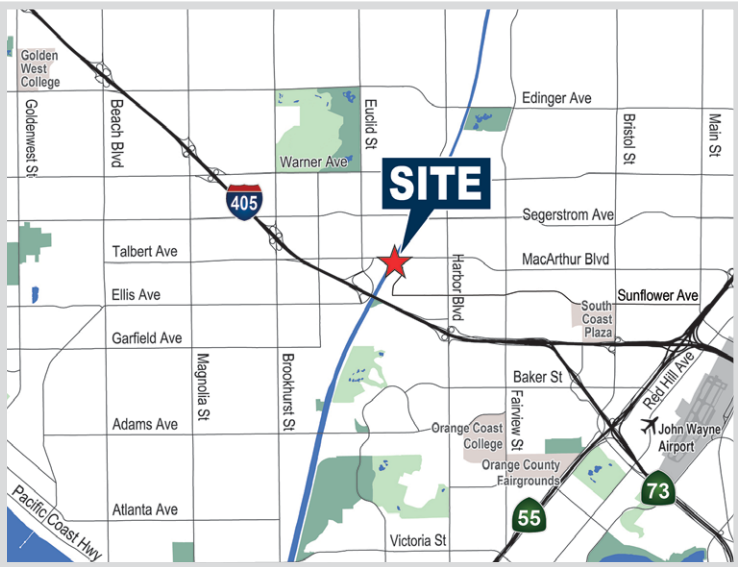
±34,885 SF FLEX INDUSTRIAL BUILDING

1690 Scenic Avenue, Costa Mesa, CA 92626



PROPERTY FEATURES:

- ±34,885 SF Free Standing Flex Industrial Building on 1.53 Acre lot
- ±19,000 SF Office Build-out
- Clear Height: 14'-24'
- 2 Ground Level Doors/1 Dock High Door
- 800 Amps, 277/480 Volt Power (verify)
- Parking Spaces: 105 (3:1000)
- Large Fenced Yard
- Excellent Proximity to the San Diego (405) Freeway Access
- Located in "Measure X" Approved Cannabis Zone



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Voit
REAL ESTATE SERVICES

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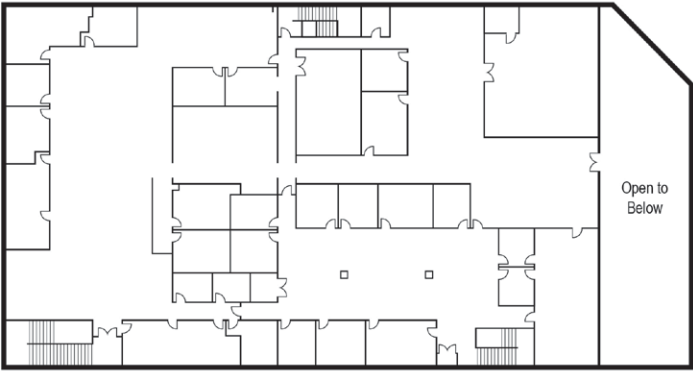
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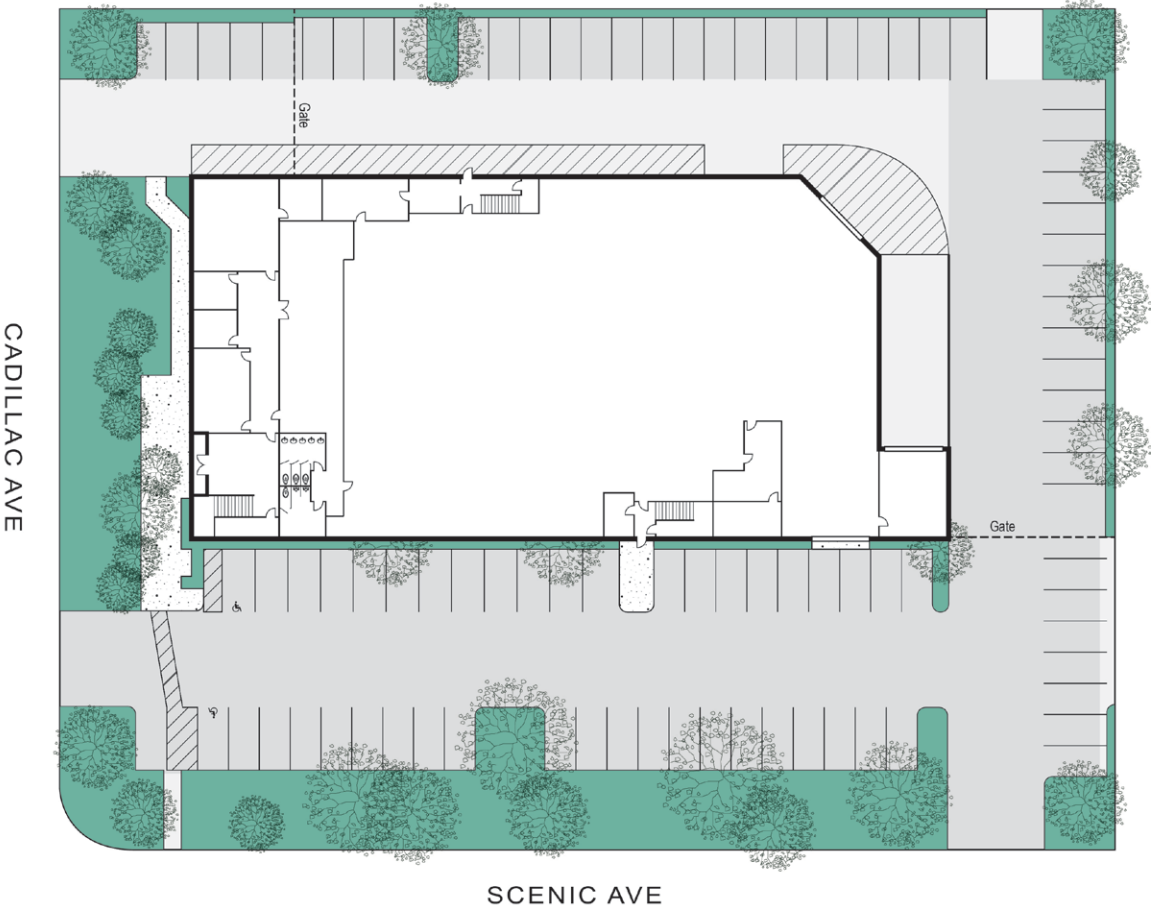
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SITE PLAN



Second Floor



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PROPERTY PHOTOS



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