

15501 RED HILL AVE, TUSTIN, CA

FOR LEASE

+/- 19,325

R & D/ Flex Space

Asking Rate: \$1.95

PSF/mo, NNN

Exclusively
Listed By:

Rob Rader

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Topside
REAL ESTATE
Corporate License: #02117811

EXECUTIVE SUMMARY

- +/- 19,325 SF R&D / Flex Space
 - +/- 12,763 SF of Warehouse
 - +/- 6,562 SF of Office/Lab Space
- 22 - 24' Clear Height in Warehouse
- 1 GL Door (2 possible)
- 70 Parking Stalls (3.6:1000 Ratio)
- Power: 277/ 480 volts, 3 phase, 1200 amps (verify)
- Located on Signalized Corner of Red Hill & Valencia
- 1/2 mile from 55 Freeway
- Building and Monument Signage Available
- Abundance of Natural Light
- Zoning: PC - Industrial/ Business
- Large Patio with fire pit
- Across the street from Tustin Legacy Master Development
- Asking Rate: \$1.95 PSF/mo, NNN
- OPEX + CAM: +/- \$0.60 PSF/ mo
- Tenant pays utilities and janitorial separately

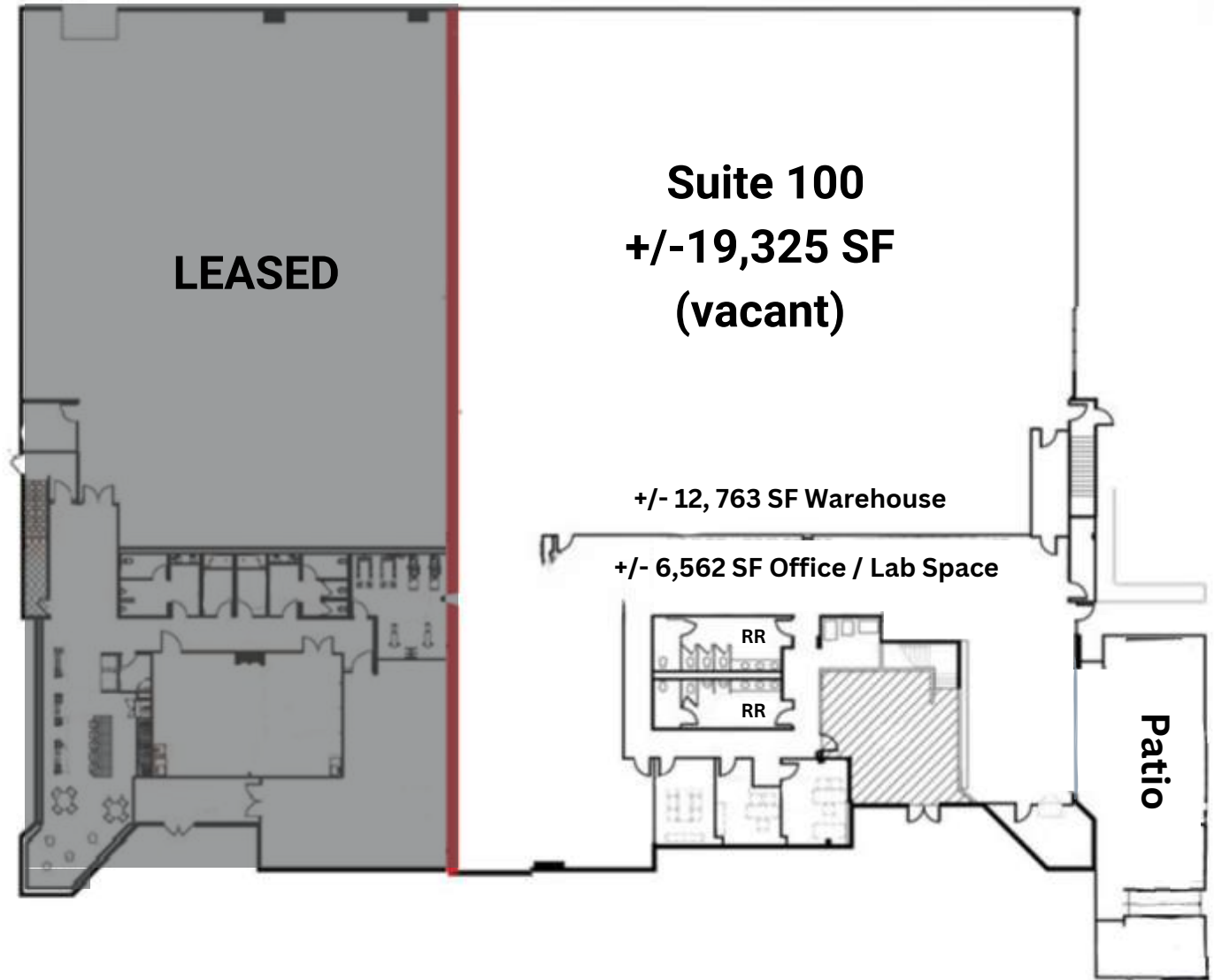


While all information is believed to be accurate, Topside Real Estate makes no representations and tenant/buyer is responsible to confirm all aspects through their own due diligence.

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BUILDING FLOOR PLAN

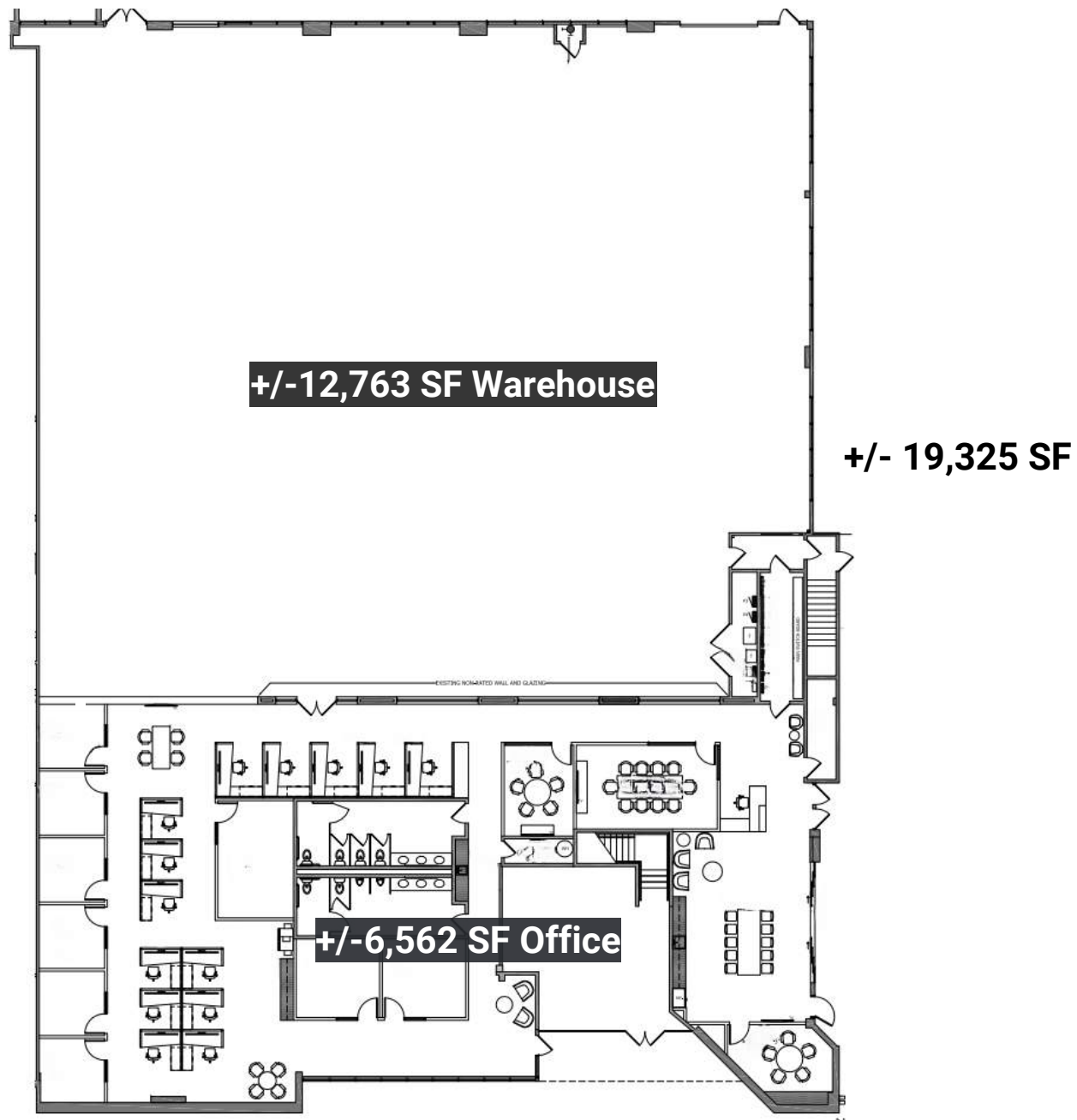


Orange

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**SUITE 100
FLOOR PLAN
HYPOTHETICAL**



15501 RED HILL AVE, TUSTIN, CA

SITE MAP



15501 RED HILL AVE, TUSTIN, CA

LOS ANGELES
INTERNATIONAL AIRPORT

42.3 Miles | 41 Mins



15501 Red Hill Ave.

LONG BEACH AIRPORT

23.2 Miles | 23 Mins

EMBASSY
SUITES
by Hilton

DOUBLETREE
by Hilton



RED HILL AVE +29,500 VPD

IRVINE VALLEY
COLLEGE

VALENCIA AVE +7,200 VPD

THE VILLAGE
AT TUSTIN LEGACY
STATER BROS.
jamba
Jardín & Diner
DUNKIN'
DONUTS



JAMBOREE RD



THE MARKET PLACE

- TARGET
- FITNESS
- Starbucks
- TJ-MAXX
- SPROUTS
- NORDSTROM rack
- REGAL
- HOBBY LOBBY
- amazon
- WINE & MORE
- amazon fresh
- WORLD MARKET

ONTARIO
INTERNATIONAL AIRPORT

47.9 Miles | 50 Mins



JOHN WAYNE AIRPORT

3.3 Miles | 7 Mins

Hilton
Garden
Inn

THE DISTRICT
TUSTIN LEGACY

- COSTCO WHOLESALE
- Starbucks
- WHOLE FOODS MARKET
- IN-N-OUT BURGER
- TARGET
- Michaels
- SUBWAY
- ULTA BEAUTY
- Red Robin
- Lucy's BAR-B-QUE

IRVINE
SPECTRUM
CENTER

SAN DIEGO AIRPORT

88.2 Miles | 1 hr 21 Mins

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CONTACT OUR TEAM

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