



UNIT SIZE: ±1,929 SF  
**FOR LEASE** 5232 BOLSA AVE UNIT #7A  
HUNTINGTON BEACH | CA



±1,929 SF  
AVAILABLE



ONE(1)  
GROUND LEVEL DOOR



18'  
WAREHOUSE CLEAR HEIGHT



TURNKEY  
UNIT TO BE DELIVERED

CONTACT EXCLUSIVE LISTING AGENTS:



**MIKE BARREIRO**   
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± 1,929 SF  
INDUSTRIAL UNIT  
AVAILABLE

**FOR LEASE**  
5232 BOLSA AVE. UNIT #7A  
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## PROPERTY HIGHLIGHTS

- 5232 Bolsa Ave, Unit #7A
- Unit Size: ±1,929 SF
- One (1) Available Unit
- One (1) Rear Ground Level Door
- One (1) Warehouse Clear Height
- One (1) Restroom
- Full Refurbishment Underway!
- Turnkey Units to Be Delivered!
- New Roof!
- Minutes to 405 Freeway



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### PROPERTY HIGHLIGHTS

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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HUNTINGTON BEACH I CA

FOR LEASE



UNIT	SQUARE FEET	OFFICE SF	RATE	STATUS
5232 Bolsa Ave - Unit #1A	±2,023 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #2A	±2,023 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #3A	±1,929 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #4A	±1,929 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #5A	±1,929 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #6A	±1,929 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #7A	±1,929 SF	±638 SF	\$1.85 / SF Gross	AVAILABLE
5232 Bolsa Ave - Unit #8A	±1,929 SF	±638 SF	\$1.85 / SF Gross	LEASED
5232 Bolsa Ave - Unit #9A	±2,220 SF	±638 SF	\$1.85 / SF Gross	LEASED
5242 Bolsa Ave - Unit #6A	±2,016 SF	±638 SF	\$1.85 / SF Gross	LEASED

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AVAILABLE UNITS



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PHOTOS



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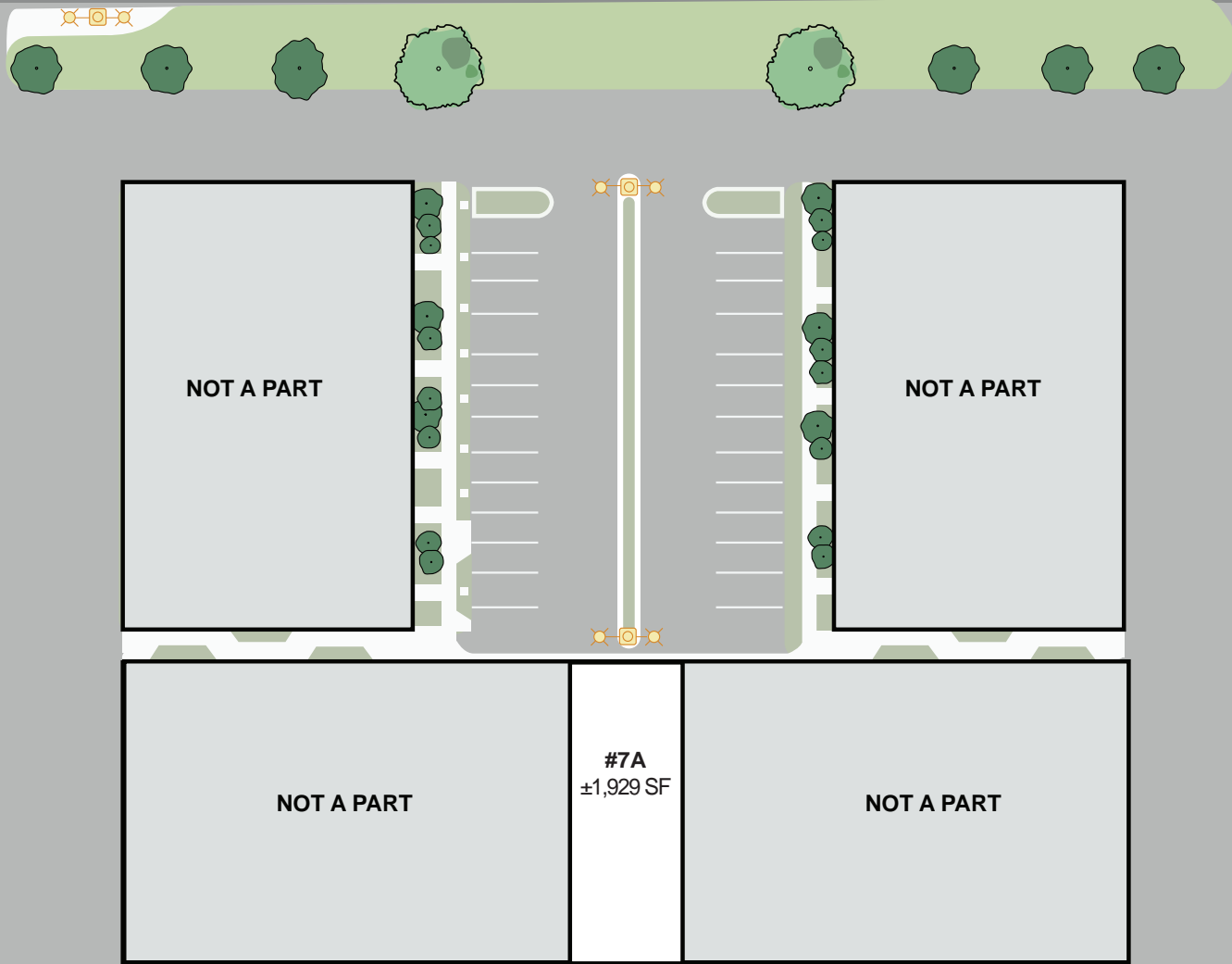
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BOLSA AVE.



\*NOT TO SCALE

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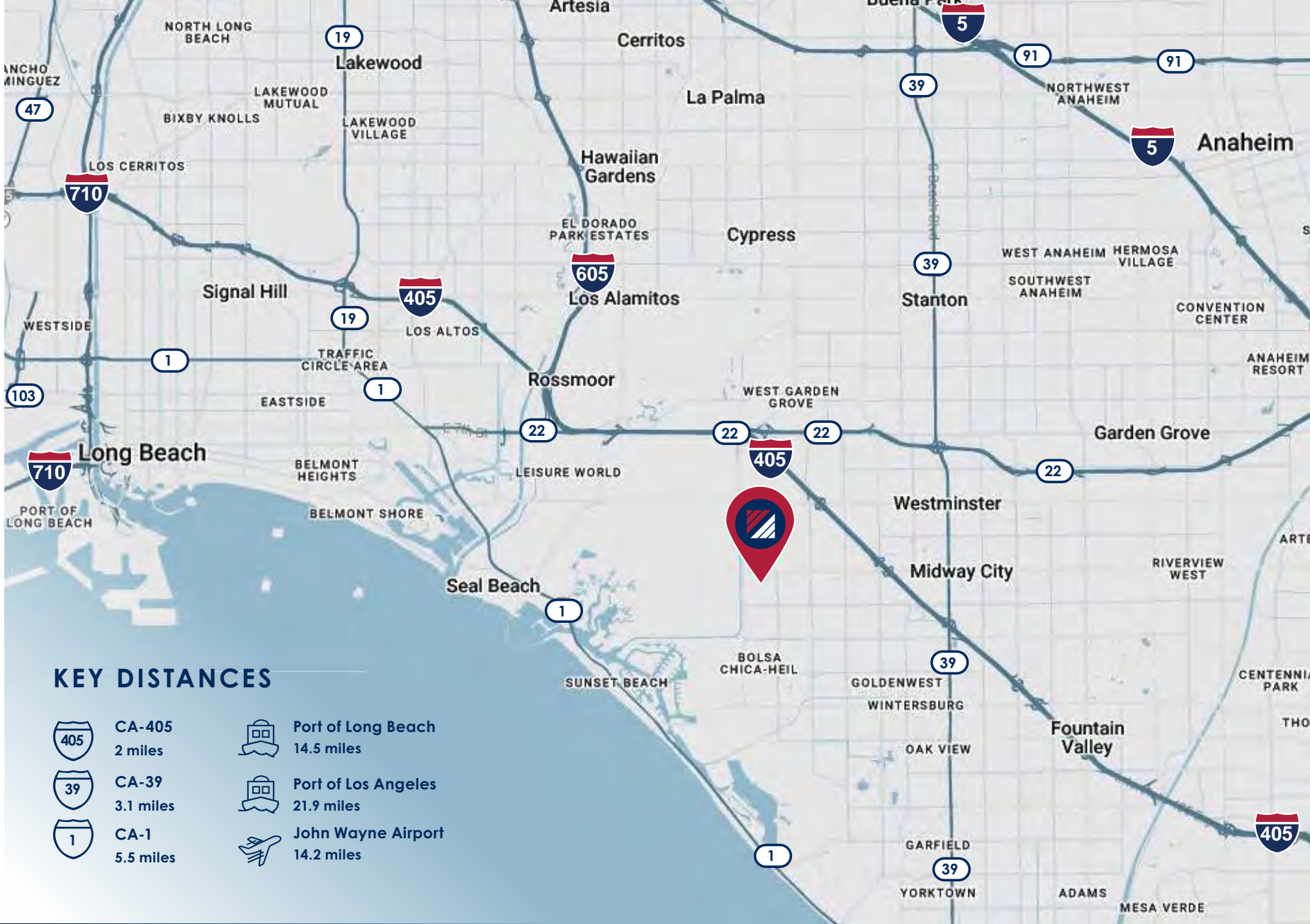
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**AMENITIES MAP**



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**KEY DISTANCES**

- |  |                    |  |                                   |
|--|--------------------|--|-----------------------------------|
|  | CA-405<br>2 miles  |  | Port of Long Beach<br>14.5 miles  |
|  | CA-39<br>3.1 miles |  | Port of Los Angeles<br>21.9 miles |
|  | CA-1<br>5.5 miles  |  | John Wayne Airport<br>14.2 miles  |

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**LOCATION MAP**

