

# Take Over "ACTIVE" Auto & Diesel Repair Shop & SUCCESSFUL MOTORHOME, CLASSIC CAR & BOAT STORAGE INCOME

Formerly: "O.C. DIESEL" 15751 Chemical Lane, H.B., CA, 92649

**3 BENDPAK LIFTS, HUNTER ALIGNMENT RACK, I.R. COMPRESSOR**



## Auto/ Diesel & Storage **INCOME** Opportunity

### Ideal Auto & Diesel Repair Location

Exceptional industrial building located in one of Huntington Beach's most desirable and safest neighborhoods. This versatile property offers everything you need for seamless operations and future growth.

- **Private Fenced Yard** for secured auto & R.V. storage and outdoor operational space
- **3 Private Office Spaces** with Private Handicap- Accessible Restrooms
- **Refurbished Office Space:** 1,260 sq ft
- **Freestanding** 11,476 sq ft building
- **Additional Shop Restroom** with wash sink for Staff Convenience
- **Great Historical Usage-** Previously used by **O.C. DIESEL** for the last 6 years

- **Available NOW- 11,476 sq ft**
- **Property type:** Automotive
- **Price:** Call Bob 562.499.9459
- **Ceiling clearance:** 19 feet
- **Construction:** Concrete tilt up
- **Rollup doors:** 2 ground level
- **Power:** 400 Amps, 3 phase
- **Low NNN** expenses

For inquires or to schedule a tour,  
call or text Bob at

**562.499.9459**

**[robertsvp@yahoo.com](mailto:robertsvp@yahoo.com)**





## **FORMERLY O.C. DIESEL**

All glass entrance- Lobby.

Front Door next to Handicap Parking space and ramp.



## **MAKE EXTRA INCOME**

With the Security Fenced Motor Home & Boat Storage Area for bonus EXTRA INCOME.

Customer Parking area with Handicap spaces.



11,476 sq ft of Indoor Motorhome, Boat Storage plus Maintenance and Full Auto and Diesel Repair, in addition to Storage Income.



# AVAILABLE EQUIPMENT

Top quality Ingersoll Rand 5 ton air compressor that includes separate Ingersoll Rand Air Dryer are available with all Air Lines & Hose Pull Down Reels in place.



3 BendPak 10,000 pound capacity 2-post lifts available.



"HUNTER" Brand Alignment Rack that has "swing jacks" that lift the vehicle after drive on available.







Huge side and rear High Security, Well Lit, Motorhome & Boat Storage area.



Plenty of space for Motorhomes, Boat Storage and daily Auto & Diesel Repairs.



Men's Shop Bathroom

Note: Oversized Stainless Steel Sink for easy end of day wash-up.





Ladies Restroom.

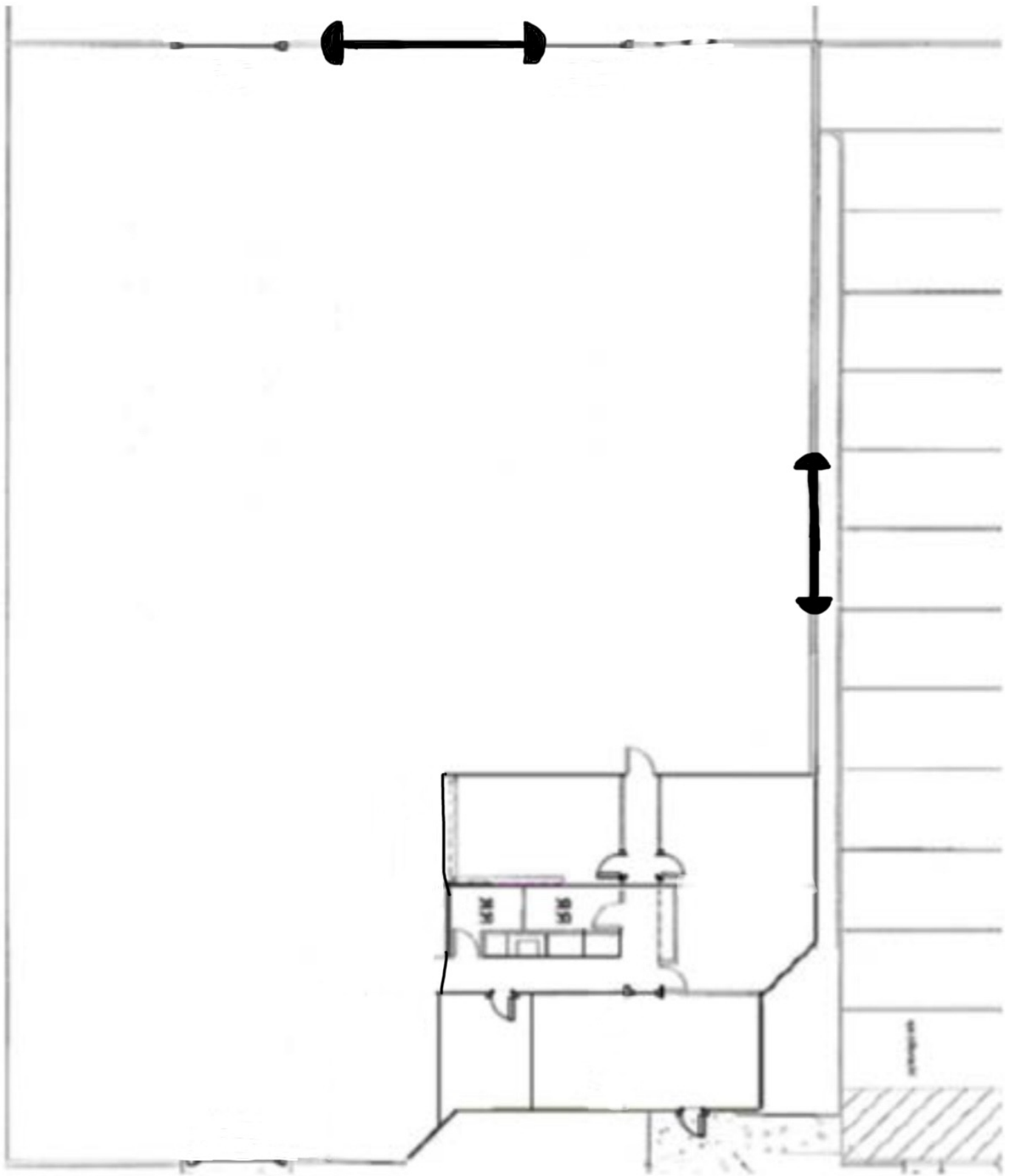


Automotive & Motorhome  
Accessories Showroom and  
Customer Lounge area with TV  
and Coffee.



Handy, well-located  
Kitchenette with wet bar sink.





Floor Plan

For further information please  
contact Bob at

**562.499.9459**

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