



# FOR LEASE

3163 Red Hill Ave.  
Costa Mesa, CA

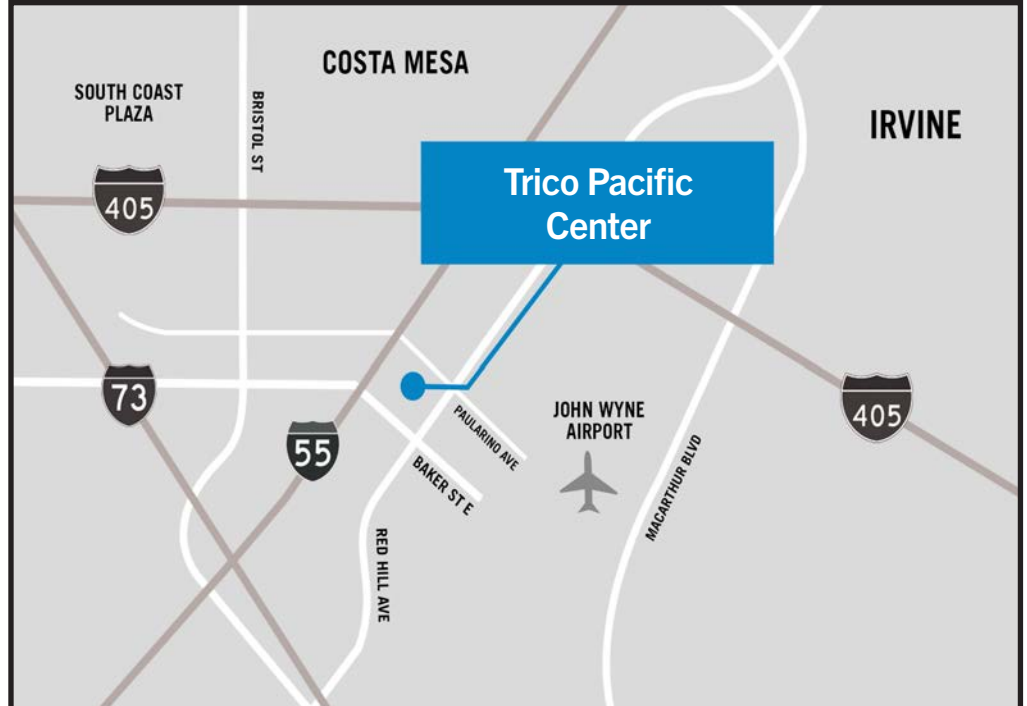
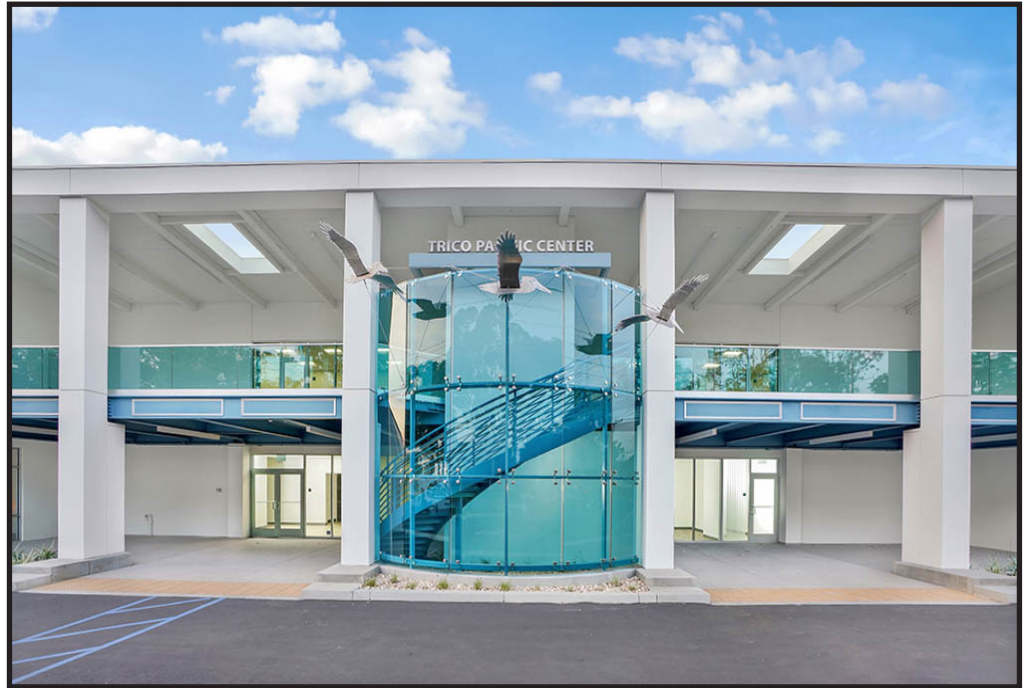
15,419 SF Industrial Unit

## SITE HIGHLIGHTS:

- Close Access to the 55, 73, and 405 Freeways
- Part of a Professionally Managed Business Park
- Exterior LED Security/Lighting

## UNIT FEATURES:

- CAT 6 Pre-Wired
- Dedicated Server Room
- Break Room with dishwasher and garbage disposal
- Energy Efficient Windows
- Energy Efficient Lighting
- LED Strip Lighting in Warehouse
- Clearance Height: 19' Feet



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

## FOR FURTHER DETAILS:

**PARKER ROBERTS**

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**Trico Realty, Inc.**  
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3100-A Pullman Street  
Costa Mesa, CA 92626

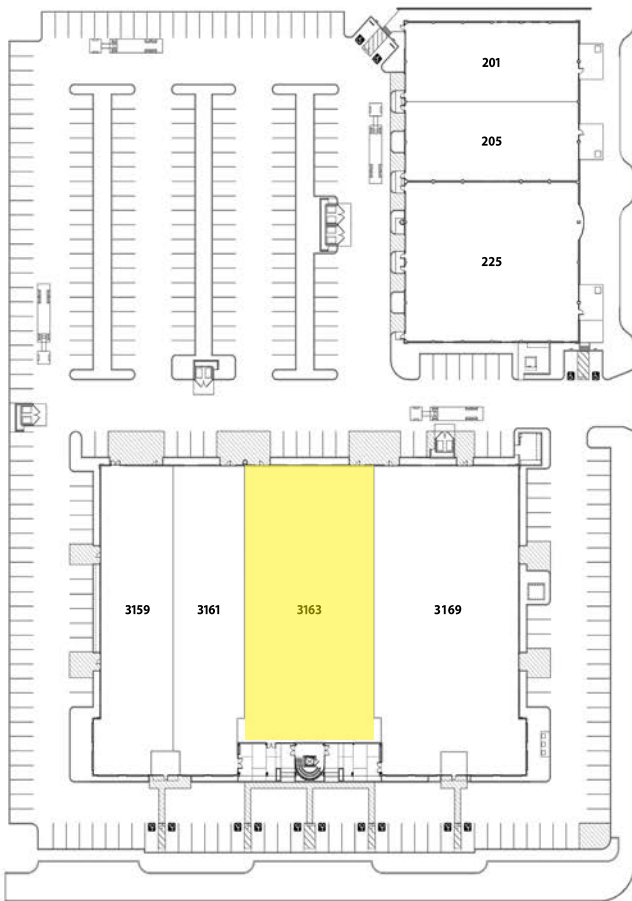
**714-751-4420**  
TricoRealty.com

## Unit Features

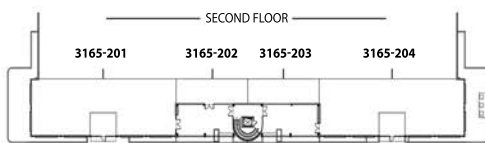
 Power: 500A | 277/480

 Clearance Height: 19'

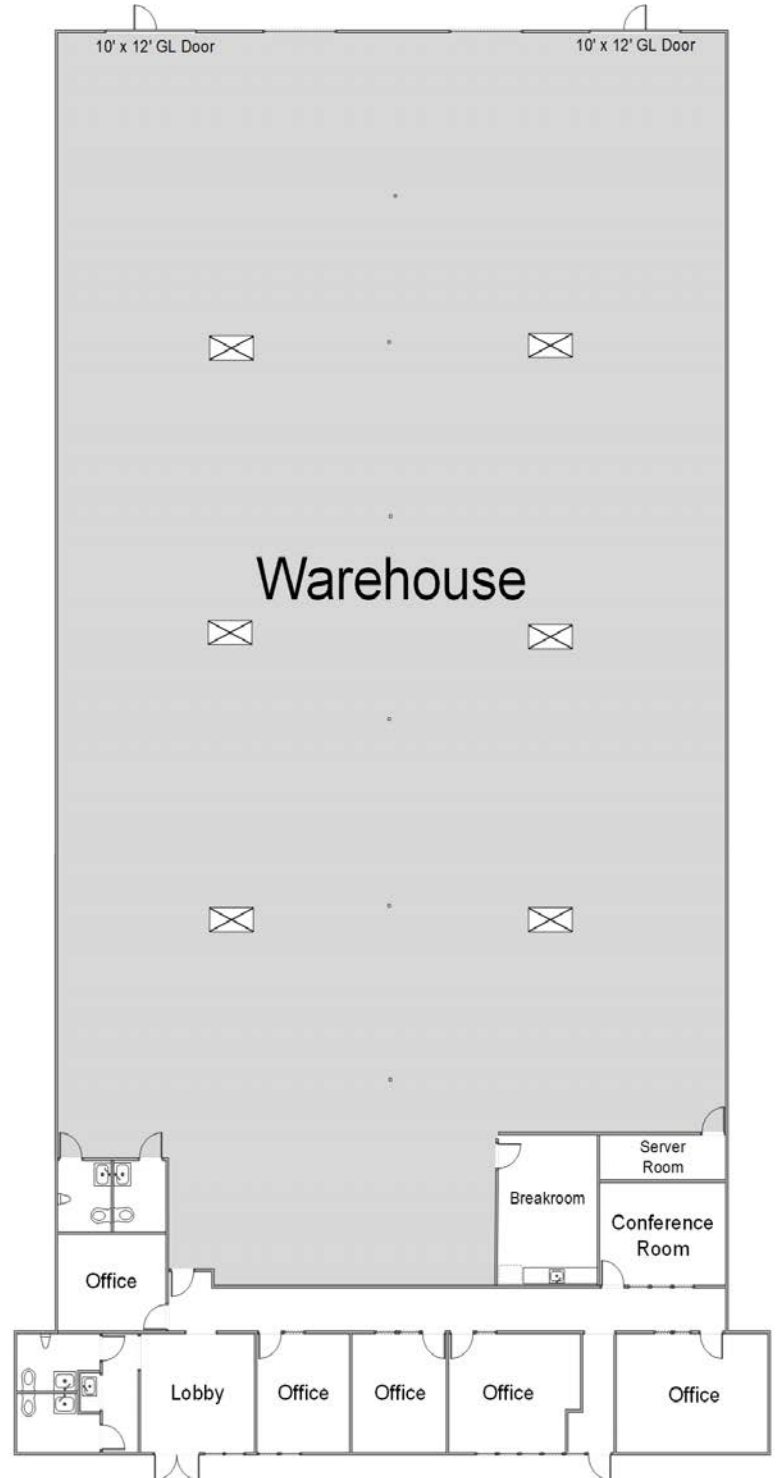
 Ground Level Doors: Two 10'x12'



RED HILL AVENUE



PAULARINO AVENUE



\*Floorplans Not to Scale