



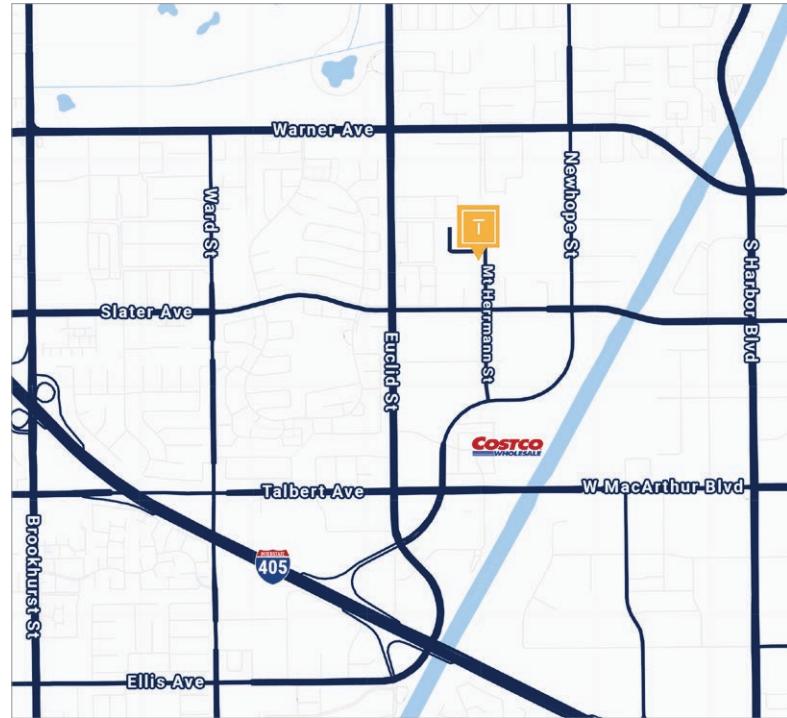
FOR LEASE - ±10,224 SF INDUSTRIAL

11240 YOUNG RIVER AVENUE | FOUNTAIN VALLEY, CA



PROPERTY FEATURES:

- » ±10,224 SF Freestanding Industrial Building
- » ±2,525 SF of Office
- » Two (2) 12'x12' Ground Level Loading Doors
- » Secured Yard/Parking Area
- » ±14' Warehouse Clear Height
- » 2:1 Car Parking Ratio
- » Warehouse Skylights
- » 600 Amps 120/208 Volt Power with a 480 Volt Transformer (verify)
- » Corner Location with Monument Sign
- » Great South Coast Metro Location and Good Access to the San Diego (405) Freeway



CONTACT US:

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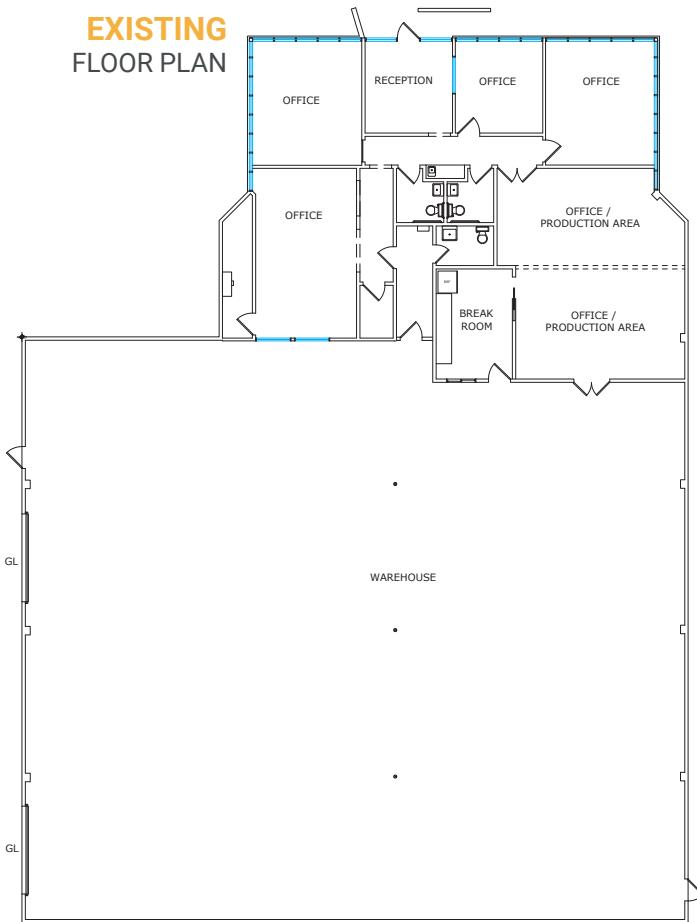
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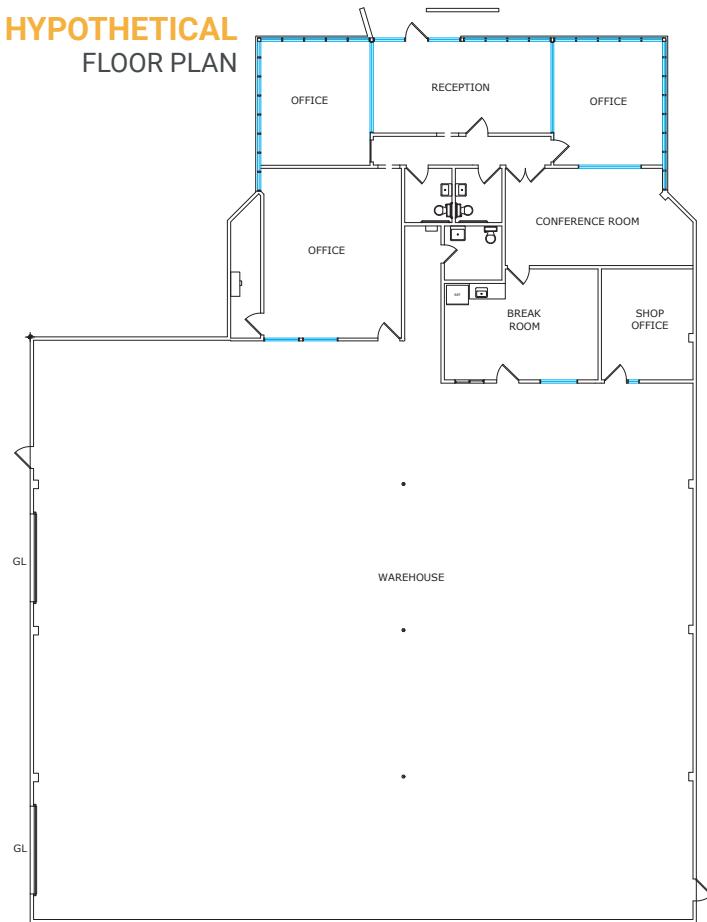
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EXISTING FLOOR PLAN



HYPOTHETICAL FLOOR PLAN



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