

FOR LEASE

±22,000 SF Freestanding Industrial Building



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Property specifications

+22,000 SF freestanding industrial building

+5,760 SF of office area (**2,880 SF 2nd floor**)

Six (6) private offices, conference room, bullpen areas, large restroom corridor, kitchen break room

+16,240 SF of warehouse area

Two (2) **dock-high doors**

One (1) **grade-level door**

±18-20' warehouse clearance

Two power panels consisting of:

- 400 amps 120/208V (verify)
- 800 amps 120/208V (verify)

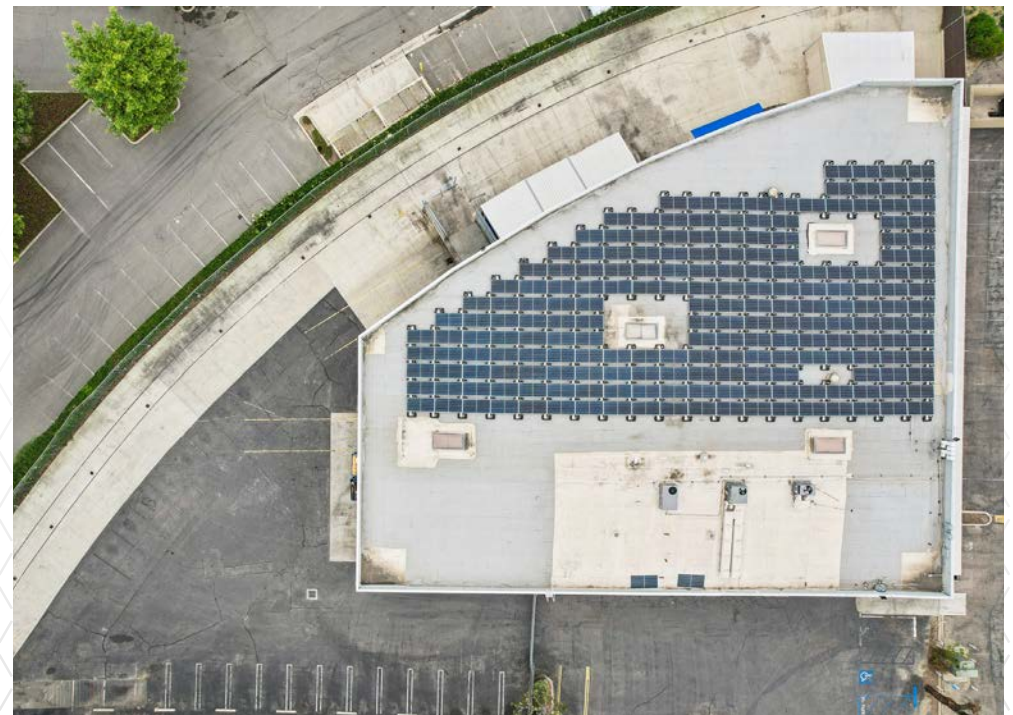
Fire sprinklers

2/1,000/SF **parking ratio**

Solar System on roof

Large fenced yard (Approx. 20,000 SF) and fully secured outdoor enclosed area

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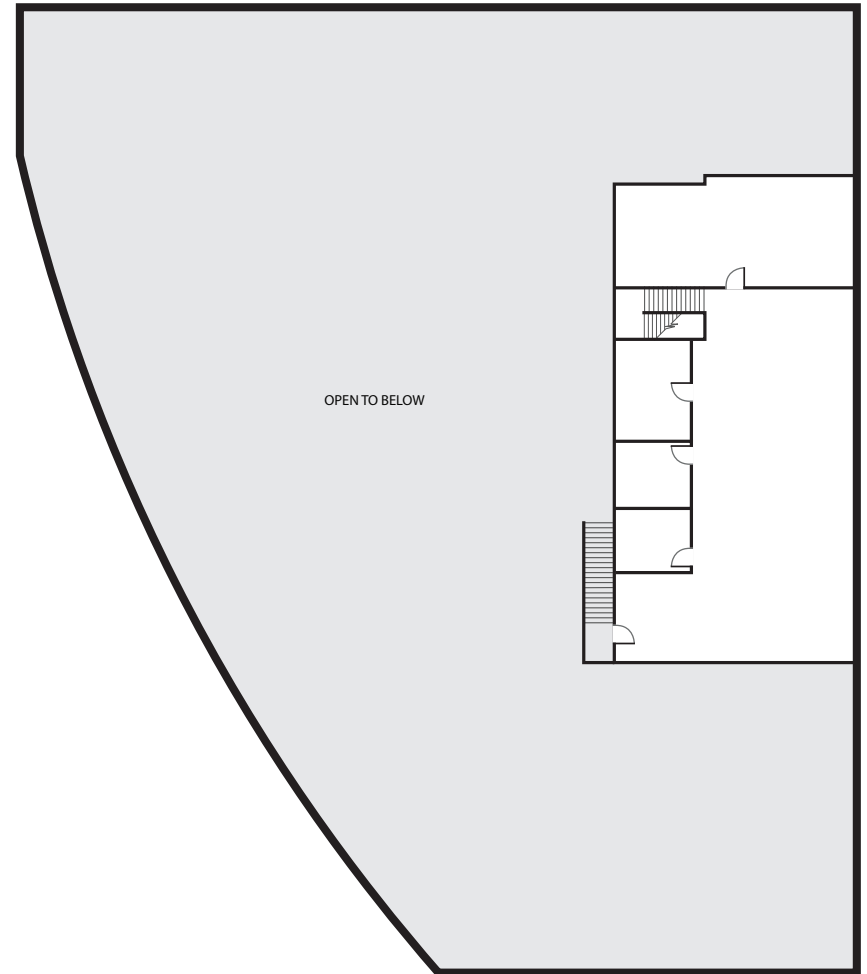


Floor plans

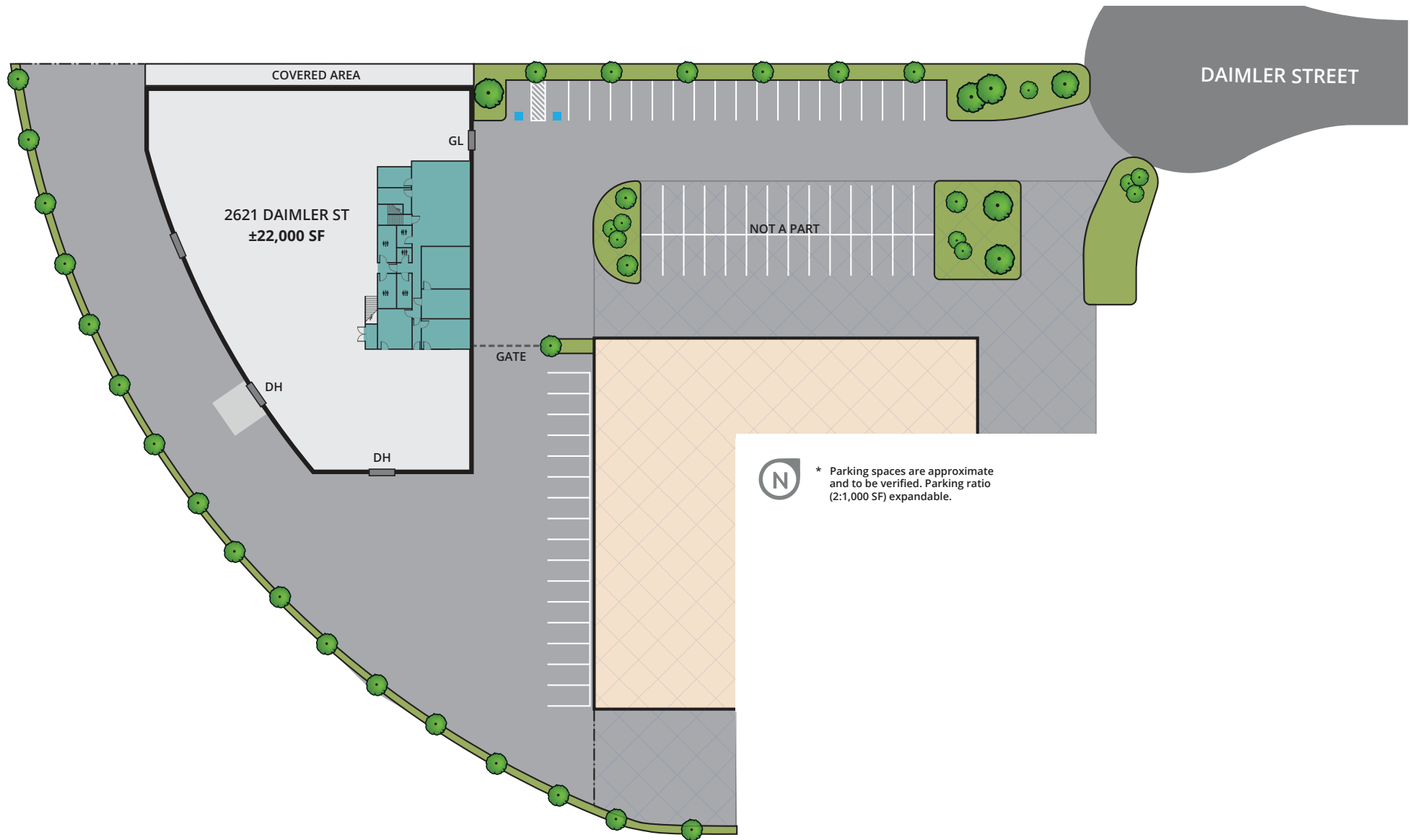
First Floor



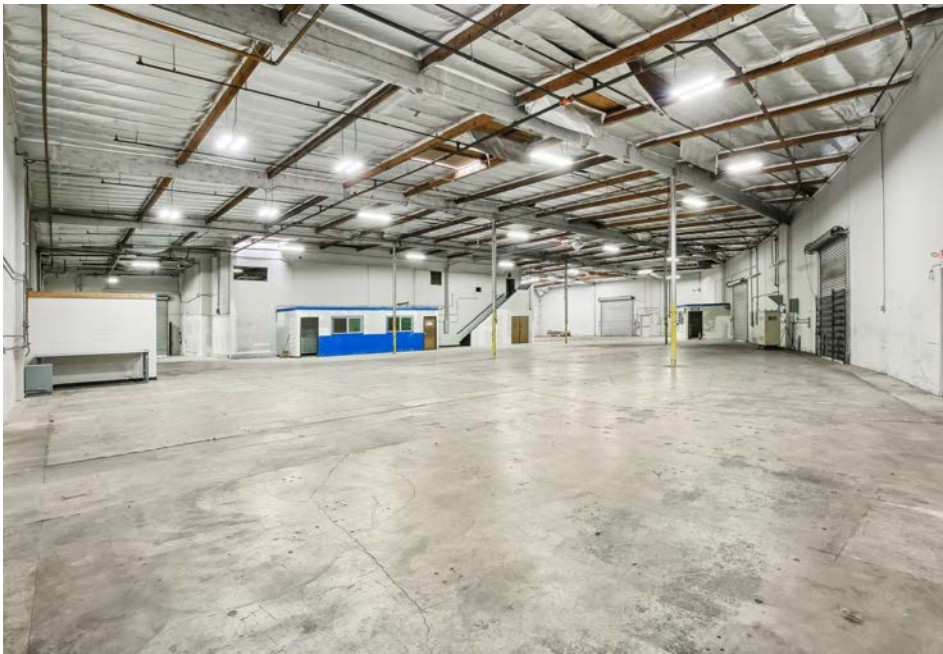
Second Floor

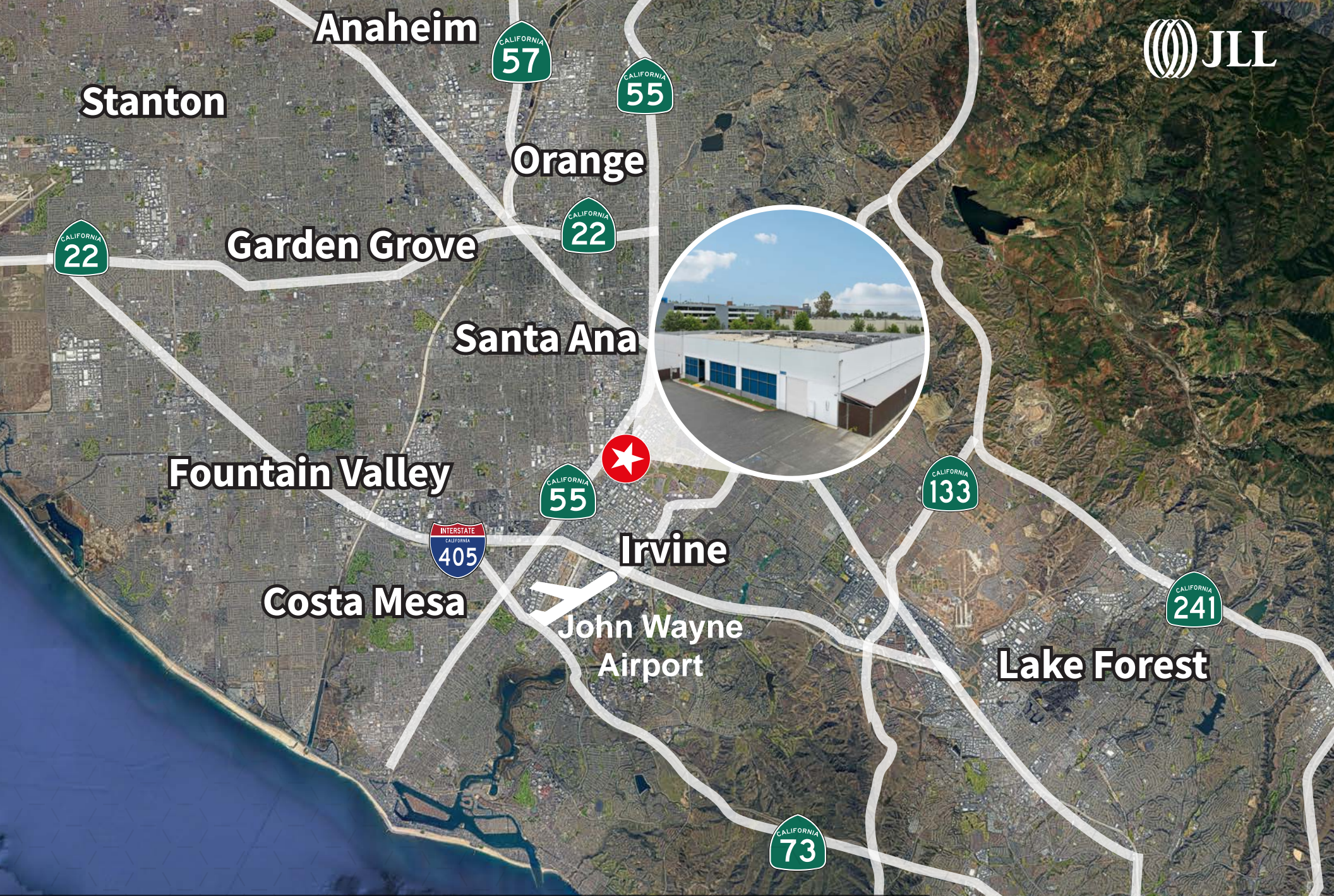


Site plan



Photos





Anaheim

Stanton



Orange



Garden Grove



Santa Ana



Fountain Valley



Irvine



Costa Mesa

John Wayne
Airport



Lake Forest



Aliso Viejo



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