



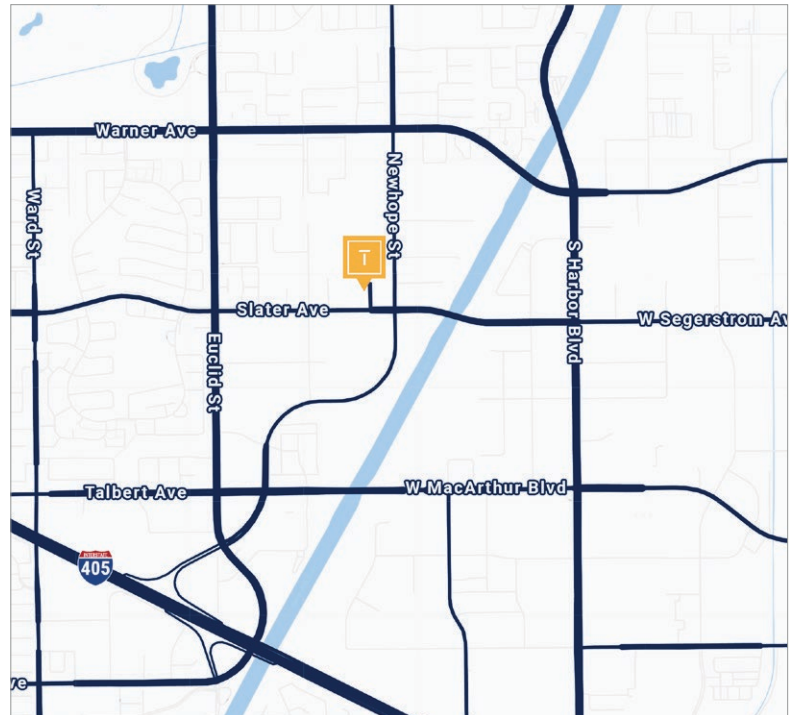
# FOR LEASE - ±5,318 SF INDUSTRIAL UNIT

17443 MOUNT CLIFFWOOD CIRCLE, UNIT A | FOUNTAIN VALLEY, CA



## PROPERTY FEATURES:

- » ±800 SF of Office Space
- » Recently Renovated Office Area and Windows
- » 16' Clear Height
- » One (1) Ground Level Loading Door
- » 400 Amps, 120/208 Volts (*verify*)
- » Fire Sprinklers
- » 10 Parking Spaces
- » Shared Secured Exterior Parking/Storage Area
- » Minutes from Costco and Other Retail Amenities
- » Great San Diego (405) Freeway Access



**ASKING LEASE RATE: \$1.55 PSF IG**

## CONTACT US:

**TIDEMARK**  
Real Estate Services

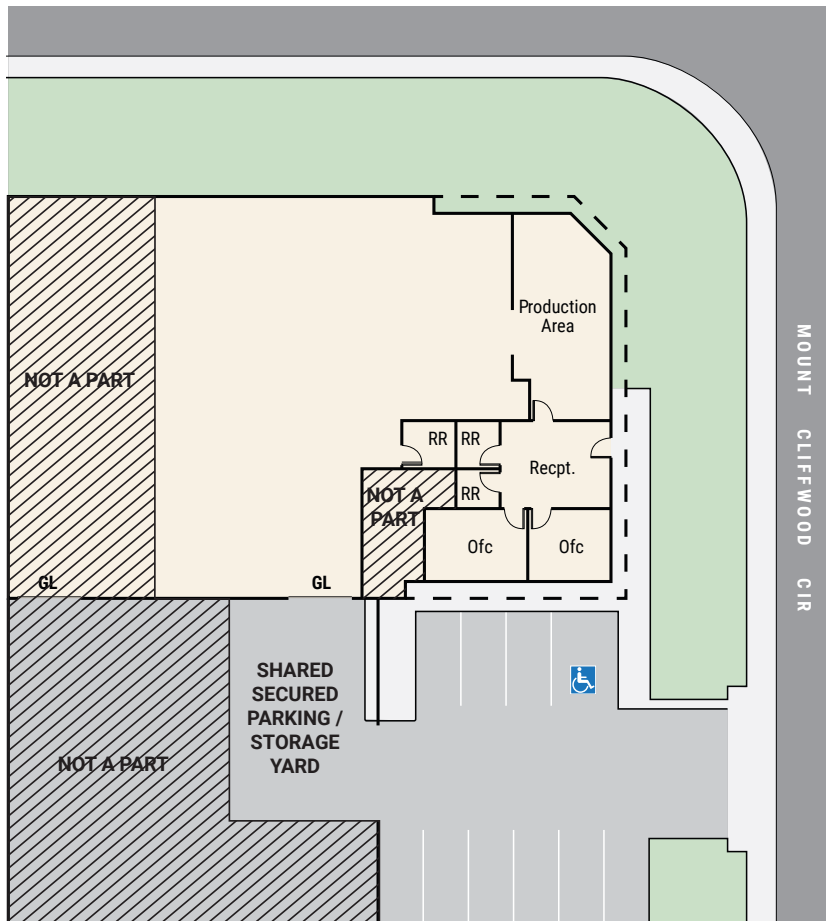
**BROKERAGE | INVESTMENTS  
PROPERTY MANAGEMENT**

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