

Pickleball, Batting Cages, Cheerleading, or Church

21,600 or 14,200^{sf} 7442 Vincent Cir, Huntington Beach, CA 92648

Already has City Approved (CUP) Conditional use Permit!

C.U.P. IN PLACE... AVAILABLE NOW... MOVE IN READY WITH FREE T.I.



Prime Sporting Opportunity in Prestigious Huntington Beach

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

- **C.U.P. also for church religious assembly**
- **Ideal for Pickleball, volleyball, batting cages, cheerleading, body building, CrossFit, boxing, Jujitsu, dance studio**
- **Pro shop for gifts, souvenirs, clothing**
- **Custom sound proof spectator viewing room, fully air conditioned**
- **Showers in bathrooms with 3 stalls**

- **Handicapped bathrooms in office area**
- **Has convenient drive thru capability exit to next street, no back up needed**
- **Has lunch room, fenced yard, and 3 big roll up truck doors... great ventilation**
- **The facility features safety cage lighting designed to withstand recreational use**

For inquiries or to schedule a tour, contact Robert

562-499.9459

robertrsvp@yahoo.com



Front Door Handicap
Parking.



Pro shop with two guest
check in counters with
souvenir and clothing area,
behind security gate.



Entrance lobby including
guest pick up waiting area.



Managers office adjacent to lobby.



Chief executive officer (CEO) quiet corner office.



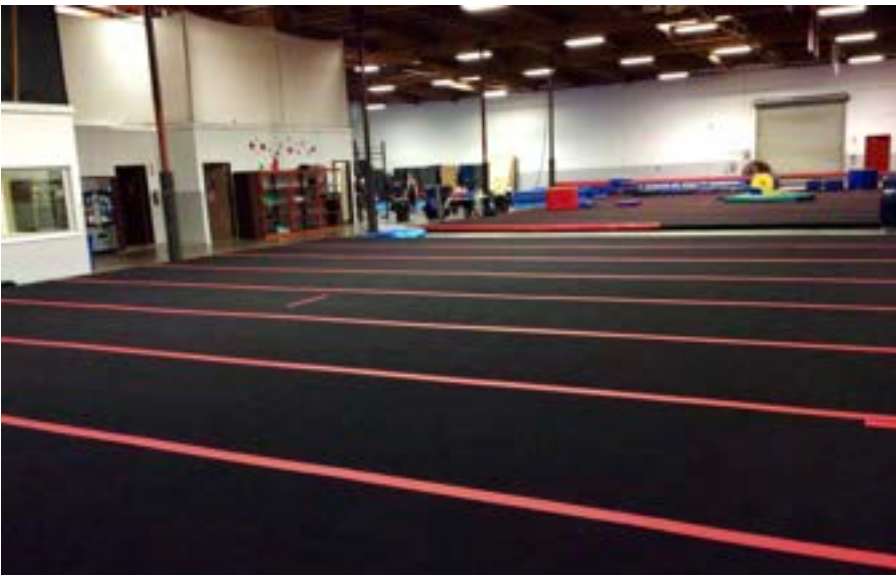
Large sound proof and air conditioned guest viewing room.



Large north/south gym sporting or church assembly area.



Large east/ west gym sporting or church assembly area.



Previous cheerleading tenants training center.
Note: entire floor is covered with gymnastic training spring mats.



Previous cheerleading tenants weight lifting workout area.



Convenient front guest parking area. Total parking 44+12 or more.

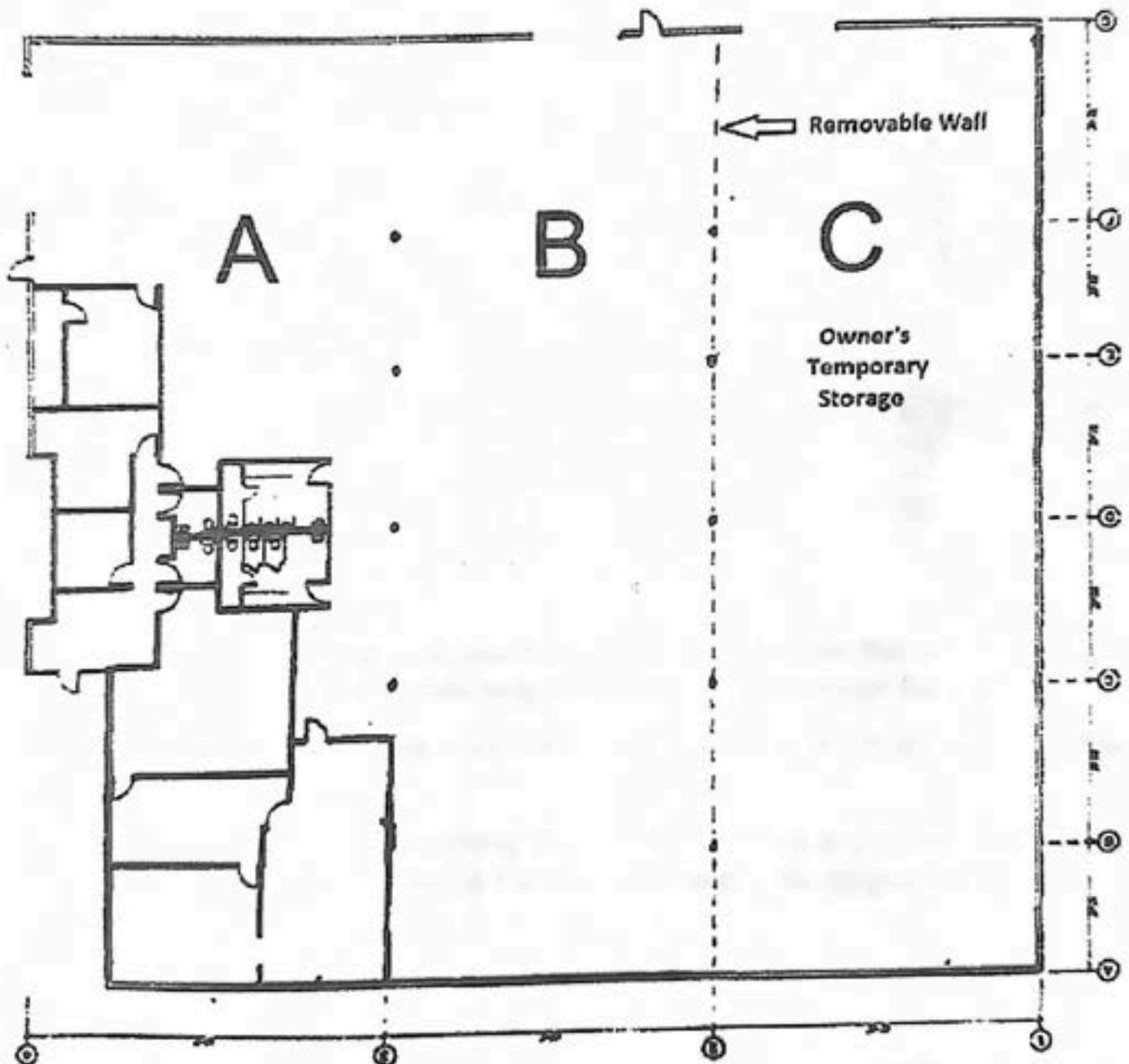


Additional rear guest parking area. Total parking 44+12 or more.

- Space available 14,200 expandable to 21,644sf
- Rental rate: \$1.66/SF/ MO
- Date available: NOW
- Service type: Triple net
- Space use industrial with C.U.P.
- Power 800 AMPs, Volts: 480 Phase:3
- Clear height: 20+; Fire sprinklers
- Lease terms 1,3,5 year with options
- Drive-In Bays: 3
- 3 ground level roll up truck doors
- Drive up capability; no reversing
- Construction: Concrete Tilt-up

DIVIDABLE WAREHOUSE

A+B = 14,200 Sq. Ft. A+B+C = 21,500 Sq. Ft.



Contact: Robert Maniaci

562-592-2171

robertsvp@yahoo.com