



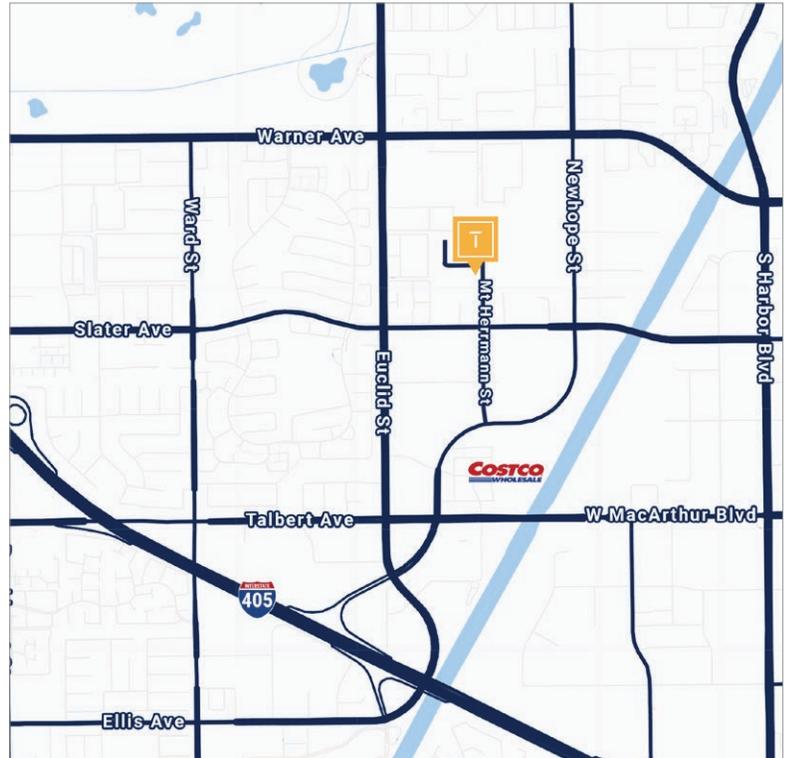
FOR LEASE - ±10,224 SF INDUSTRIAL

11240 YOUNG RIVER AVENUE | FOUNTAIN VALLEY, CA



PROPERTY FEATURES:

- » ±10,224 SF Freestanding Industrial Building
- » ±1,650 SF of Renovated Office with New LED Lighting, Ceiling Tiles, Bathroom Fixtures, Kitchen Cabinets, Doors, Flooring, and Paint
- » Other Improvements Include: LED Warehouse Lighting, Warehouse Insulation with White Scrim, Skylights, and Asphalt Repair/Slurry & Stripe
- » Two (2) 12'x12' Ground Level Loading Doors
- » Secured Yard/Parking Area
- » ±14' Warehouse Clear Height
- » 2:1,000 Car Parking Ratio
- » Three (3) Restrooms
- » Warehouse Skylights
- » 600 Amps 120/208 Volt Power (verify)
- » Corner Location with Monument Sign
- » Great South Coast Metro Location and Good Access to the San Diego (405) Freeway



CONTACT US:

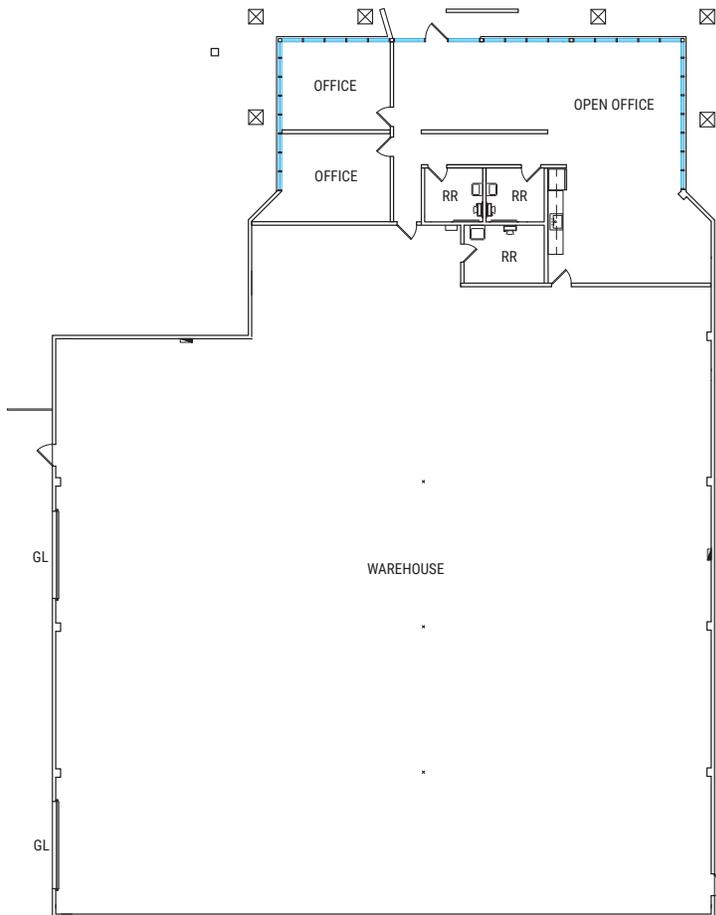
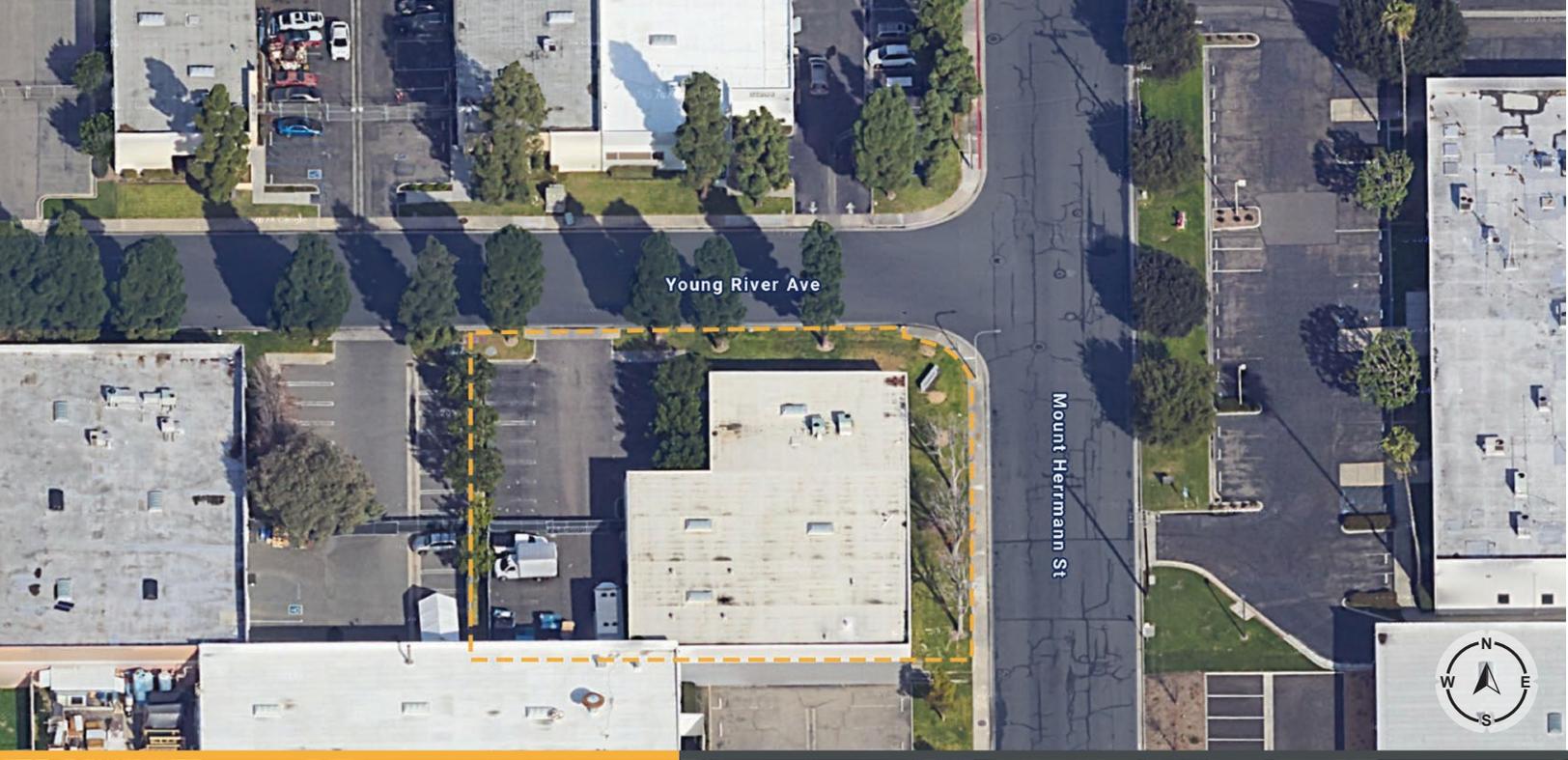
TIDEMARK
Real Estate Services

**BROKERAGE | INVESTMENTS
PROPERTY MANAGEMENT**

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Real Estate Services, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



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