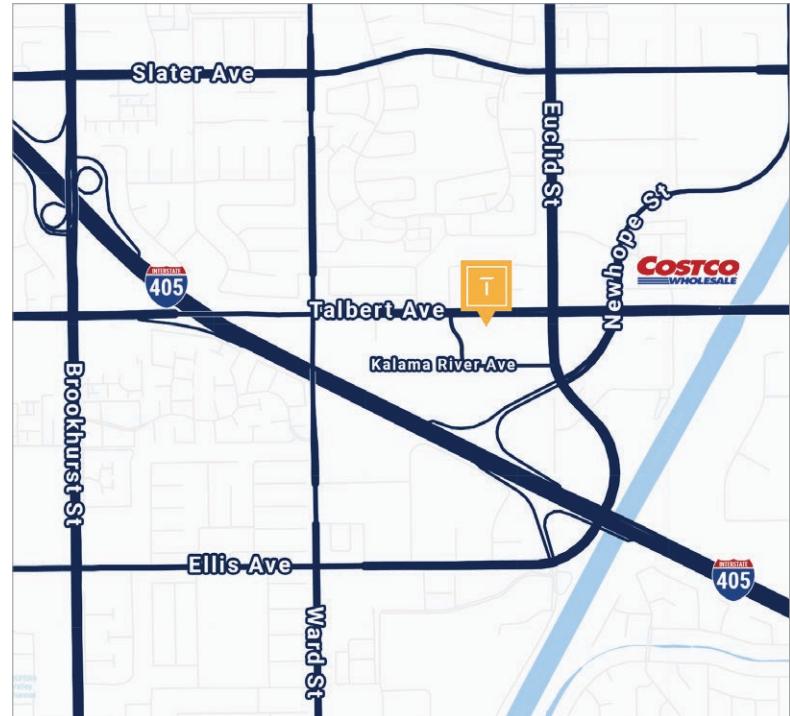




PROPERTY FEATURES:

- » High Identity Talbert Avenue Frontage
- » ±2,695 SF of Office
- » Fire Sprinklers
- » Three (3) 12'x12' Ground Level Doors
- » Two (2) Exterior Truck Wells
- » 1,000 Amps (600 & 400 Amp Panels) of 277/480 Volt Power (verify)
- » ±16' - 18' Warehouse Clear Height
- » Warehouse Restrooms
- » Secured Parking/Yard Area
- » Electrical Distribution
- » Excellent Access to San Diego (405) Freeway and Close to Fountain Valley Costco



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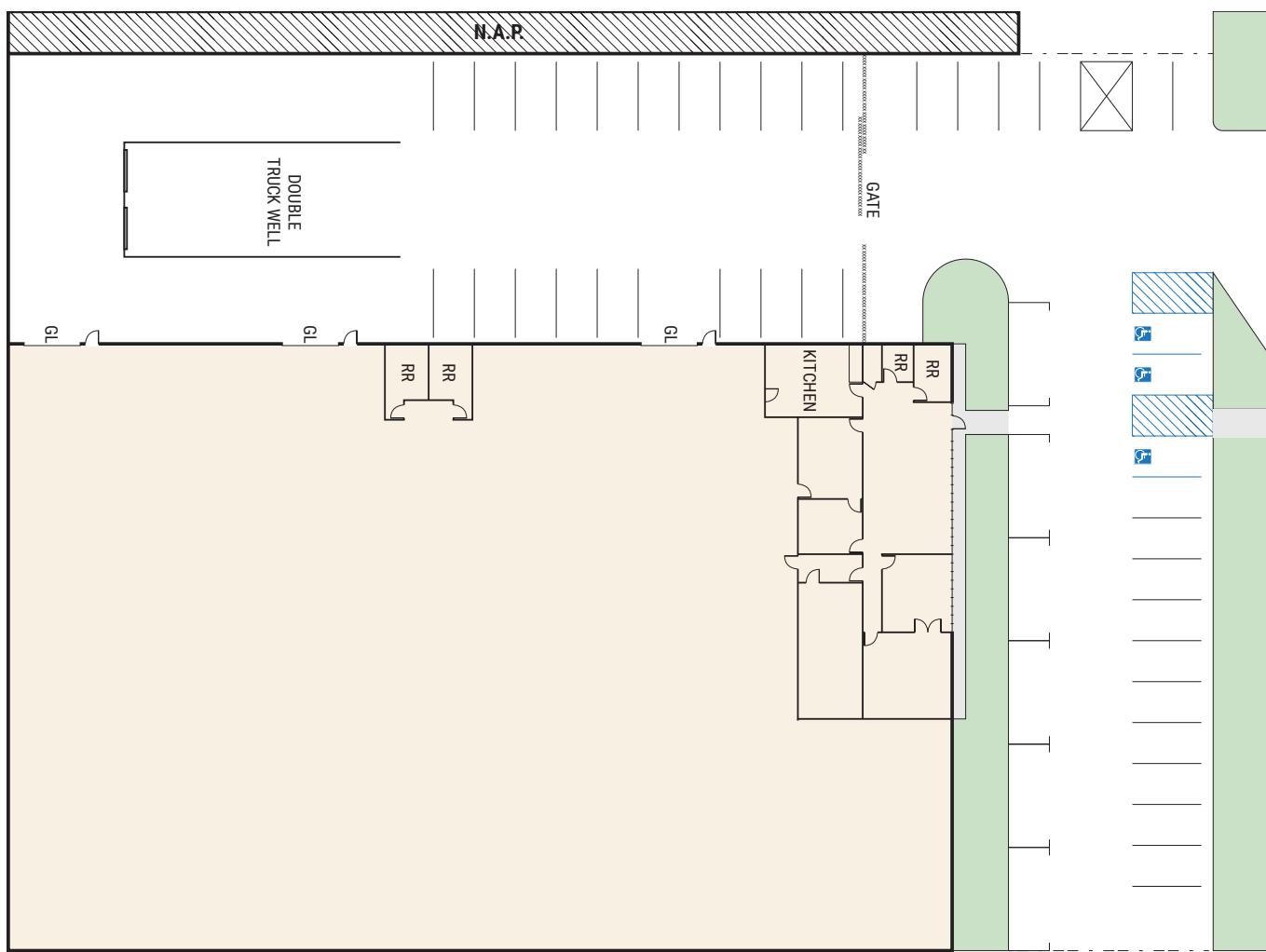
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