



COMMERCIAL REAL ESTATE SERVICES



UNIT SIZES: 1,929 SF-2,220 SF

**FOR LEASE**

**5232 BOLSA AVE UNITS 4-9  
& 5242 BOLSA AVE UNIT 6  
HUNTINGTON BEACH | CA**

CONTACT EXCLUSIVE LISTING AGENTS:



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**DEVIN RAY**  
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**± 1,929 SF - ±2,220 SF**  
UNIT SIZES



**± 13,881 SF**  
TOTAL AVAILABLE



**SEVEN (7)**  
UNITS



**18'**  
WAREHOUSE  
CLEAR HEIGHT

NEWLY REFURBISHED MULTI-TENANT BUSINESS PARK



± 1,929 SF-  
± 2,220 SF  
AVAILABLE UNITS

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## PROPERTY HIGHLIGHTS

- 5242 Bolsa Ave, Unit #6
- 5232 Bolsa Ave, Units #4-9
- Unit Sizes: 1,929 SF-2,220 SF
- ± 13,881 Total Available Square Feet
- Seven (7) Available Units
- One (1) Rear GL Door per Unit
- 18'0 Warehouse Clear Height
- One (1) Restroom Per Unit
- Full Refurbishment Underway!
- Turn Key Units to Be Delivered!
- New Roof!



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### PROPERTY HIGHLIGHTS

**DAUM**  
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UNIT	SQUARE FEET	OFFICE SF	RATE
5232 Bolsva Ave - Unit #4A	±1,929 SF	±638 SF	\$1.85 / SF Gross + CAM
5232 Bolsva Ave - Unit #5A	±1,929 SF	±638 SF	\$1.85 / SF Gross + CAM
5232 Bolsva Ave - Unit #6A	±1,929 SF	±638 SF	\$1.85 / SF Gross + CAM
5232 Bolsva Ave - Unit #7A	±1,929 SF	±638 SF	\$1.85 / SF Gross + CAM
5232 Bolsva Ave - Unit #8A	±1,929 SF	±638 SF	\$1.85 / SF Gross + CAM
5232 Bolsva Ave - Unit #9A	±2,220 SF	±638 SF	\$1.85 / SF Gross + CAM
5242 Bolsva Ave - Unit #6A	±2,016 SF	±638 SF	\$1.85 / SF Gross + CAM

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PHOTOS

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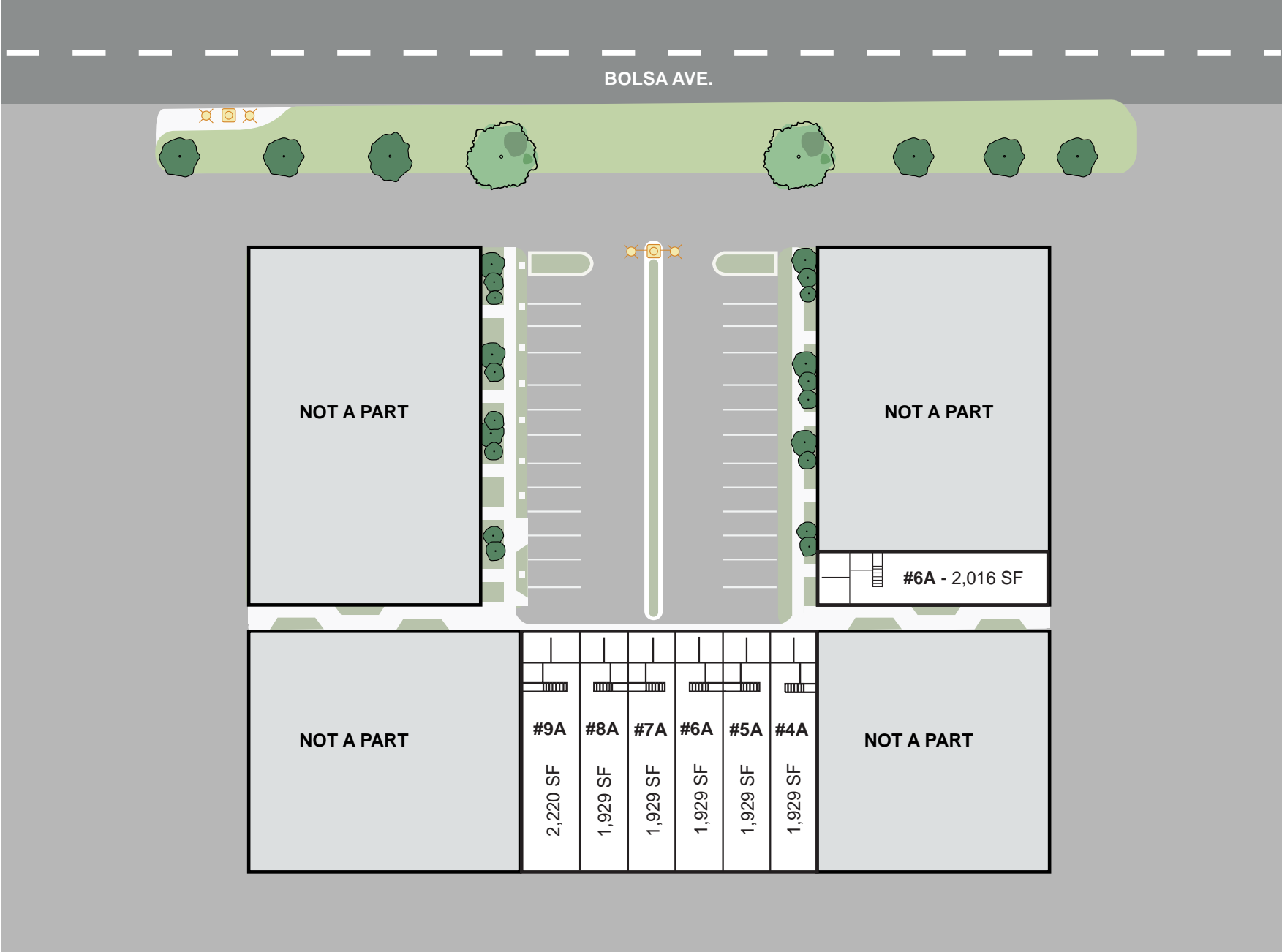
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SITE PLAN





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AMENITIES MAP

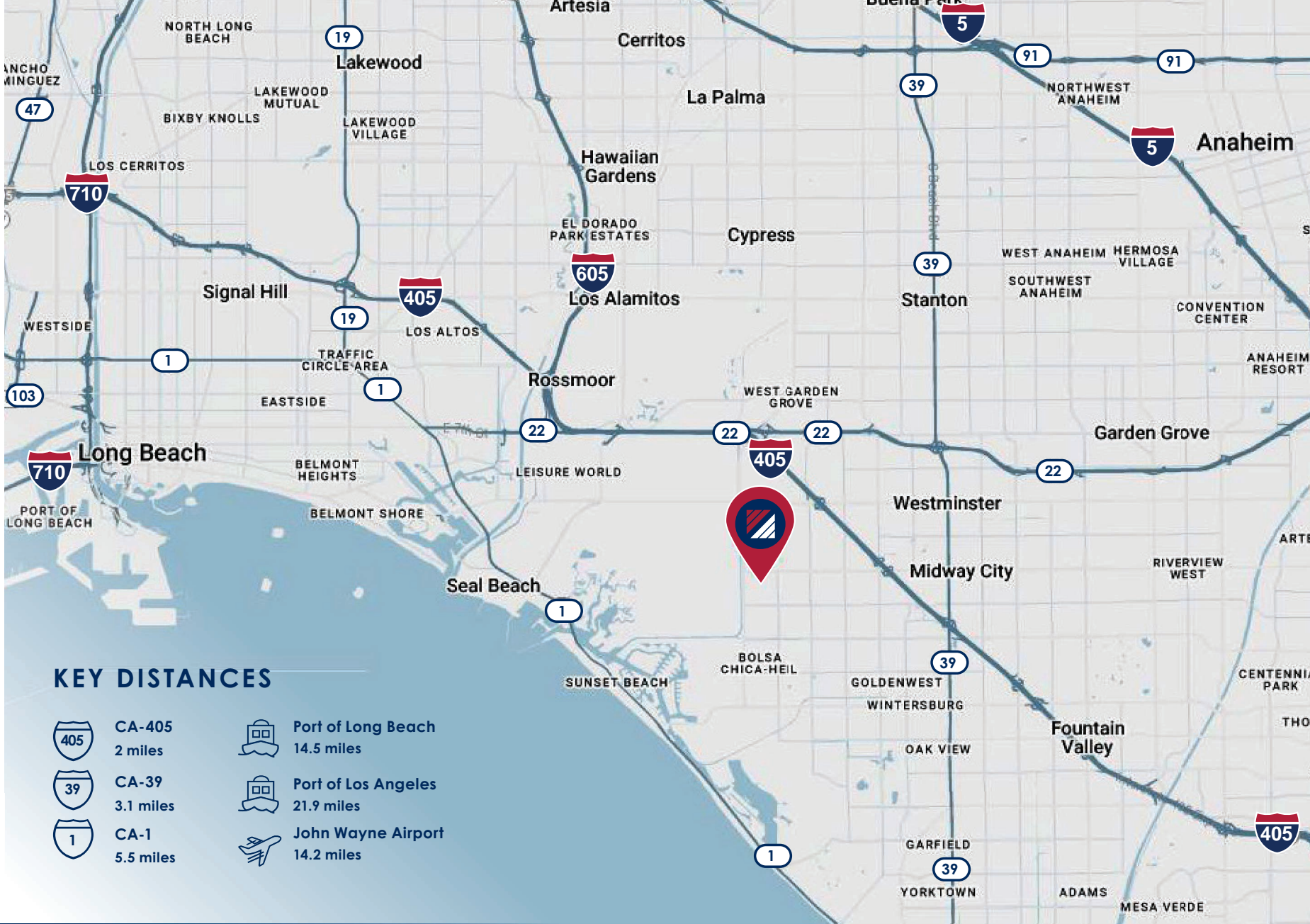










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KEY DISTANCES

	CA-405 2 miles		Port of Long Beach 14.5 miles
	CA-39 3.1 miles		Port of Los Angeles 21.9 miles
	CA-1 5.5 miles		John Wayne Airport 14.2 miles

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LOCATION MAP

