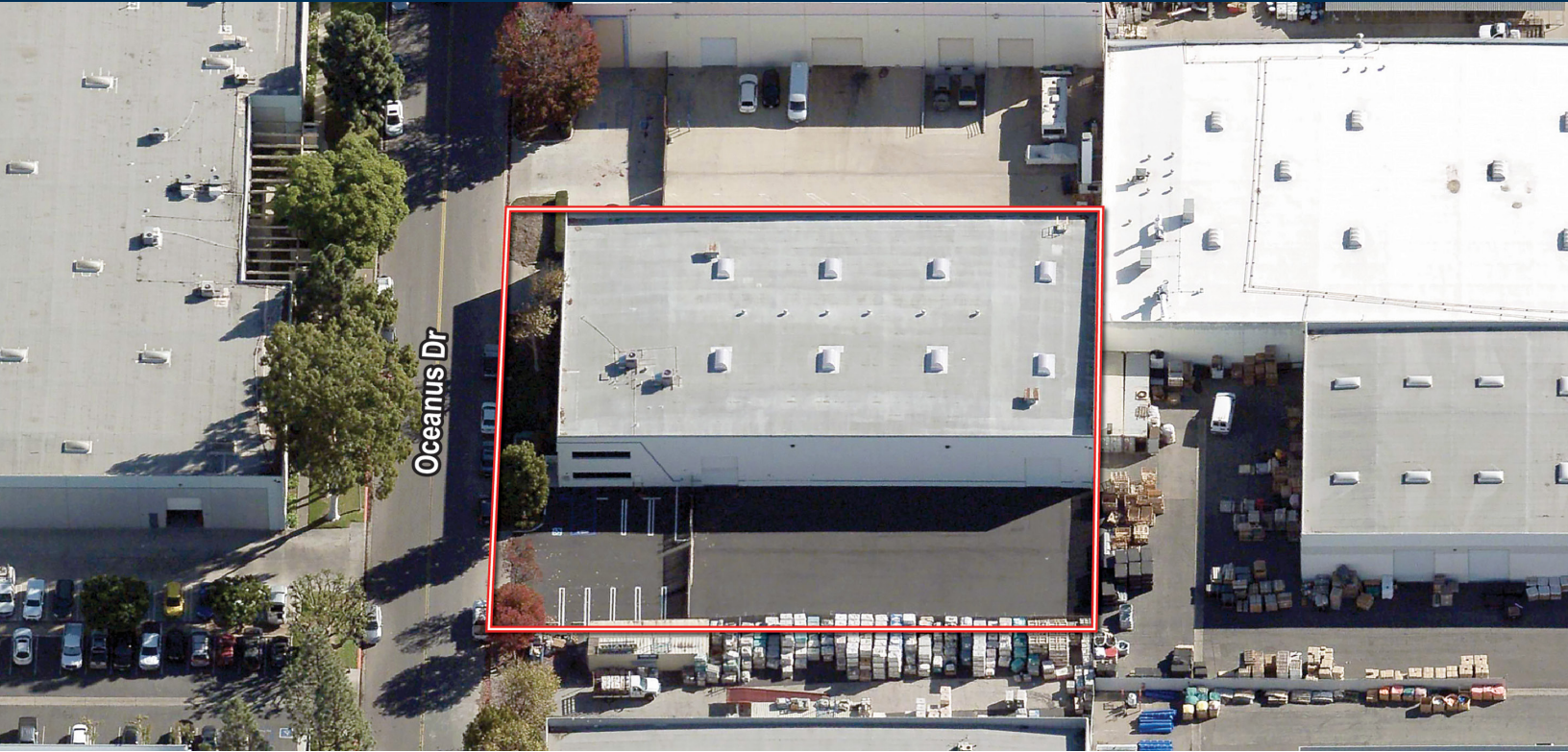


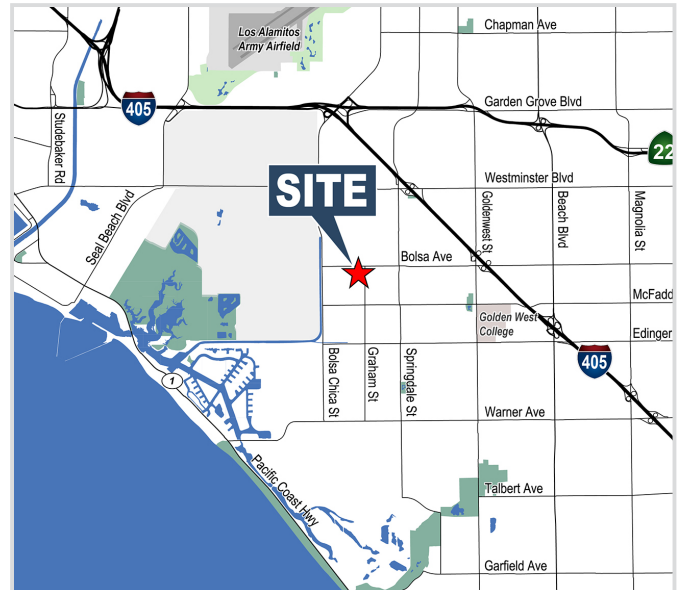
# FOR SUBLEASE | ± 19,440 SF

## Rare Freestanding Industrial with Truck Well and Large Fenced Yard 5202 Oceanus Drive, Huntington Beach, CA



### BUILDING FEATURES

- ± 19,440 SF Freestanding Warehouse Building Situated on ± 34,669 SF Lot (Verify)
- ± 2,500 SF of Two-Story Office Space (Verify)
- Two (2) Ground Level Doors (10'w x 12'h)
- One (1) Dock High Truck Well
- Large Fully Fenced and Paved Storage Yard
- Heavy Power (TBD, Verify)
- 20' Building Height
- High Image Building
- Excellent Access to 405, 405, 22 Freeways and Port of Long Beach
- Sublease Through December 31, 2026



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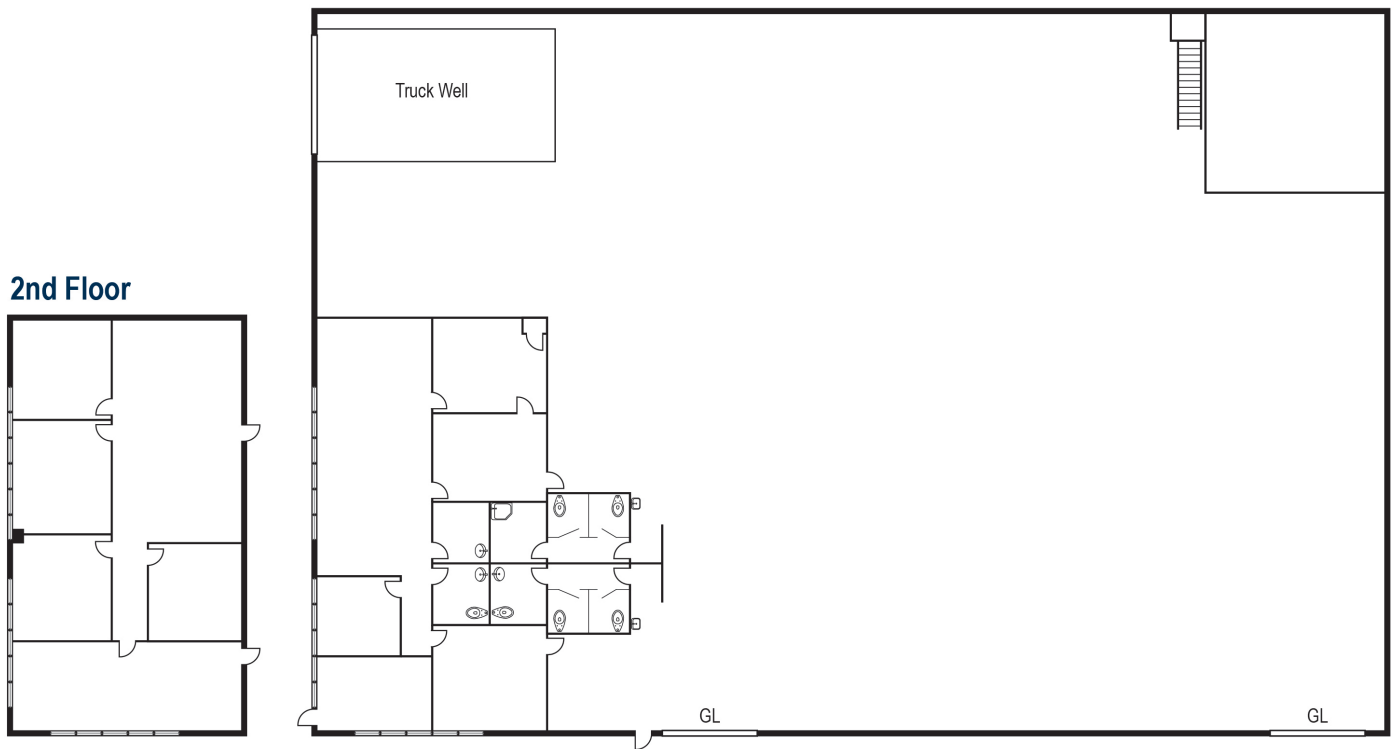
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REAL ESTATE SERVICES

# FOR SUBLEASE | ± 19,440 SF

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## Floor Plan



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