

# 2441

TUSTIN, CA

## MICHELLE DRIVE

**FOR SALE OR LEASE**  
**±84,018 SF - ±177,813 SF**



*± Rendering depicted is temporary and not reflective of planned buildings.*

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**Voit**

REAL ESTATE SERVICES



**PENWOOD**  
REAL ESTATE INVESTMENT MANAGEMENT, LLC

# PROPERTY OVERVIEW

## BUILDING 1

- » ±93,795 SF New Industrial Building
- » ±4.42 Acres of Land
- » ±5,500 SF Two (2) Story Office
- » 36' Clear Height
- » 2,000 Amps of Power
- » Eleven (11) Dock High Doors
- » Two (2) Ground Level Loading Doors
- » 76 Auto Parking Stalls
- » ESFR Sprinklers
- » Fenced Yard
- » 47.4% Site Coverage

## BUILDING 2

- » ±84,018 SF New Industrial Building
- » ±3.73 Acres of Land
- » ±4,000 SF Office Space
- » 36' Clear Height
- » 2,000 Amps of Power
- » Eleven (11) Dock High Doors
- » Two (2) Ground Level Loading Doors
- » 74 Auto Parking Stalls
- » ESFR Sprinklers
- » Fenced Yard
- » 49.2% Site Coverage

