

FOR LEASE

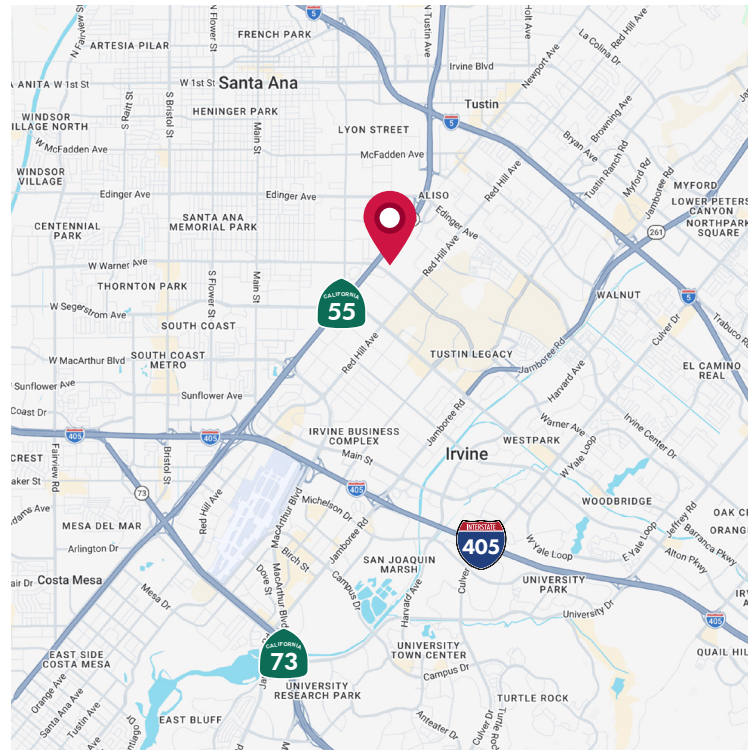
1155 WARNER AVE, TUSTIN

±4,514 SF INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±4,514 SF Industrial Building
- ±2,251 SF of Office
- 1 GL Door (12'w x 14'h)
- 24' Clear Height
- 3:1 Parking Ratio
- Power: 400 Amps
- Built in 2005
- Prime South Coast Metro Location with Excellent 405 and 55 Freeway Access
- **Lease Rate: \$1.70/SF NNN + ±\$0.40/SF Nets**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

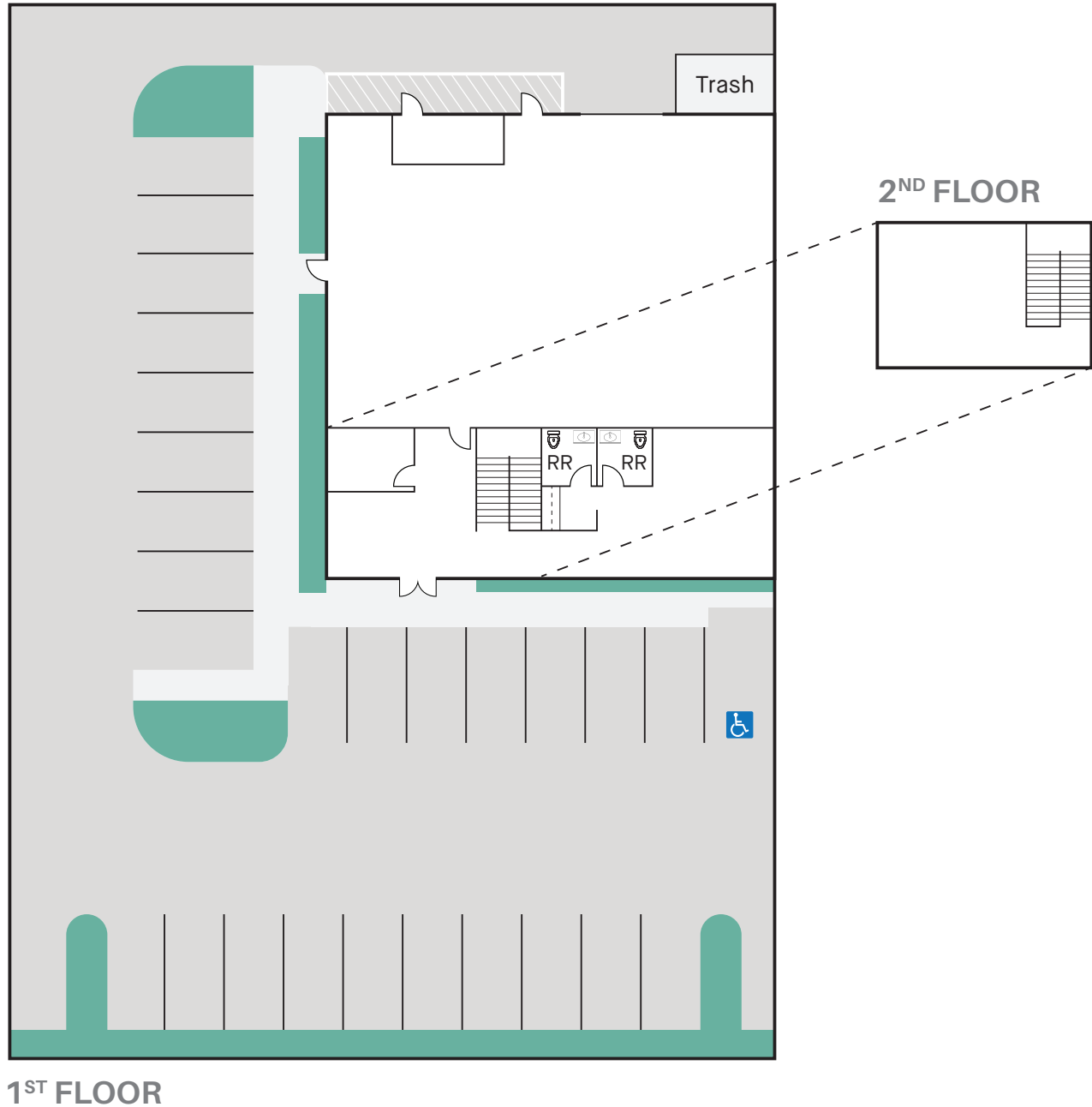
ORANGE COUNTY INDUSTRIAL

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SITE PLAN



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