

STERLING



REALTY ADVISORS

Where business works better

FOR LEASE | ± 2,450 SF

High-Image Auto / Flex / Light Assembly Space
17731 Sampson Lane, Huntington Beach, CA 92647



LOCATION HIGHLIGHTS

- Proximity to renowned automotive customizers including Chip Foose Design, Gunther Werks, Lanzini Body Works
- Near Beach Blvd (Highway 39), easy access to 405 Freeway
- Close to Belle Terra, Goldenwest College, and Huntington Beach Hospital

PROPERTY FEATURES

- ±640 SF Office, Coffee Bar w/ Sink, Restroom
- Highly Recently Upgraded Finishes
- 110 & 208 Volt, 640 Amps (Verify)
- 16' Minimum Clear Height
- (2) 10' x 12' Electric Roll-Up Doors
- Two Separate Entrances/Exits
- Ample Parking 2:1,000 SF
- Ultra High-Speed Internet
- Highly Visible Signage
- Rare Automotive Zoned Space – Other Uses Allowed

Dan O'Hare

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