

7422

CEDAR DRIVE, HUNTINGTON BEACH, CA

± 1.7 ACRE INDUSTRIAL OUTDOOR STORAGE YARD

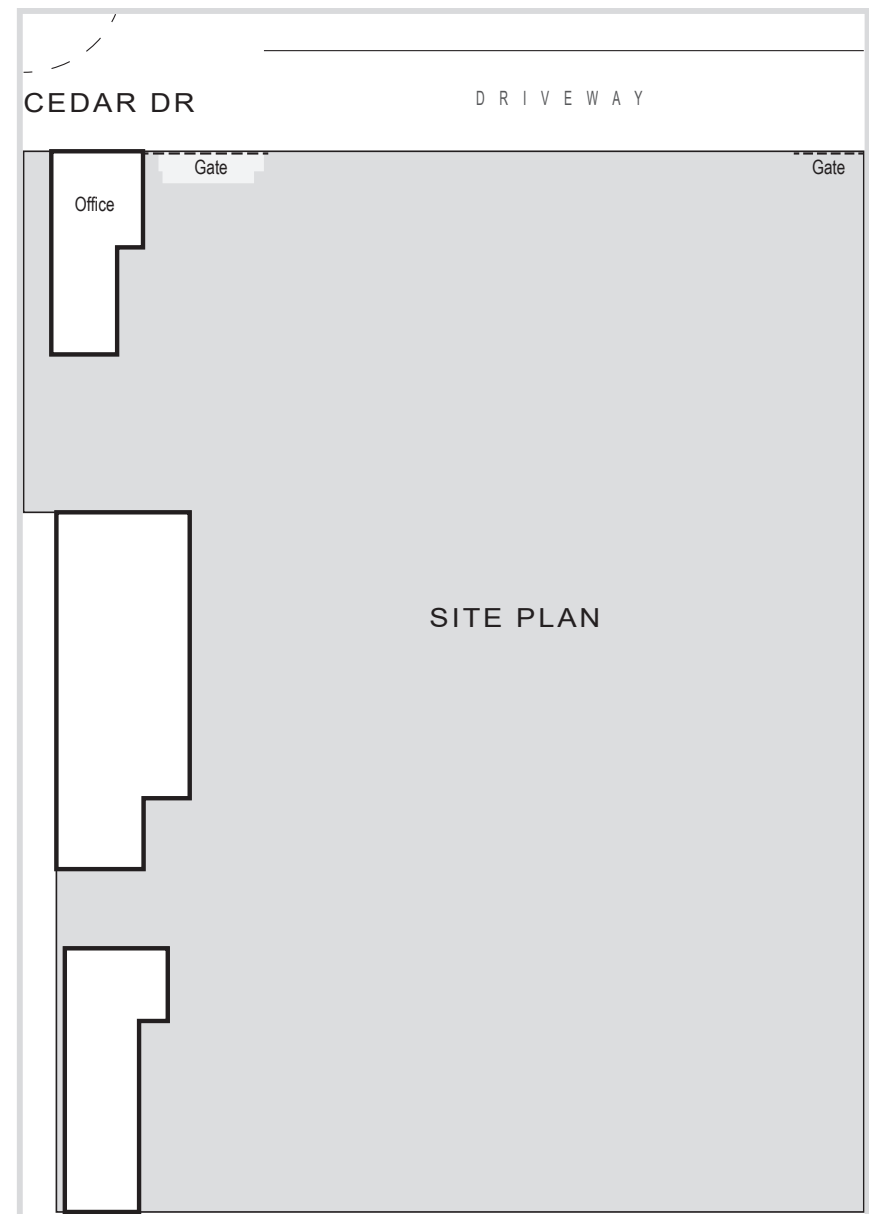
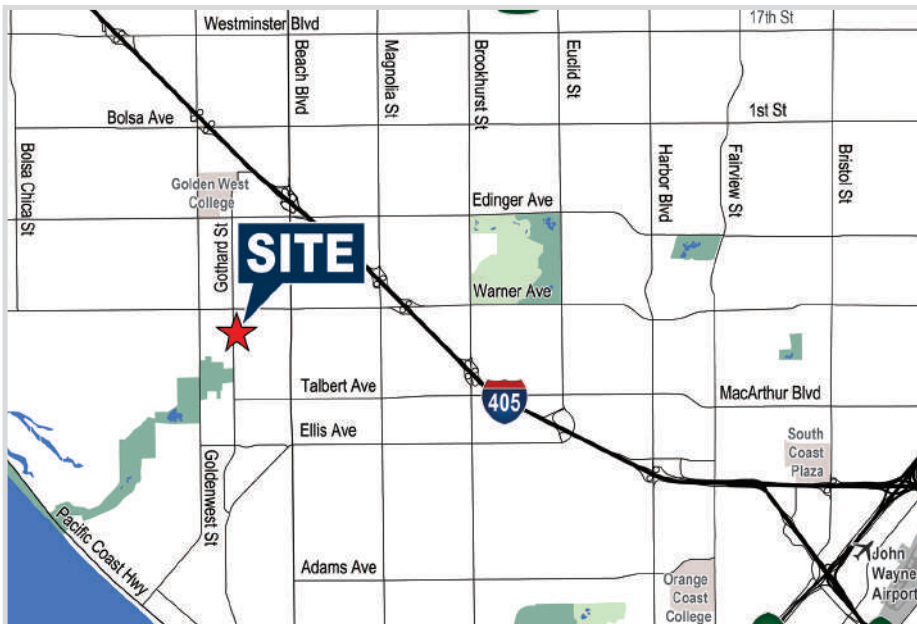
LOCATED IN A
QUALIFIED OPPORTUNITY ZONE



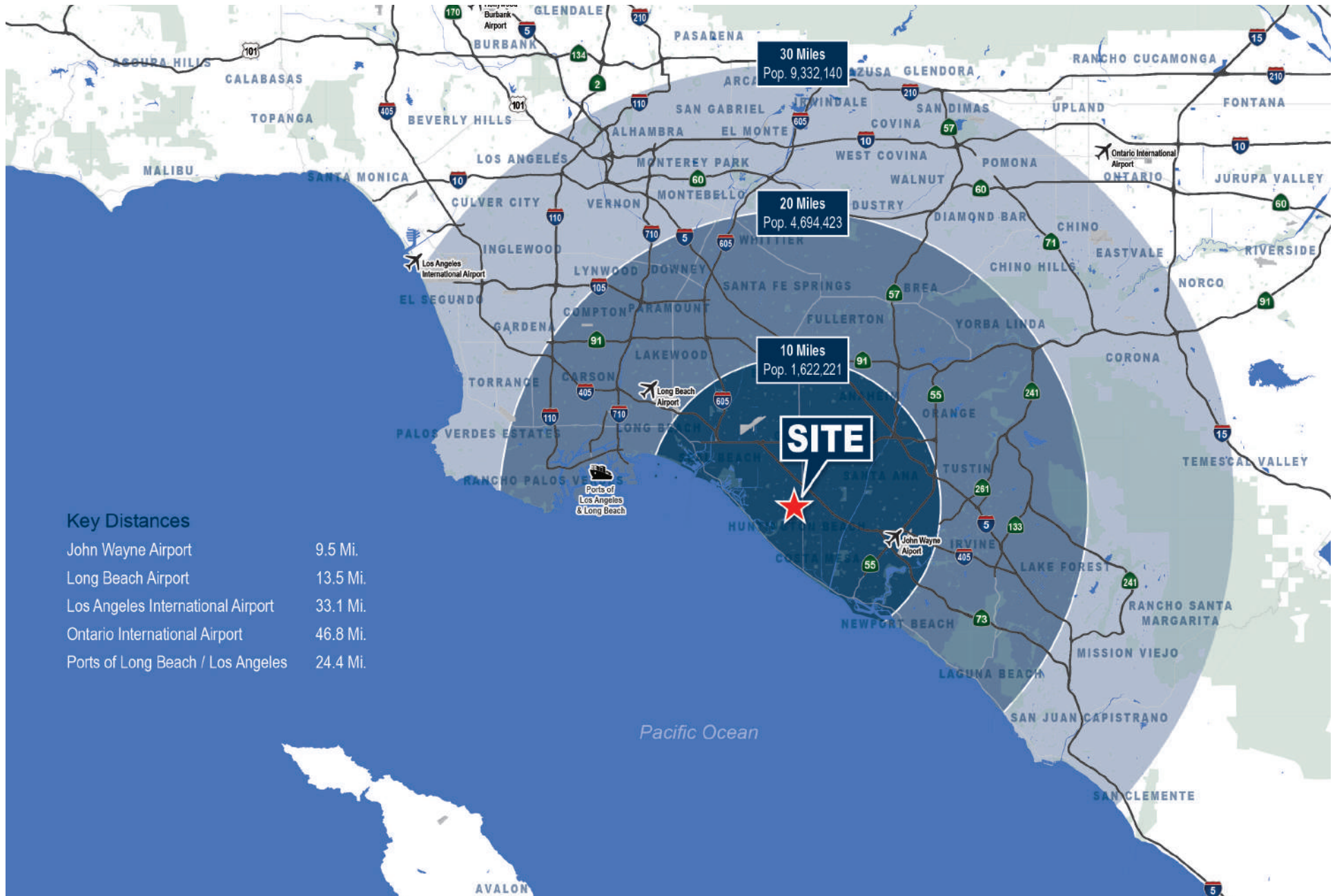
FOR SALE

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REAL ESTATE SERVICES

BUILDING ADDRESS	7422 Cedar Drive, Huntington Beach, CA 92647
BUILDING SIZE	± 1,039 SF
LAND SIZE	± 1.7 Acres (74,052 SF)
YARD	Rare Fenced & Paved, Secured Storage Yard
POWER	600 Amps, 480 V Electrical (Tenant to Verify)
OCCUPANCY	Leased until 3/31/27- Tenant willing to vacate early
ADDITIONAL FEATURES	• Located in a Qualified Opportunity Zone - Buyer to Verify What Tax Benefits May be Available • Two Secured Gated Entry Points • Storage Sheds on Site • Interior Dimensions - 240' x 301' (Verify) • Excellent Truck Access & Turning Radius • Zoned RT (Research & Technology) • Located Adjacent to the Gothard Industrial Corridor • Approximately 2 Miles from the 405 Freeway



Note: Site Plan Not to Scale.



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Exclusively
Offered by:

Voit

REAL ESTATE SERVICES

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