

# FOR LEASE

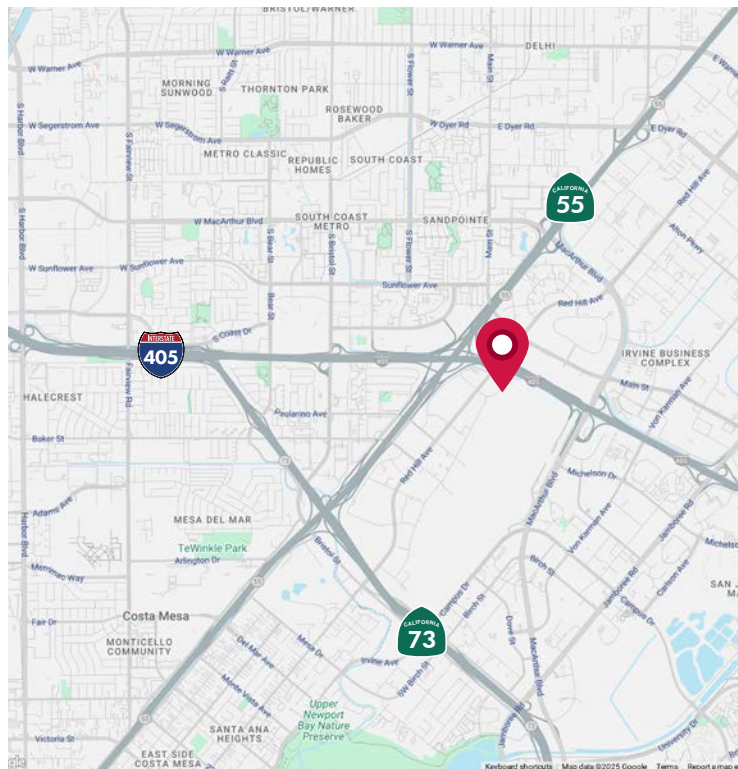
3194-D AIRPORT LOOP DRIVE, COSTA MESA

±4,800 SF INDUSTRIAL & CREATIVE OFFICE CONDO



## PROPERTY FEATURES

- ±4,800 SF Industrial & Creative Office Condo
- Major Renovations Just Completed
- Two (2) Ground Level Doors - 10'w x 10'h
- 14' Warehouse Ceiling Height
- 200 Amps, 120/208v - Tenant to Verify
- 4:1000 Parking Ratio
- New Roof and Skylights in 2023
- Four (4) Roof Mounted HVAC Units + One (1) Split Unit Servicing the IT Room
- Fiber Optic Internet Service w/ 2 Internet Service Feeds
- Built in 1982
- **Asking Price: \$1.87 NNN + \$0.54 Nets**



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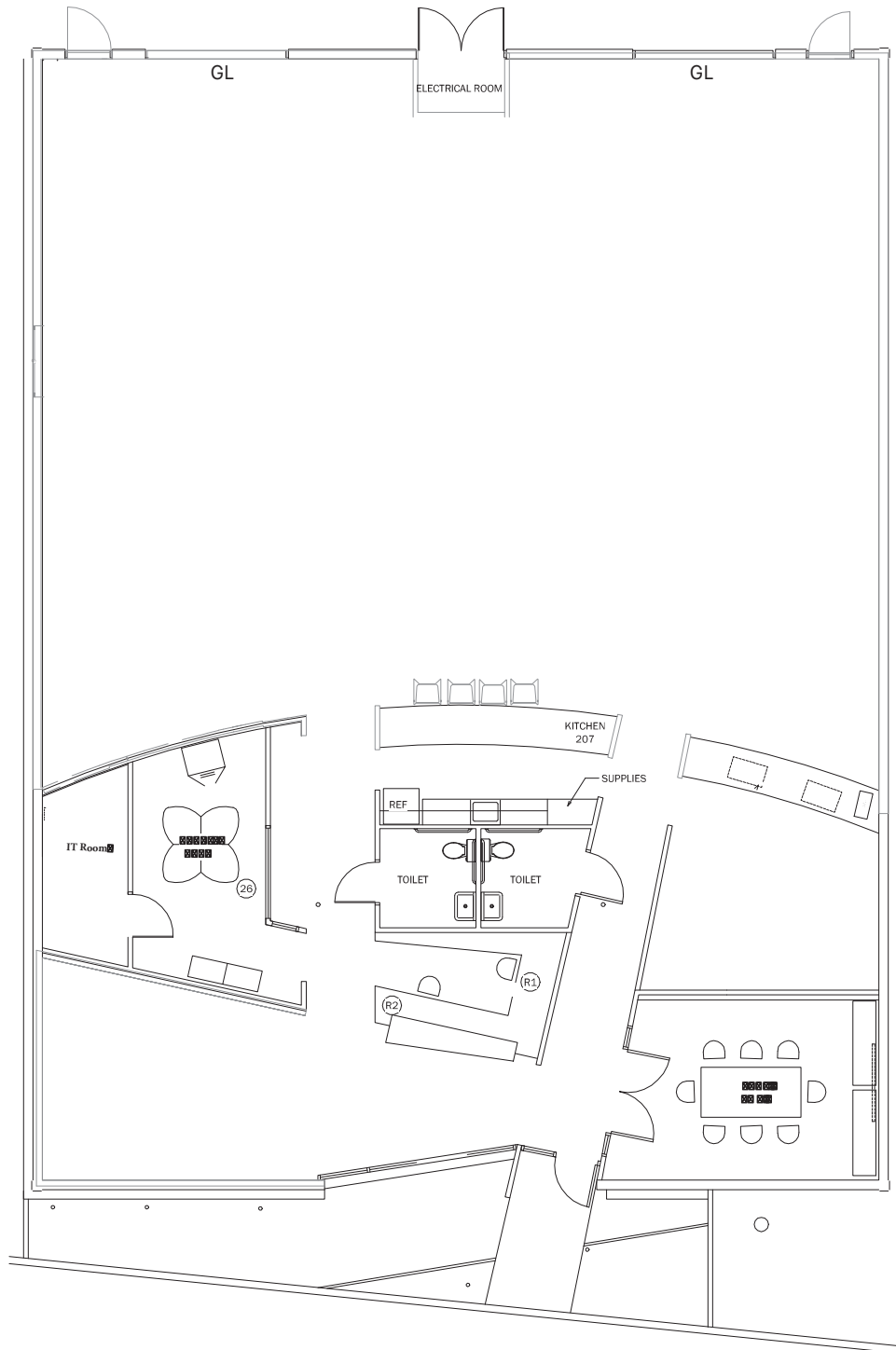
 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**ORANGE COUNTY INDUSTRIAL**

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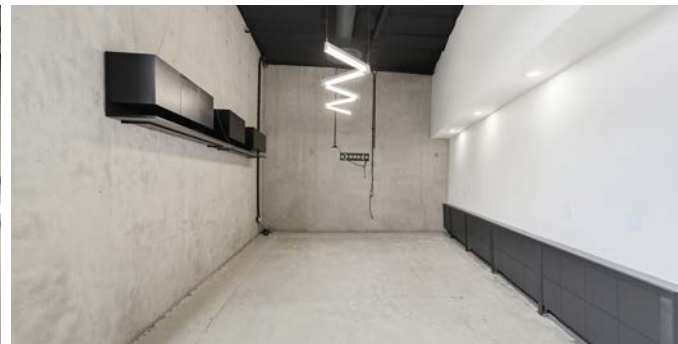
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