

FOR LEASE

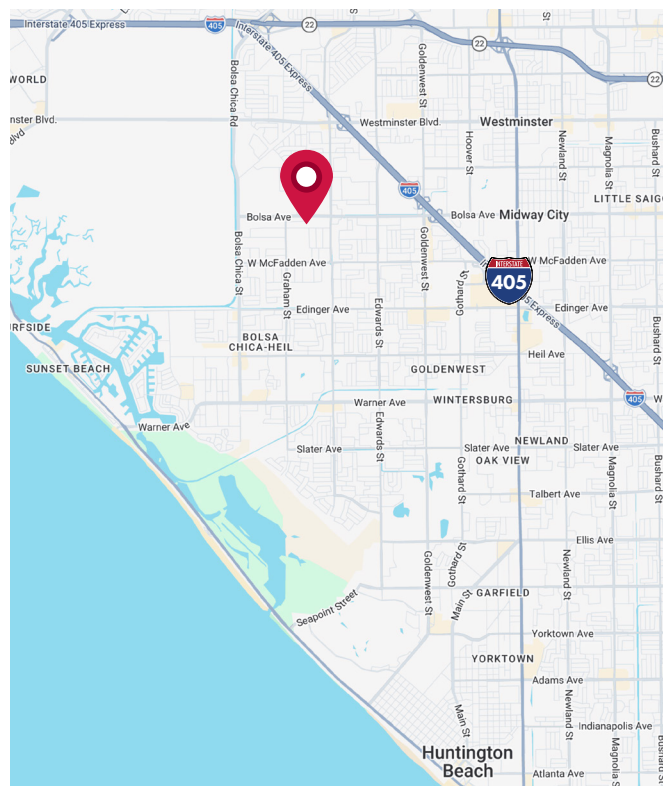
5701 ENGINEER DR, HUNTINGTON BEACH

±10,340 SF INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±10,340 SF Industrial Building
- ±1,000 SF of Office
- ±16' Warehouse Clearance
- Two (2) Ground Level Doors
- Fire Sprinklered
- 1,000 Amps (Tenant to Verify)
- 21 Parking Spaces (1.98:1 Ratio)
- Permitted Spray Booth
- Excellent Access to the 405 Freeway
- **Asking: \$1.35 NNN + \$0.15 Nets**



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

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FLOOR PLAN



Removable

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