



AVAILABLE FOR LEASE
±5,303 SF R&D/Industrial Space



MASTER PLANNED
Part of the 1,000,000+ SF
Southpark Business Center



ACCESSIBLE
Close Access to the San Diego (405)
and Corona Del Mar/San Joaquin Hills
(73) Transportation Corridor



SOUTHPARK

B U S I N E S S C E N T E R

11230 Grace Avenue, Suite B, Fountain Valley

CONTACTS

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DAVE DESPER

Vice Chairman

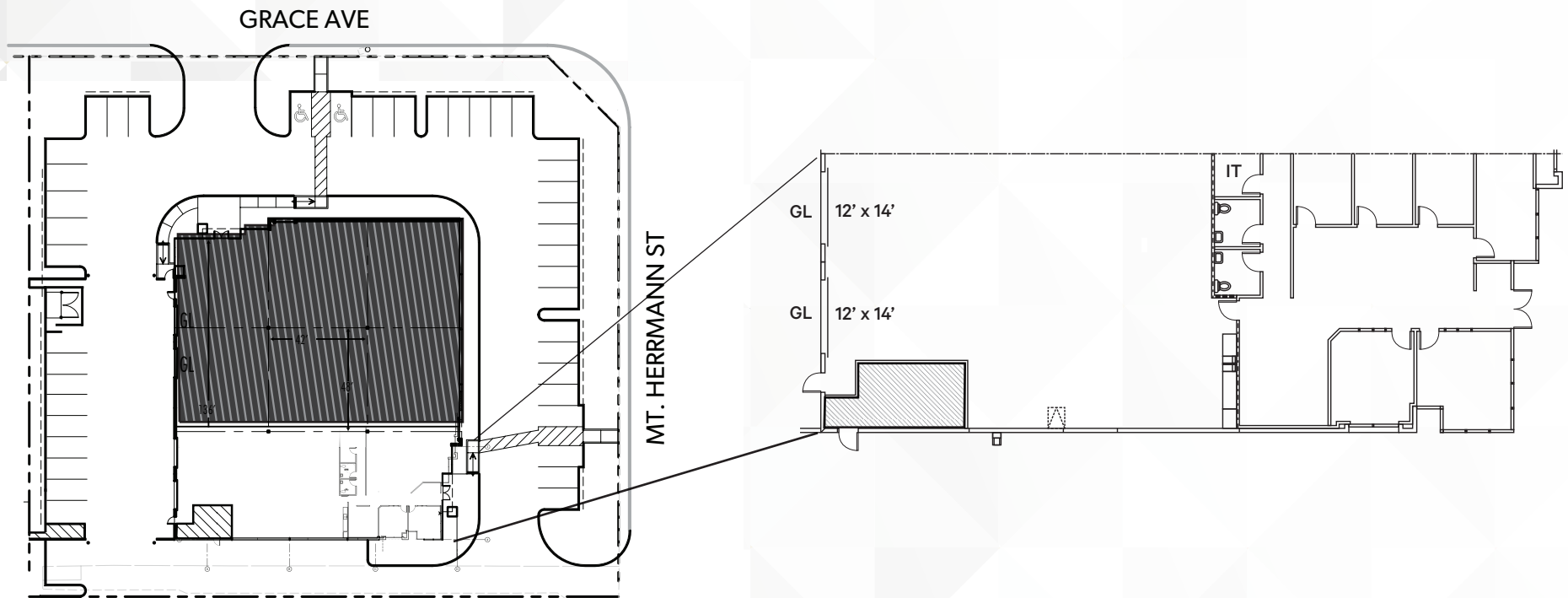
Lic. 01094144

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Suite Features

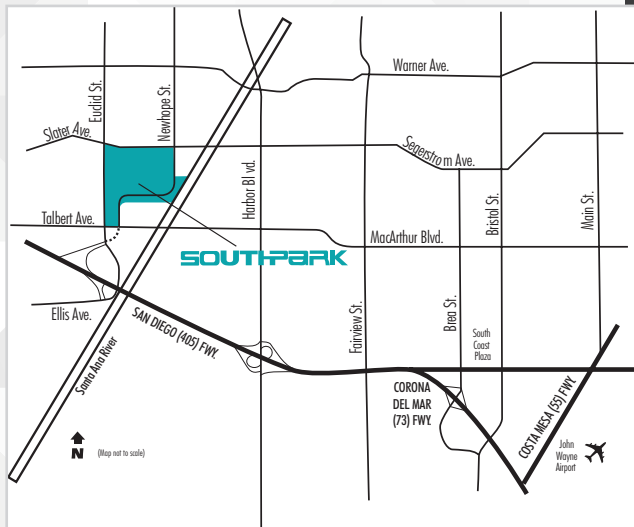
- + **Corner Location, Drive Around Building**
- + **±2,230 SF of High Image Office**
- + **Fully Sprinklered (.45 GPM/3,000 SF)**
- + **Two (2) Ground Level Loading Doors**
- + **3:1,000 SF Parking**
- + **18' Minimum Clearance**
- + **Clear Span Warehouse**
- + **Fiber Optic Services Available**
- + **Adjacent to Costco Retail Center, Kingston Technologies, and Surefire**
- + **Excellent Access to the San Diego (405) and Corona Del Mar/San Joaquin Hills (73) Transportation Corridor**



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BUSINESS CENTER

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