

FOR SALE OR LEASE

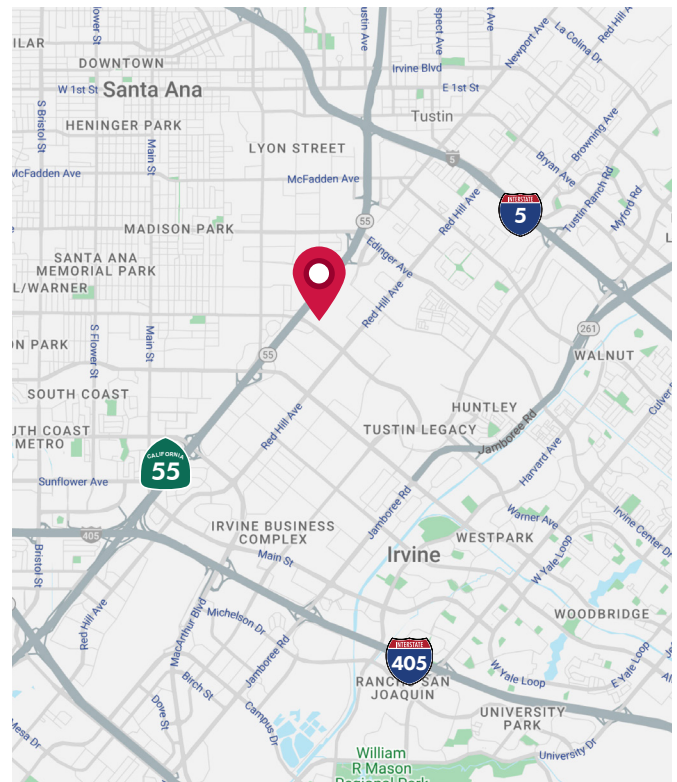
1173 WARNER AVE, TUSTIN

±9,320 SF INDUSTRIAL R&D BUILDING



PROPERTY FEATURES

- ±9,320 SF Industrial R&D Building
- ±8,370 SF of Office/Drop Ceiling Space
- ±950 SF Warehouse (Expandable to 3,000 SF)
- 24' Warehouse Clearance
- One (1) Ground Level Door
- Fire Sprinklered
- 400 Amps, 277/480v
- 23 Parking Spaces (2.47:1 Ratio)
- Four (4) Restrooms
- Built 2005
- High Identity Corner Unit with Warner Avenue Frontage
- Excellent Access to the 55, 5, and 405 Freeways
- Association Dues: \$739/Month
- **Asking Sale Price: \$4,380,400 (\$470 PSF)**
- **Asking Lease Rate: \$1.50/SF NNN + \$0.40/SF Nets**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

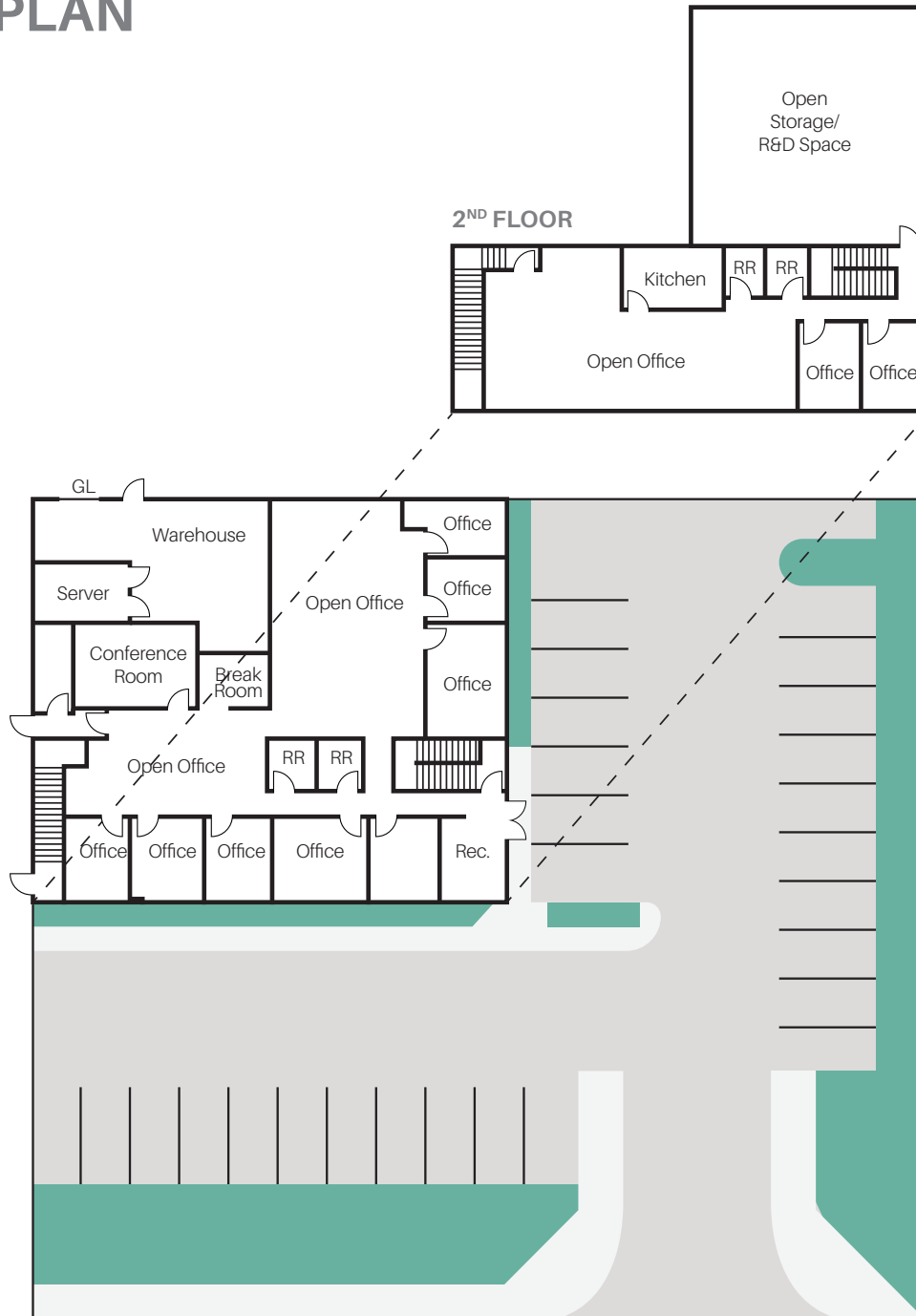
ORANGE COUNTY INDUSTRIAL

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FLOOR PLAN



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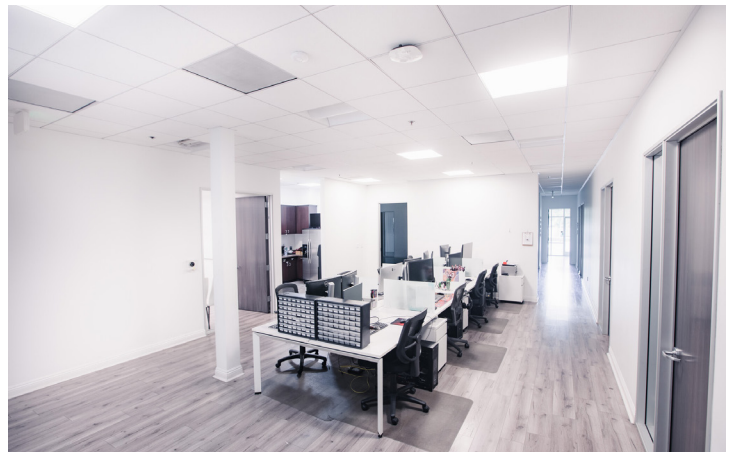


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