

FOR LEASE

1195 WARNER AVE, TUSTIN

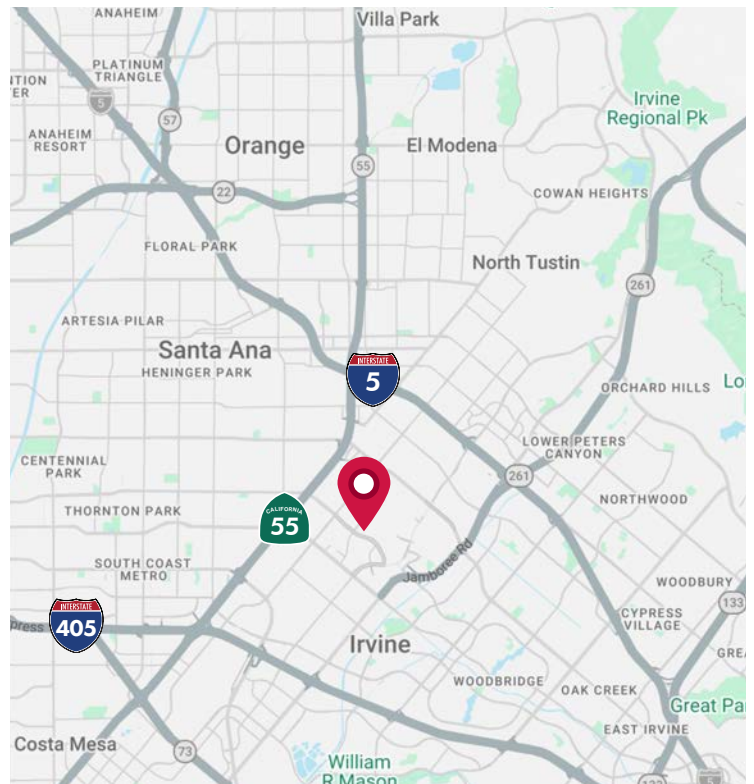
1195

±7,903 SF HIGH IMAGE INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±7,903 SF Industrial Building
- ±1,800 SF of Office
- 1 Ground Level Loading Door (10' x 12')
- 24' Warehouse Ceiling Height
- 400 Amps - (277/480V) Tenant to Verify
- 0.58GPM/2,000 SF Sprinklers
- Parking Ratio: 3:1 (20 Spaces)
- **Lease Rate: \$2.00 GRS + \$0.10 CAM**



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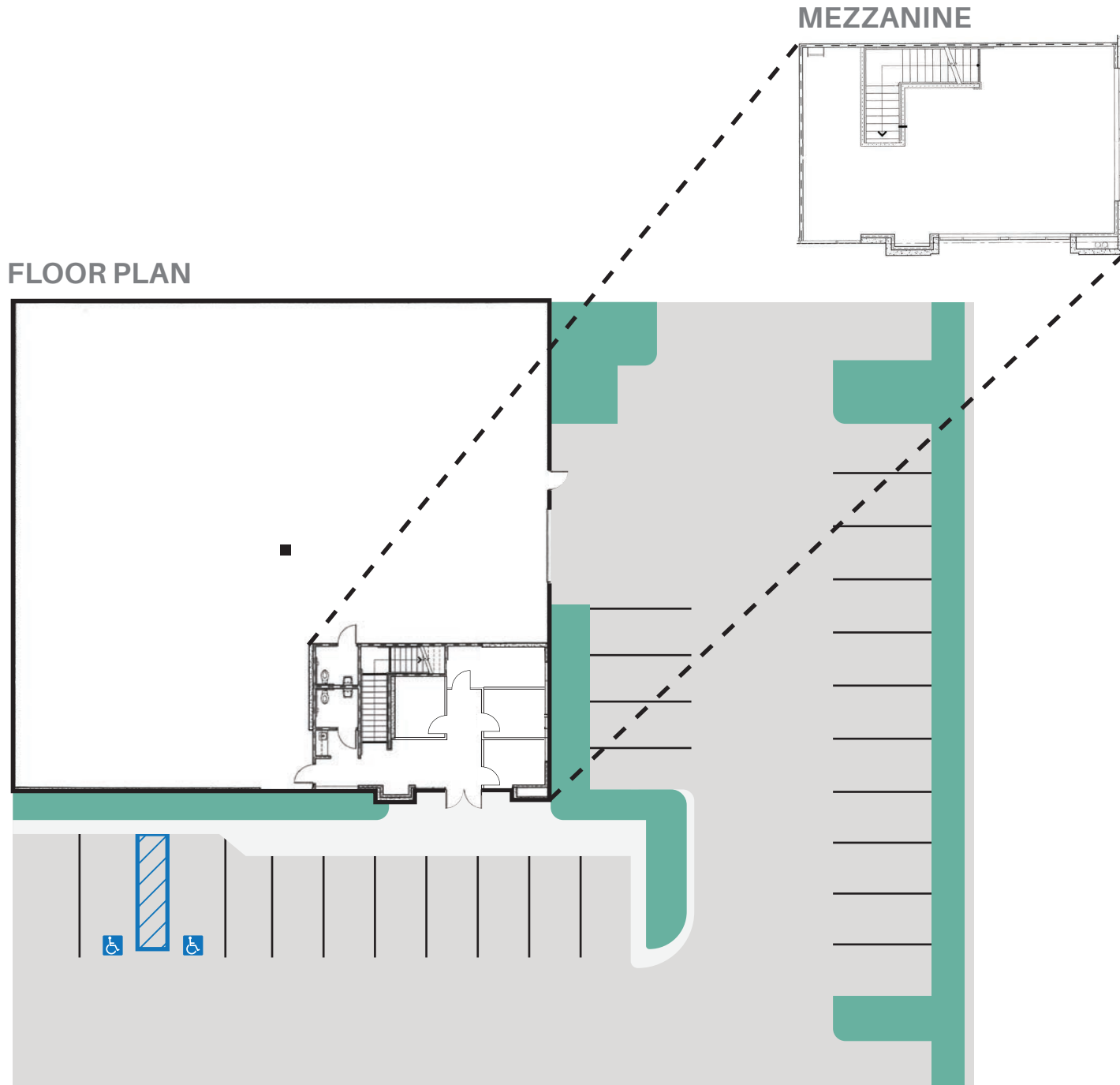
 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

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