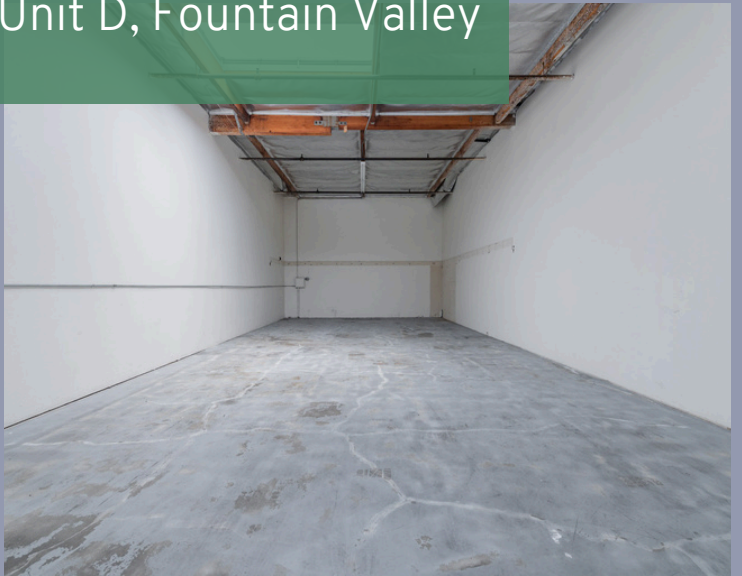




# FOR SALE

11533 Slater Avenue, Unit D, Fountain Valley



Excellent owner/user opportunity to acquire a highly functional ±1,320 SF industrial condominium. Currently vacant and available for immediate occupancy, Unit D features a functional warehouse configuration with one office, restroom, and front-loading ground-level truck door. The unit offers excellent visibility along Slater Avenue with potential for prominent street-frontage signage. Conveniently located near the I-405 Freeway with easy access throughout Orange County. Offered for sale at \$795,000, this is a rare opportunity to own a highly functional small industrial unit in the supply-constrained Fountain Valley market.



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The information contained herein is based on sources, which we deem reliable, but it is not guaranteed by us and is not considered all-inclusive. As far as any statements in this report involving matters of opinion, they are intended merely as such and not as representative fact. This offering is subject to prior sale, price change and corrections or withdrawal.