

2441

TUSTIN, CA

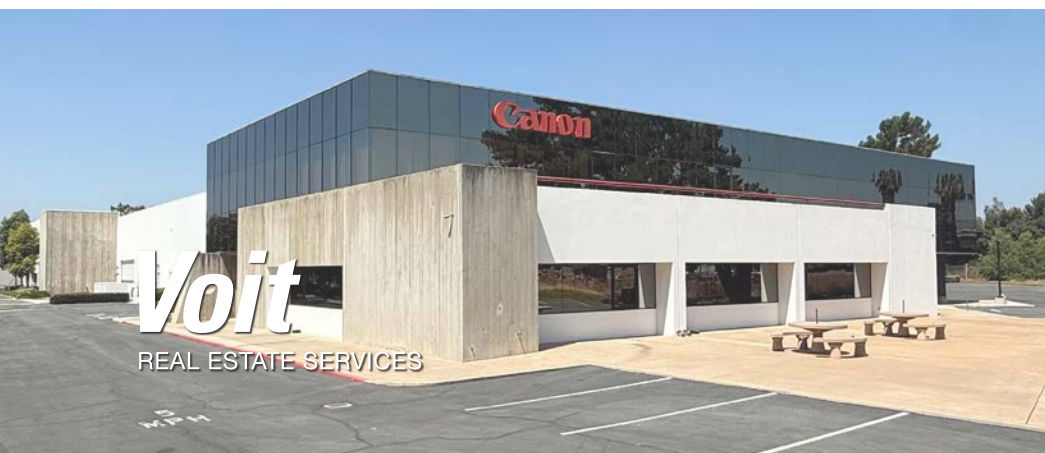
MICHELLE DRIVE

BUILT-TO-SUIT

FOR SALE OR LEASE

±117,805 SF TOTAL OR

±8.05 ACRES



PROPERTY OVERVIEW

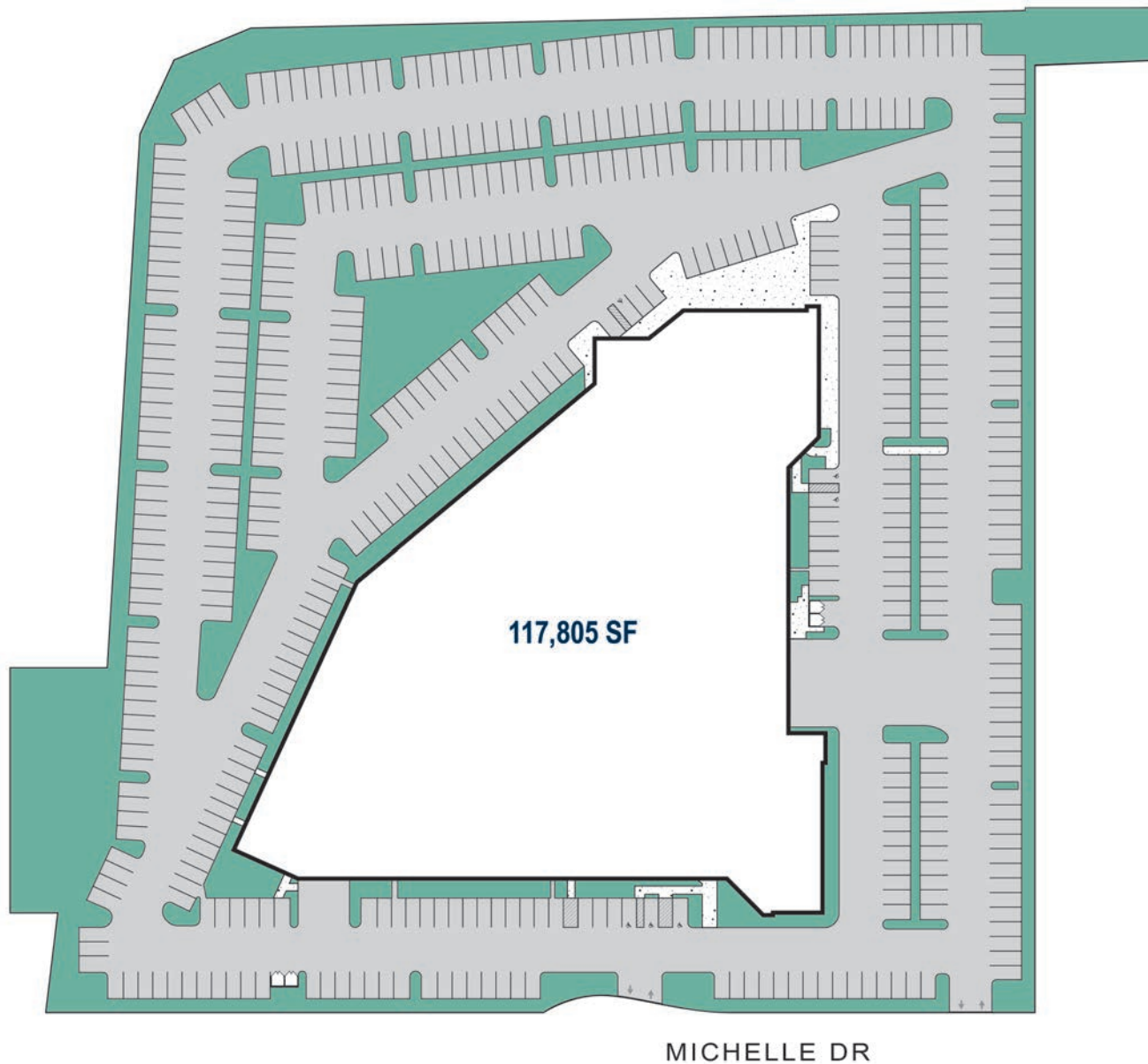
Concept Plan

- » +/- 117,805 Total SF Building
- » +/- 8.05 Acres of Land
- » +/- 85,185 SF of Two-Story Office
 - +/- 57,163 Sf of First Floor Office
 - +/- 28,022 Sf of Second Floor Office
- » +/- 31,372 SF of Warehouse
- » 20'-24' Clear Height
- » 2,000 Amps of Power, 277/480 Volt, 3 Phase
- » Two (2) Dock High Doors
 - Four (4) Truck Loading Positions
- » Two (2) Ground Level Doors
- » Fully Sprinklered
- » 4.13:1,000 Parking

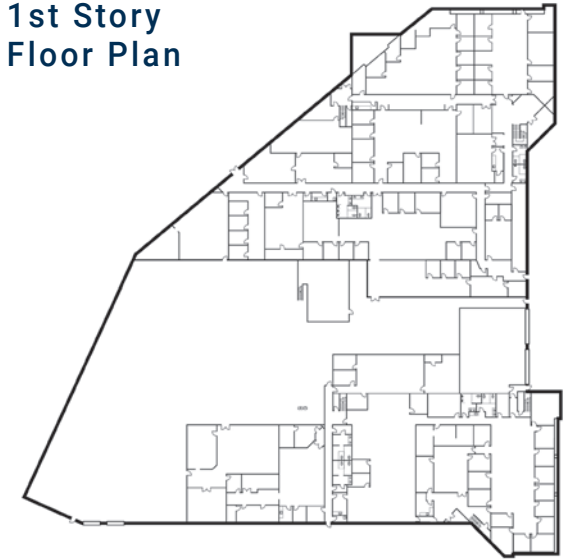


PROPERTY SITE PLAN

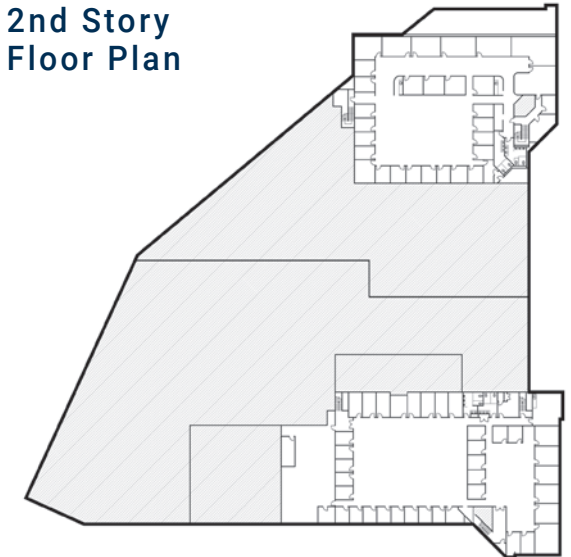
Existing building with conceptual/expanded parking configuration



1st Story
Floor Plan



2nd Story
Floor Plan





For More Information, Please Contact:

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