

FOR LEASE
MT. BALDY INDUSTRIAL PARK

18231-18299 MT. BALDY CIRCLE
Fountain Valley, CA 92708

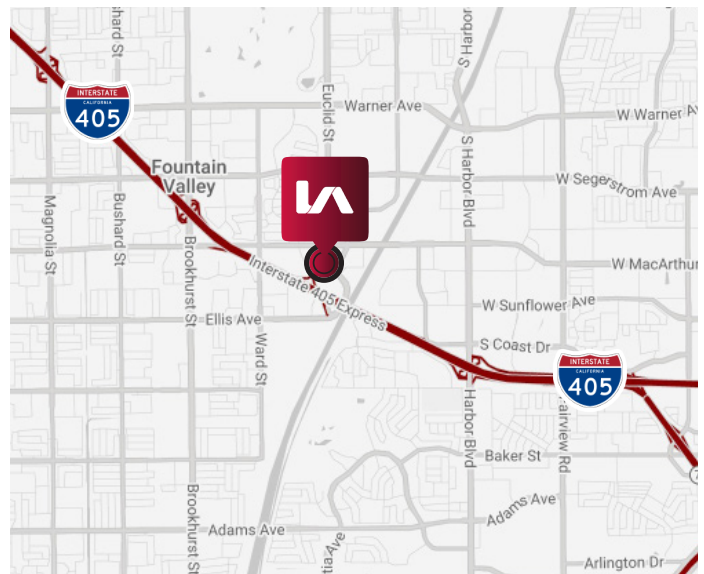
**MULTI-TENANT
INDUSTRIAL/OFFICE UNITS**



PROPERTY HIGHLIGHTS

- Immediate Occupancy
- Fully Fire Sprinklered
- 2.4:1,000 Parking Ratio
- Ground Level Loading
- 100 Amp Power Service (Verify)
- 14' Warehouse Ceiling Height
- Excellent San Diego I-405 Freeway Access
- No CAM Fees

LOCATION MAP



CHRIS COYTE
D (909) 373-2935
ccoyte@lee-assoc.com
DRE #01017328

JOHN MARTIN
D (714) 307-1250
jmartin@lee-assoc.com
DRE #01346629

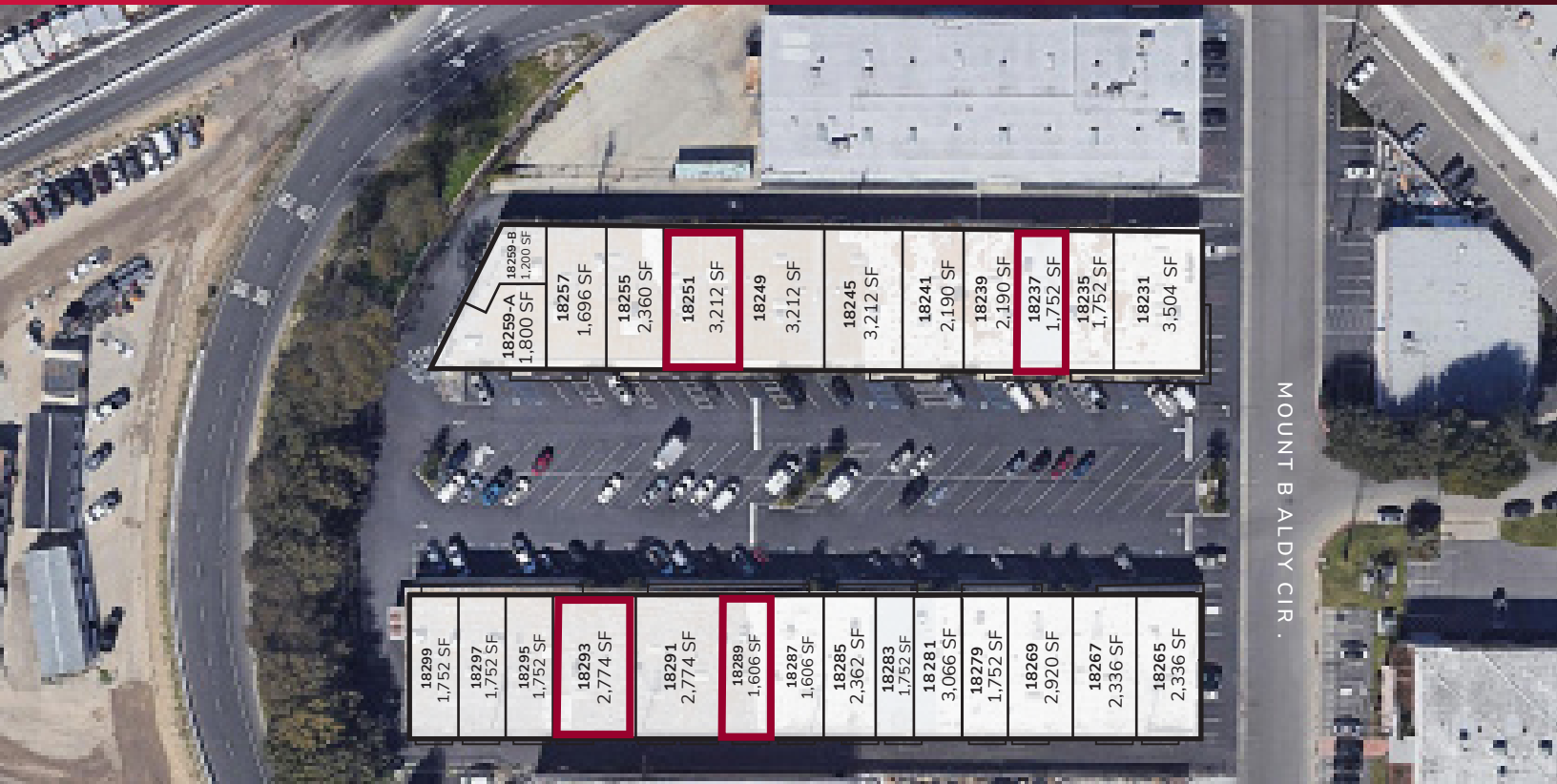
LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, CA 91764
(909) 989-7771
Corporate ID: 00976995

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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AVAILABILITY

ADDRESS/SUITE	SF	DATE AVAILABLE	RATE
18237 Mt. Baldy Circle	±1,752 SF	Now	\$1.50 IG
18251 Mt. Baldy Circle	±3,212 SF	Now	\$1.50 IG
18289 Mt. Baldy Circle	±1,606 SF	9/1/2026	\$1.50 IG
18293 Mt. Baldy Circle	±2,774 SF	8/1/2026	\$1.50 IG

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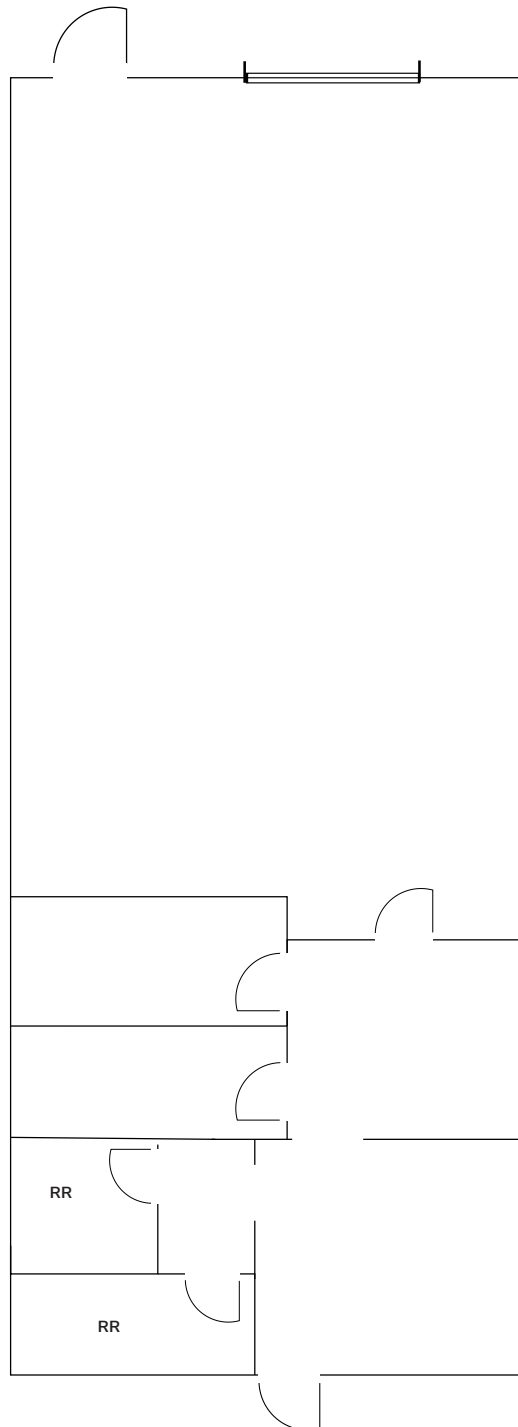
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FLOOR PLAN

18237 MT. BALDY CIRCLE- ±1,752 SF



NOT TO SCALE, NOT AS BUILT

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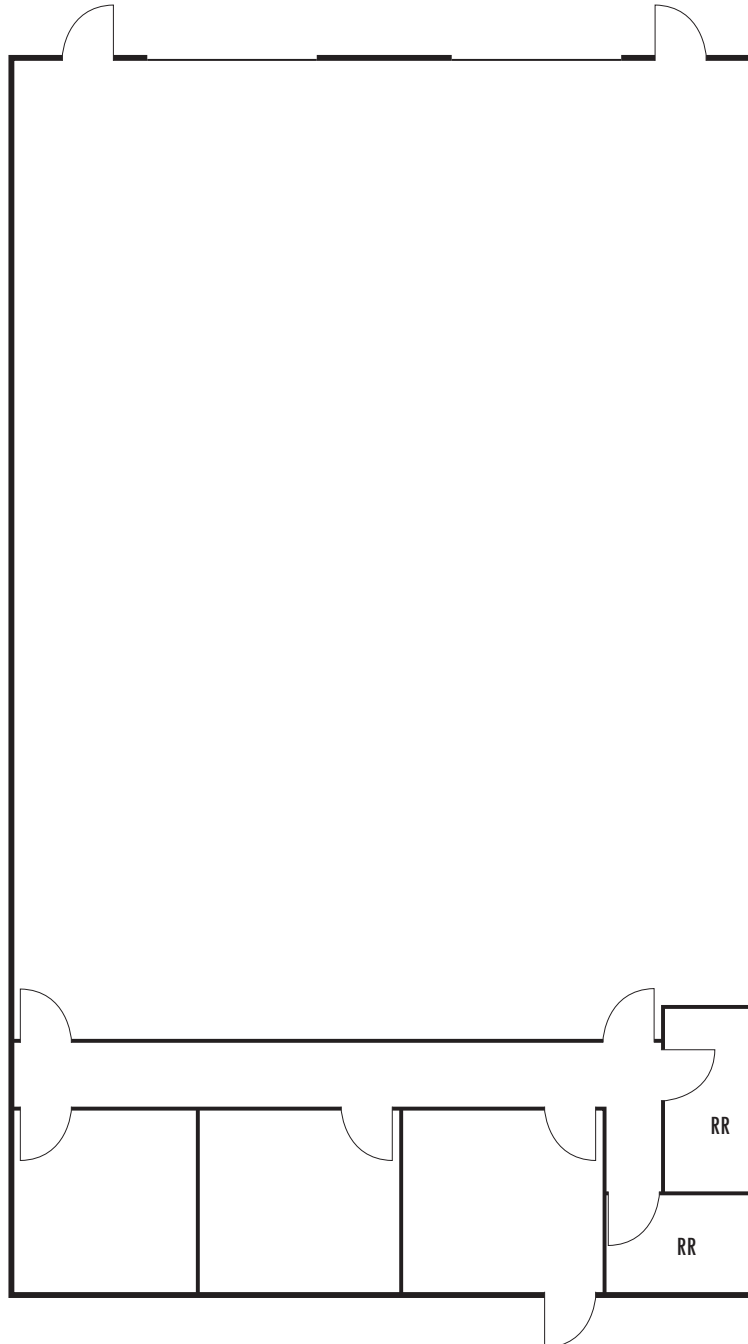
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FLOOR PLAN

18251 MT. BALDY CIRCLE- ±3,212 SF



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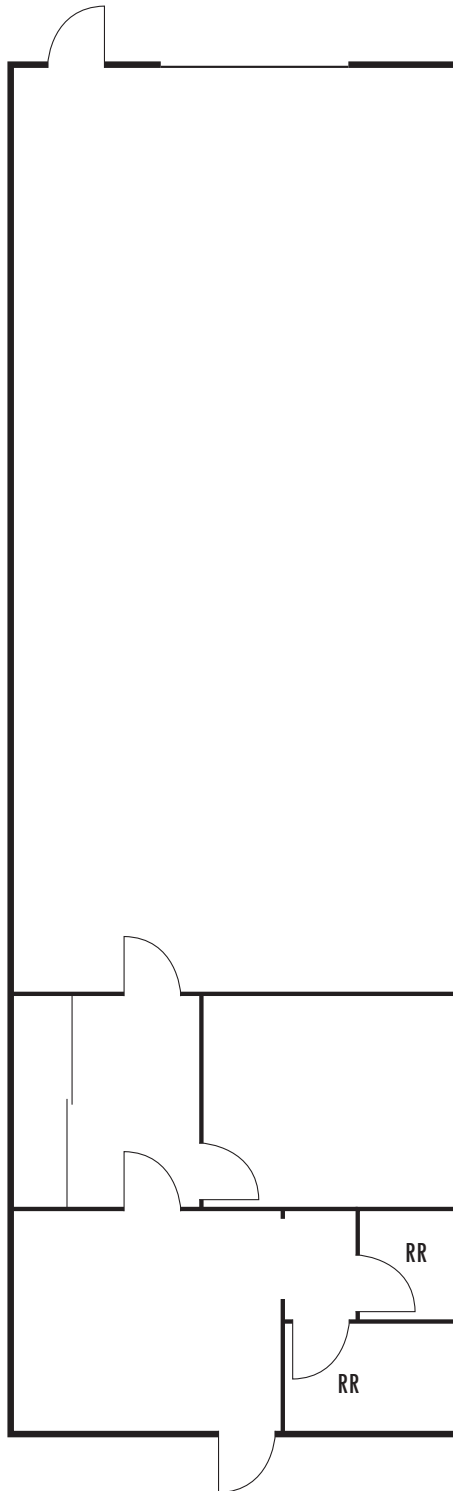
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FLOOR PLAN

18289 MT. BALDY CIRCLE- ±1,606 SF



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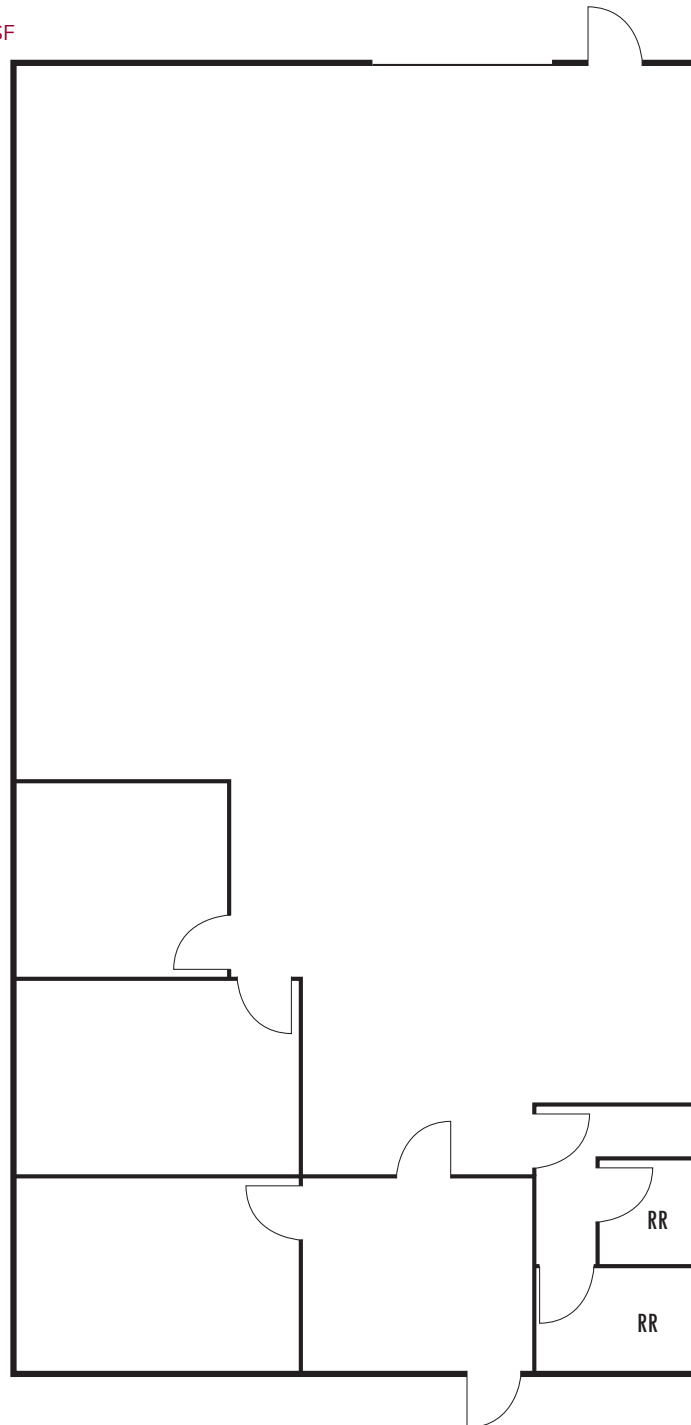
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FLOOR PLAN

18293 MT. BALDY CIRCLE- ±2,774 SF



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