

±132,735 SF FOR LEASE
DIVISIBLE ±52,935 SF
INDUSTRIAL/FLEX BUILDING - CORPORATE HEADQUARTERS

LOW NETS - \$0.20 PSF

1660
SCENIC AVE
COSTA MESA CA

4,000 AMPS
EXPANDABLE POWER &
NEW CONCRETE YARD!



EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM/NEWPORTBEACH

SEAN AHERN
949.724.4733
SAHERN@LEE-ASSOCIATES.COM
DRE #: 01081324

WWW.1660SCENIC.COM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

FLOOR PLAN

EXISTING PLAN

GROUND FLOOR	» ±52,935 SF
» Clear Height	» 12'-14'
» Dock High Loading	» Two (2) -12'X10'
» Ground Level Loading	» Two (2) -12'X12'
» Heavy Power	» 4,000 Amp, 480 Volt, 3 Phase
SECOND FLOOR	» ±79,800 SF
» Clearance	» 12'-15'
» Office	» ±47,200
» Warehouse/Manufacturing	» ±32,600 SF
» Access via Freight Elevator	» 6,000 Pound Capacity
» Forklift	» 2nd can be Serviced via a Forklift
» Concrete Slab	» 4" Concrete Slab on 2nd Floor

CONCEPTUAL PLAN

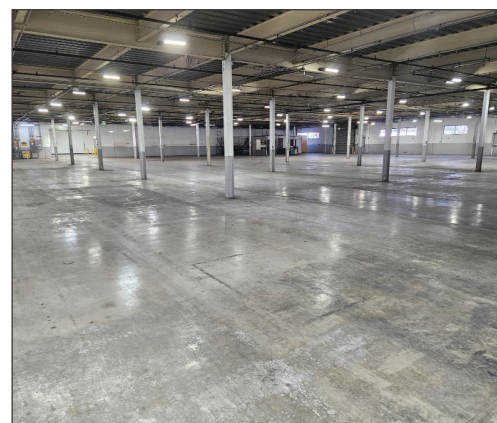
GROUND FLOOR	±52,935 SF
» Clear Height	30'
» Clear Height	12'-14'
» Dock High Loading	Two (2) -12'X10'
» Ground Level Loading	Two (2) -12'X12'
SECOND FLOOR	±43,800
» Office	±11,200 SF
» Warehouse (12'x15' Clear)	±32,600
» Warehouse/Manufacturing	±32,600 SF
» Access via Freight Elevator	6,000 Pound Capacity
» Forklift	2nd can be Serviced via a Forklift
» Concrete Slab	4" Concrete Slab on 2nd Floor

WWW.1660SCENIC.COM

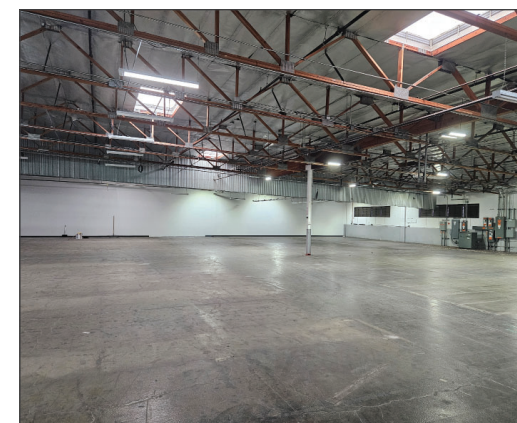
EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM/NEWPORTBEACH

SEAN AHERN
949.7244733
SAHERN@LEE-ASSOCIATES.COM
DRE #: 01081324



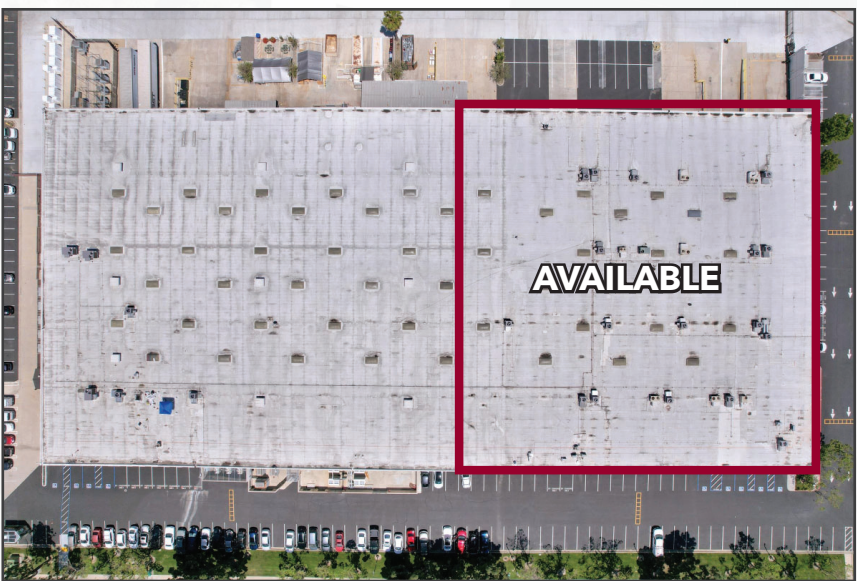
FIRST FLOOR - WAREHOUSE



SECOND FLOOR - WAREHOUSE

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

PROPERTY PHOTOS



EXCLUSIVELY LISTED BY:

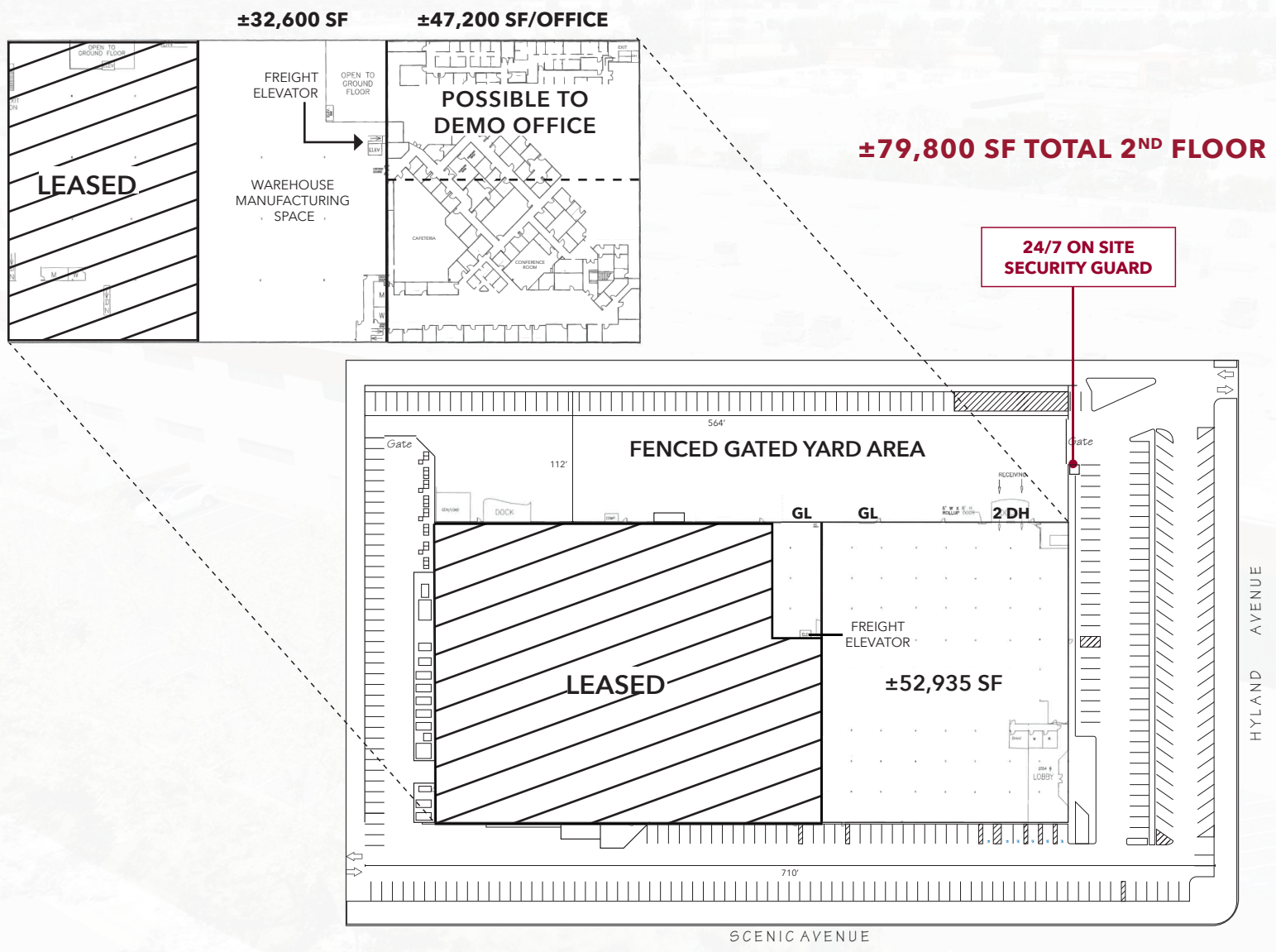
LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM/NEWPORTBEACH

SEAN AHERN
949.7244733
SAHERN@LEE-ASSOCIATES.COM
DRE #: 01081324

WWW.1660SCENIC.COM

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

EXISTING FLOOR PLAN



EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM/NEWPORTBEACH

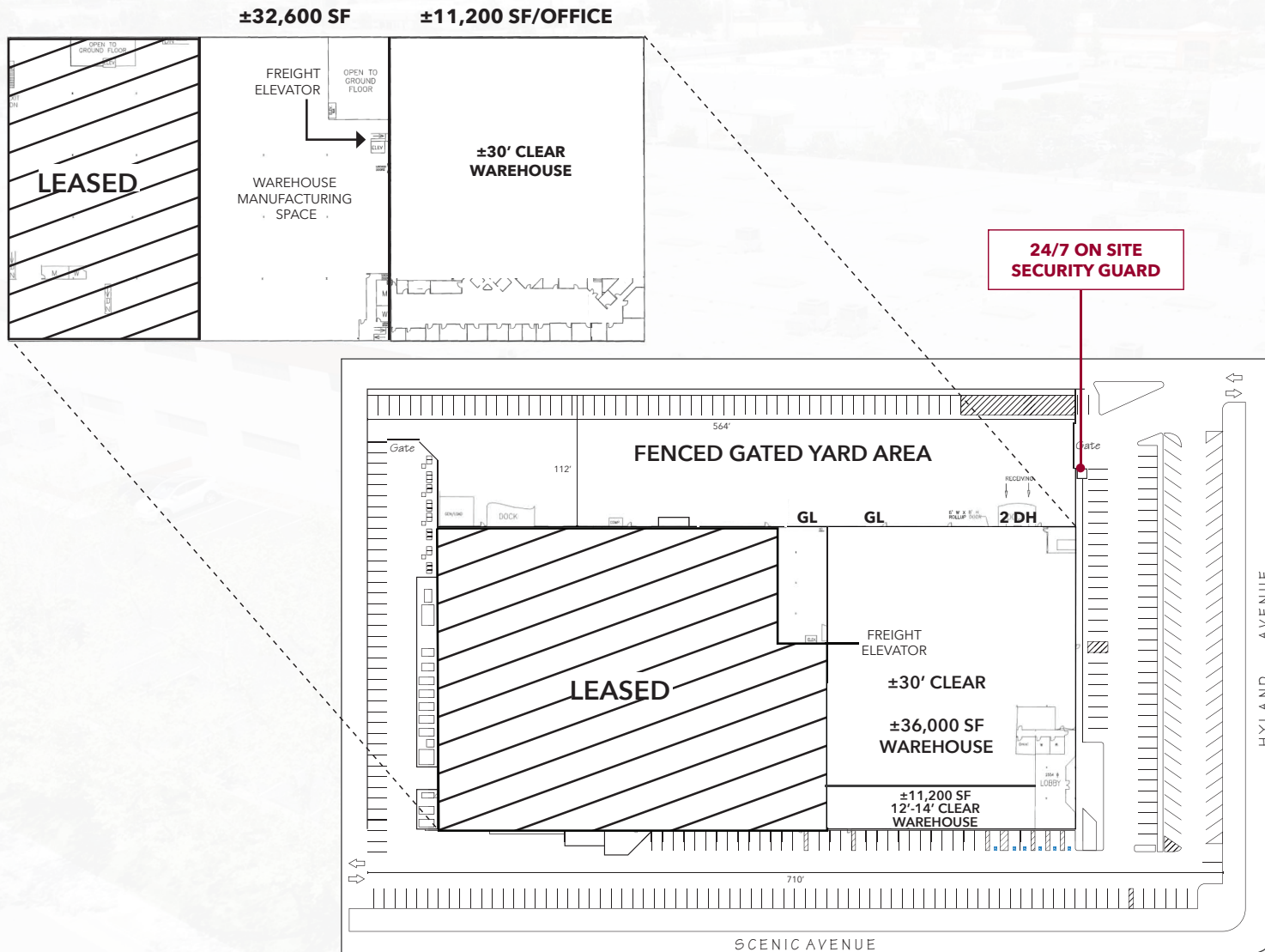
SEAN AHERN
949.724.4733
SAHERN@LEE-ASSOCIATES.COM
DRE #: 01081324

WWW.1660SCENIC.COM

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

30' CLEAR WAREHOUSE FLOOR PLAN
CONCEPTUAL FLOOR PLAN
 NEEDS CITY APPROVAL

1660
 SCENIC AVE
 COSTA MESA CA



EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
 100 BAYVIEW CIRCLE, SUITE 600
 NEWPORT BEACH, CA 92660
 949.724.1000
 WWW.LEE-ASSOCIATES.COM/NEWPORTBEACH

SEAN AHERN
 949.724.4733
 SAHERN@LEE-ASSOCIATES.COM
 DRE #: 01081324

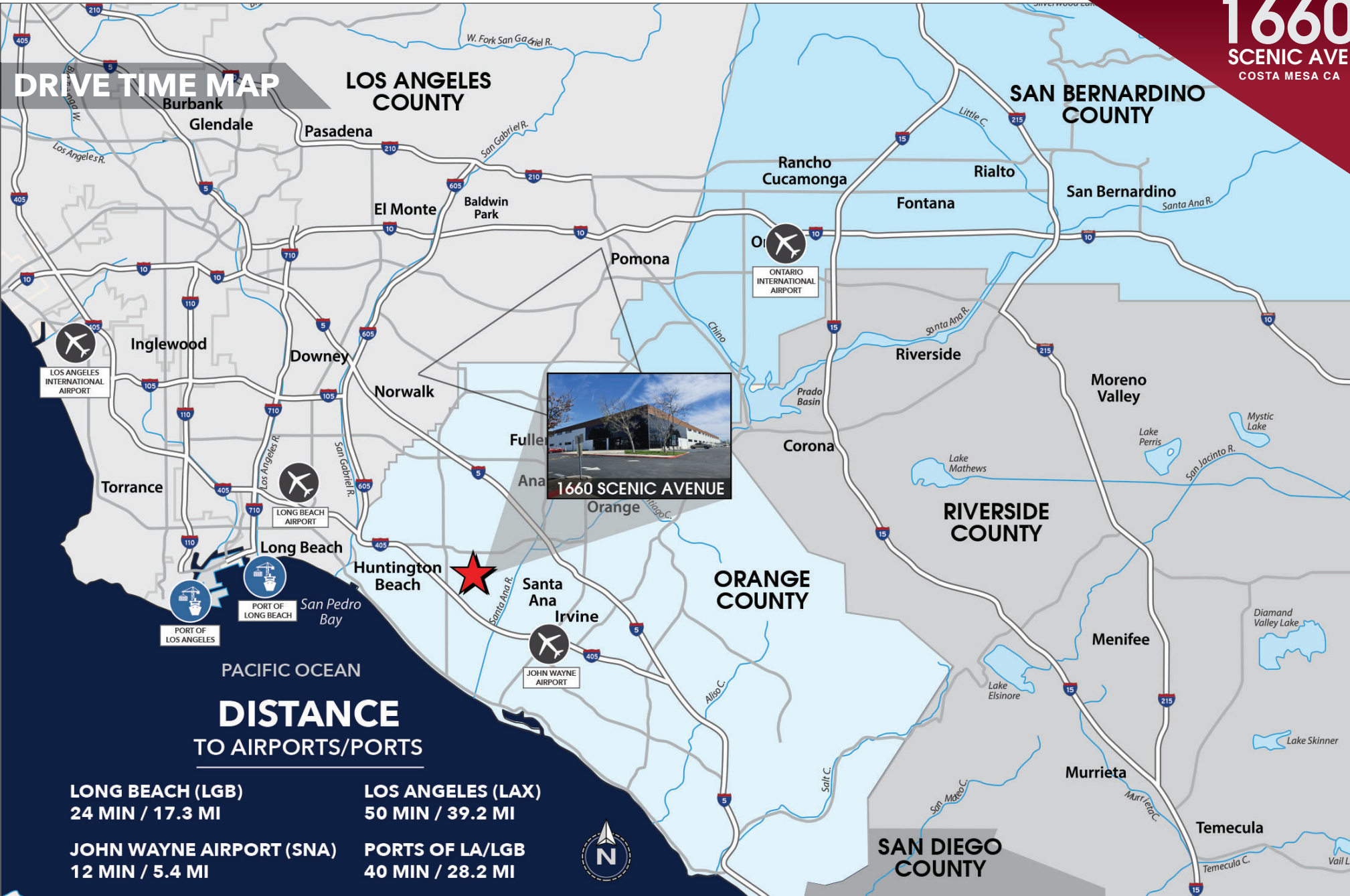
WWW.1660SCENIC.COM

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 NEWPORT BEACH

1660
SCENIC AVE
COSTA MESA CA

DRIVE TIME MAP



**DISTANCE
TO AIRPORTS/PORTS**

LONG BEACH (LGB) 24 MIN / 17.3 MI	LOS ANGELES (LAX) 50 MIN / 39.2 MI
JOHN WAYNE AIRPORT (SNA) 12 MIN / 5.4 MI	PORTS OF LA/LGB 40 MIN / 28.2 MI

EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM/NEWPORTBEACH

SEAN AHERN
949.7244733
SAHERN@LEE-ASSOCIATES.COM
DRE #: 01081324

WWW.1660SCENIC.COM

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH