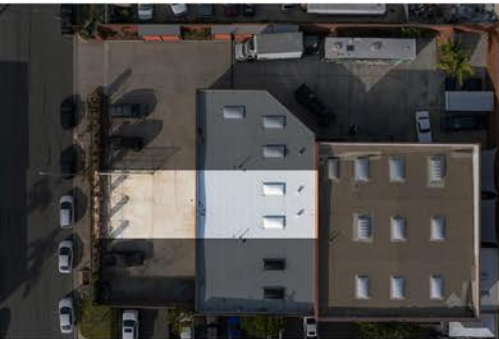


17722 Metzler Lane Unit#3, Huntington Beach, CA 92647



17722 Metzler Lane Unit#3, Huntington Beach, CA 92647

Price:
\$849,000



Business
Property Type



1,500
Sq. Ft.



1983
Year Built



Orange
County

Position your business in the heart of Huntington Beach's proven industrial corridor with this approximately 1,500 square foot industrial condo style unit at 17722 Metzler Lane Suite 3. This clean, functional space features one full bathroom with a standing shower stall, eight on site parking spaces with three designated to Suite 3, and secured access behind a rolling gate. Built in 1983, the unit delivers an efficient footprint for owner occupants or tenants who need practical warehouse or shop space with straightforward access and strong day to day usability.

Metzler Lane is surrounded by established light industrial and automotive oriented businesses, supporting steady daytime activity and consistent demand for service, trade, and production users. The location is ideal, centrally positioned in Huntington Beach with access to a wide client demographic that creates strong opportunities for visibility and growth.

From an investment perspective, the property can serve as a strong owner occupant option, and the current rent environment for well located small bay industrial units in this area also supports compelling rental potential. Zoning in Huntington Beach's Industrial Districts is organized across IG, IL, and RT categories, with permitted, limited, and conditional uses defined by the City's land use control tables. Typical uses in this type of corridor commonly include light manufacturing, warehousing and distribution, assembly, service and repair, contractor operations, and select automotive related uses, subject to City standards and any required approvals based on the specific use classification.

Property Details

Community Information

Address	17722 Metzler Ln #3, Huntington Beach, CA 92647	County	<u>Orange</u>
Area	<u>15 - West Huntington Beach</u>	City	<u>Huntington Beach</u>
		Zip Code	<u>92647</u>

Features / Amenities

Entry Level	1
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Property Features

Lot Size	23,282 Sq. Ft. / 0.53 Acres	Water	Public
Lot Features	Level, Street Level	Electric	Volts220
Utilities	Electricity Connected, Sewer Connected, Water Connected	Fencing	Chain Link
		Directions	East of Gothard, South of Slater