

FOR LEASE | ± 14,125 SF

Freestanding Industrial Building

5401 McFadden Ave., Huntington Beach, CA

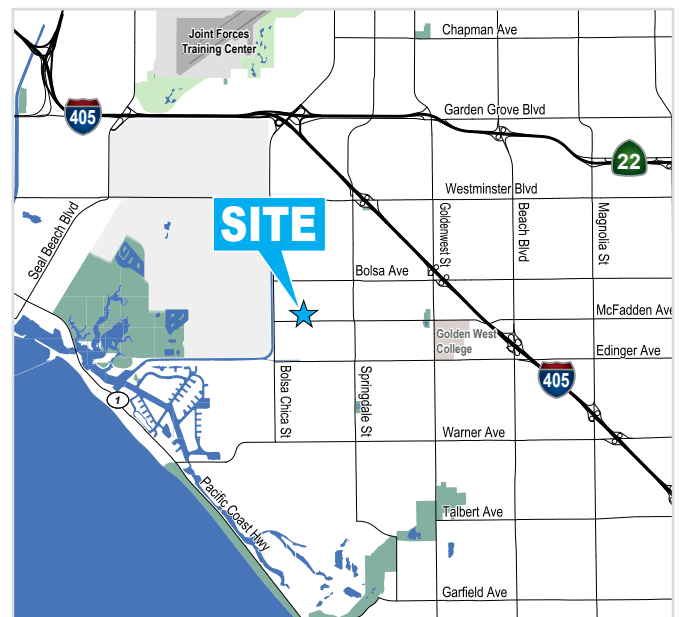
4% PROCURING BROKER COMMISSION

**UP TO 5 YEAR LEASE TERM*



PROPERTY FEATURES

- Freestanding Industrial Building
- ±1,300 SF of Office Space
- Fenced Yard
- 2:1,000 Parking Ratio
- Fire Sprinklered
- ±16' Warehouse Clearance
- Five (5) Ground Level Doors
- 800 Amps; 120/208 3 Phase Power (Verify)
- Excellent Access to the 405, 605, & 22 Freeways



MIKE BOUMA, SIOR

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Voit
REAL ESTATE SERVICES

GREG ASHWILL

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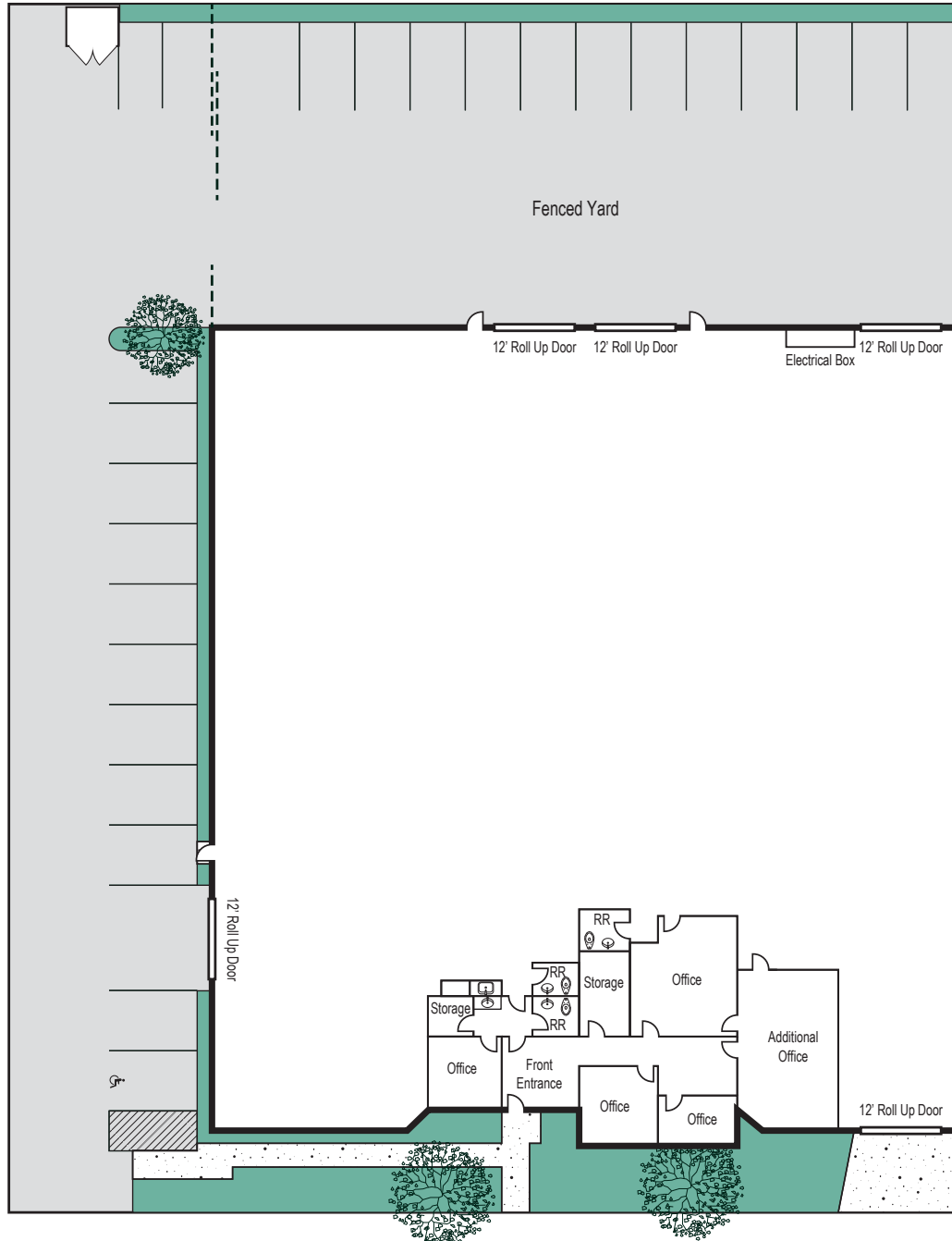
**Ashwill
Associates**
COMMERCIAL REAL ESTATE

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SITE PLAN



*Site Plan Not to Scale

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