

\$200K
PRICE REDUCTION!



3,663 SF NEW CONSTRUCTION INDUSTRIAL FACILITY

FOR SALE

862 W. 18TH STREET
COSTA MESA | CA

CONTACT EXCLUSIVE LISTING AGENTS:



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669 SF
OFFICE SPACE



21'-23'
WAREHOUSE
CLEARANCE



8,712 SF
LOT SIZE



MG
ZONED

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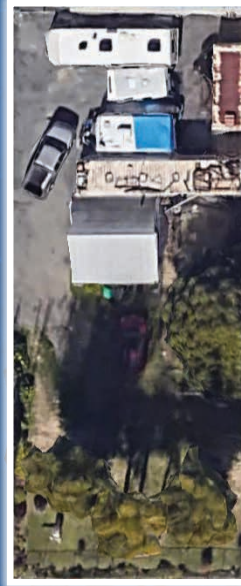
NEW CONSTRUCTION/IDEAL HOBBY SHOP

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PROPERTY HIGHLIGHTS



- 3,663 SF Freestanding Industrial Facility
- Lot Area: 8,712 SF (.20 AC)
- 669 SF Office Space
- 669 SF of Bonus Mezzanine w/ Windows
- Front Lobby
- Two (2) Offices
- New Construction
- Street Frontage on 18th Street
- One (1) GL Door (10'w x 14'h)
- 21'-23' Warehouse Clearance
- Warehouse Skylights
- Fire Sprinklers
- 400 Amp Electrical Service (Verify)
- High Bay Lighting w/ Infrared Occupancy Sensors
- Two (2) Restrooms
- Zoned: MG General Industrial
- 10 Parking Stalls (2.73:1,000)
- ADA Compliant (Verify)

W. 18TH STREET



**ABOUT
THE
PROPERTY**

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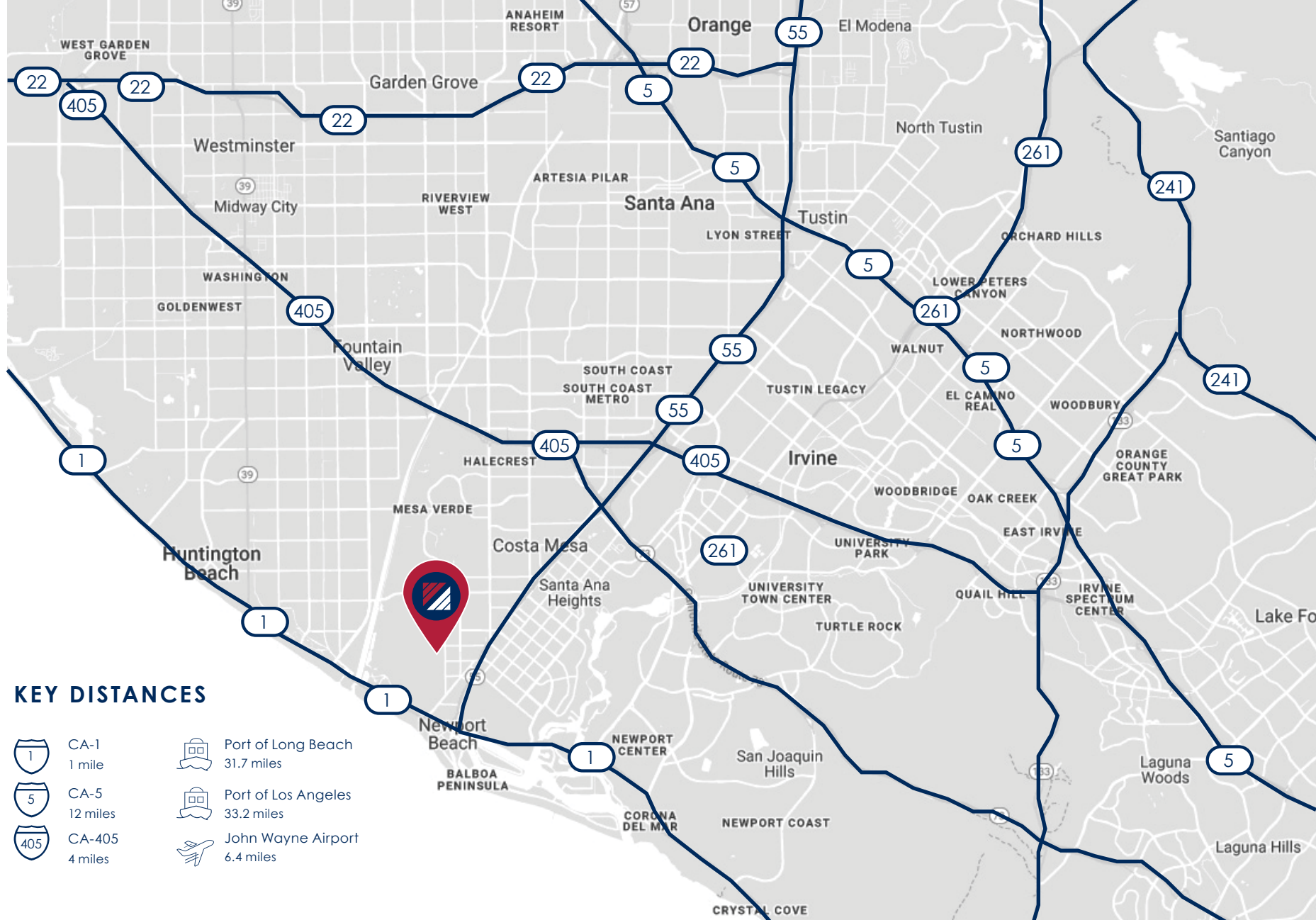


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KEY DISTANCES

	CA-1 1 mile		Port of Long Beach 31.7 miles
	CA-5 12 miles		Port of Los Angeles 33.2 miles
	CA-405 4 miles		John Wayne Airport 6.4 miles

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