



**OFFICE AREAS
TO SUIT**



**RETAIL
AMENITIES
NEARBY**



**405 FWY
ACCESS**

±23,873 SF INDUSTRIAL UNIT

FOR LEASE

**5331 McFadden Ave
Huntington Beach**

FOR MORE INFORMATION, CONTACT US:



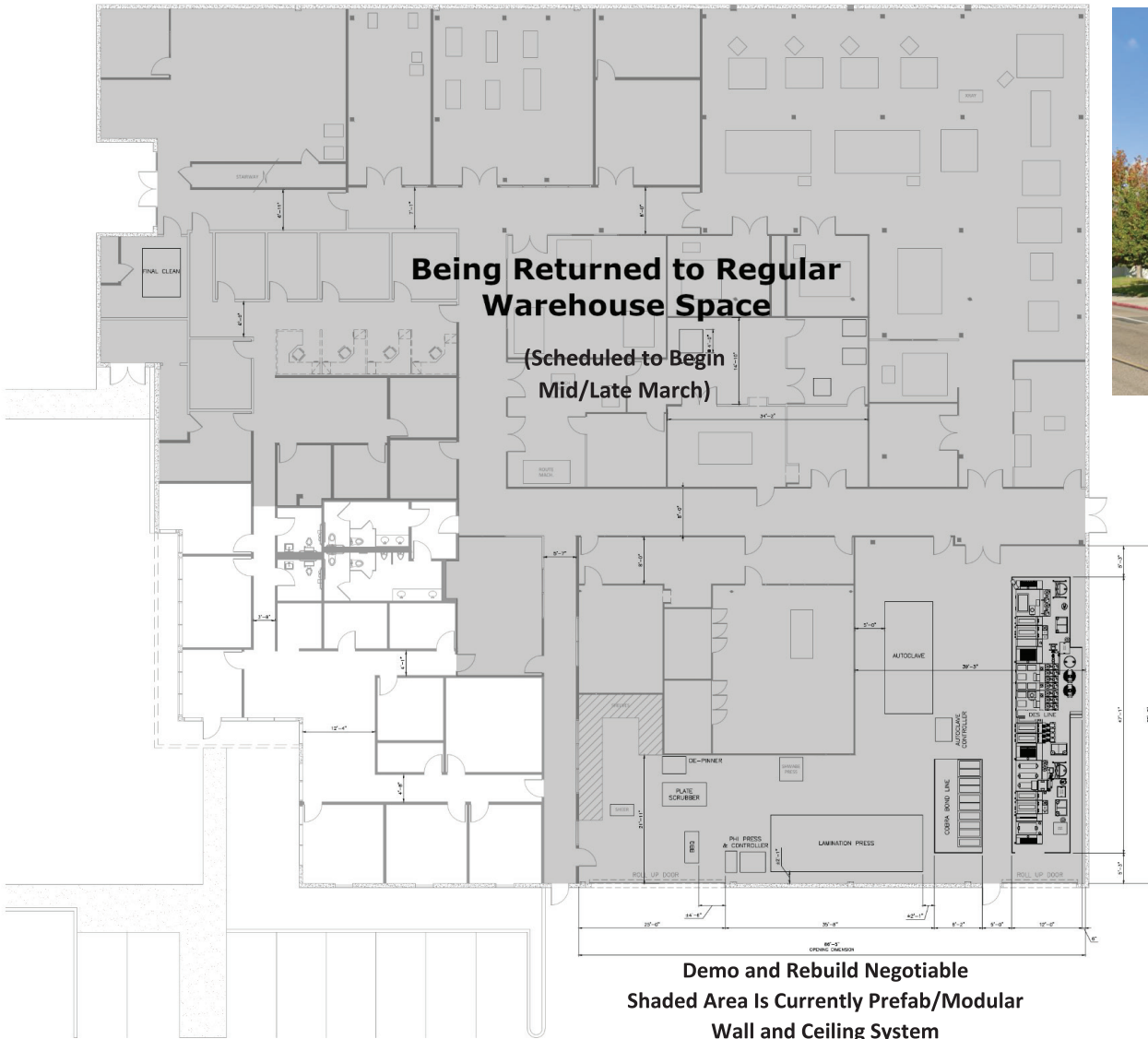
TED SAWYER President
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Office (714) 375-6667
Cell (714) 267-2407
License #01193817



**COMPLETELY
RENOVATED
INDUSTRIAL
BUILDING FROM
DOMINANT
LANDLORD IN
SUBMARKET**

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 believe the information is accurate. We make no warranty or representation regarding it, the property, or transaction. You and your attorneys, advisors, and consultants should conduct your own investigation of the property and transaction.

FOR LEASE: ±23,873 SF INDUSTRIAL UNIT



ATTRACTIVE
AIR-CONDITIONED
OFFICE AND
CONFERENCE ROOM
LAYOUT THAT
MAXIMIZES
WAREHOUSE
FOOTPRINT

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SITE PLAN

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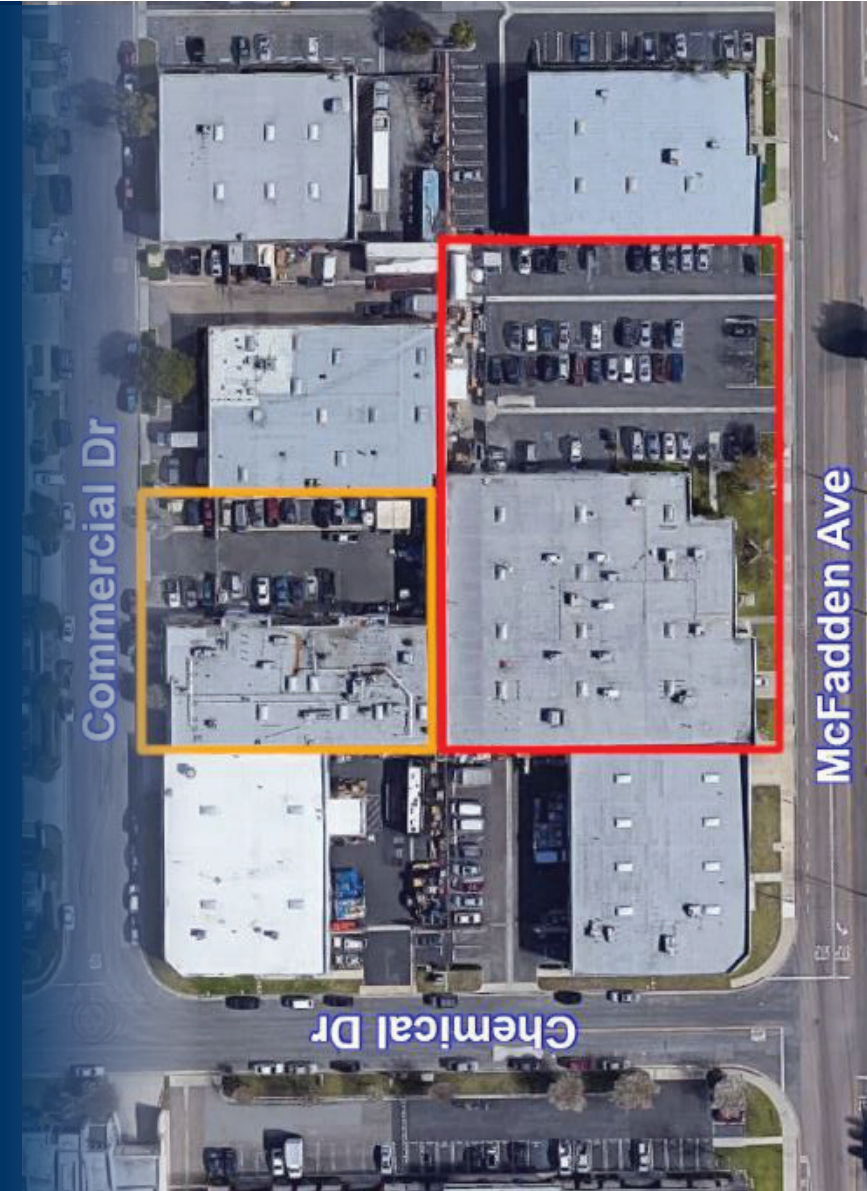
SITE MAP

FOR LEASE 5331 McFadden Ave., Huntington Beach

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Property Features

- ±23,873 SF
- \$1.45 NNN + approx. \$0.10
- Experienced Management Team
- Demo and Rebuild Production & Office Areas to Suit
- 22' Warehouse Clearance
- Three (3) Ground Level Doors
- ±60 Parking spaces
- 2,500 Amps of Power
- 2 Miles to 405 Freeway



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ABOUT THE PROPERTY

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**MEZZANINE LEVEL DEMOLISHED TO CREATE
LARGE, HIGHLY FUNCTIONAL WAREHOUSE
WITH 22' CLEAR HEIGHT**

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