

For Lease

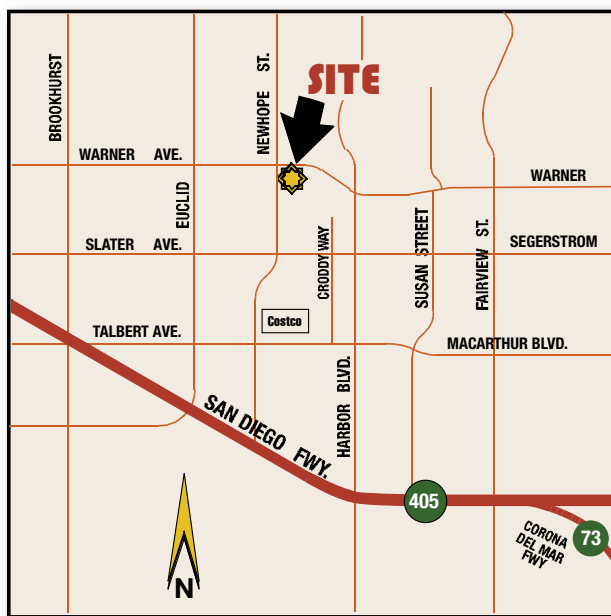
Industrial

32,369 Sq. Ft.
Fountain Valley



11520 W. Warner Avenue – Fountain Valley

Manufacturing / Warehousing / Showroom



- Prominent Corner Location
- Excellent Freeway Access
- 800 Amp 3 Phase Power
- 3.36 to 1 Parked
- Drive-around Access w/Yard
- Free-standing Bldg. w/Dock

FULL COMMISSION TO BROKERS

This property is offered subject to leasing or removal from market without prior notice.



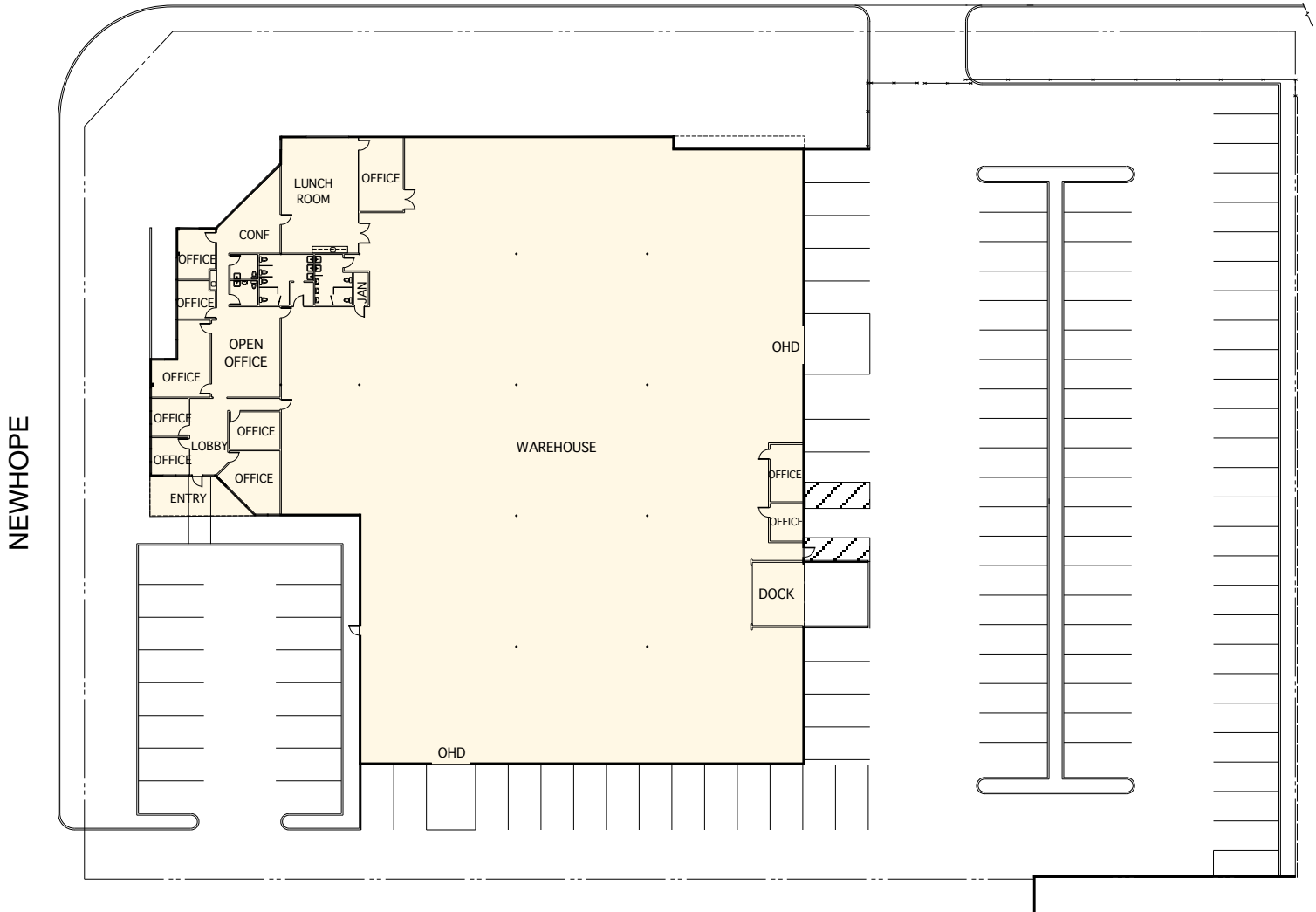
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WARNER AVE.



BUILDING SIZE-Sq. Ft.	32,369
Offices - Sq.Ft.	4,670
Warehouse - Sq.Ft.	27,699
Land Area - Sq.Ft.	95,686

AMENITIES:

Clearance (minimum)	20'-0"
Coffee Bar/Lunch Area	YES
Fenced Yard	YES
Free Standing	YES
HVAC	Offices
Overhead Doors - G.L.	2 - 12'x14'
Overhead Doors - D.H.	2 - 8'X10'

Parking Spaces	109
Power	800A/3PH/208V
Restrooms - Office	2
Restrooms - Warehouse	2
Skylights - Warehouse	YES
Space Heaters	YES
Sprinklered	YES
Trash Enclosure	NO
Warehouse Lighting	Fluorescent
Will Amortize Add'l T.I.'s	YES

Available Call

To Show Call