



FOR LEASE

1611/1613 Babcock Ave.
Newport Beach, CA

5,000 SF Industrial Unit

SITE HIGHLIGHTS:

- Business Park Environment
- West Newport Beach / Newport Mesa Location
- Access to the 55 Freeway / Newport Blvd.
- Retail & Restaurant Amenities Nearby
- Professional Property Management
- Zoning: IG General Industrial

UNIT FEATURES:

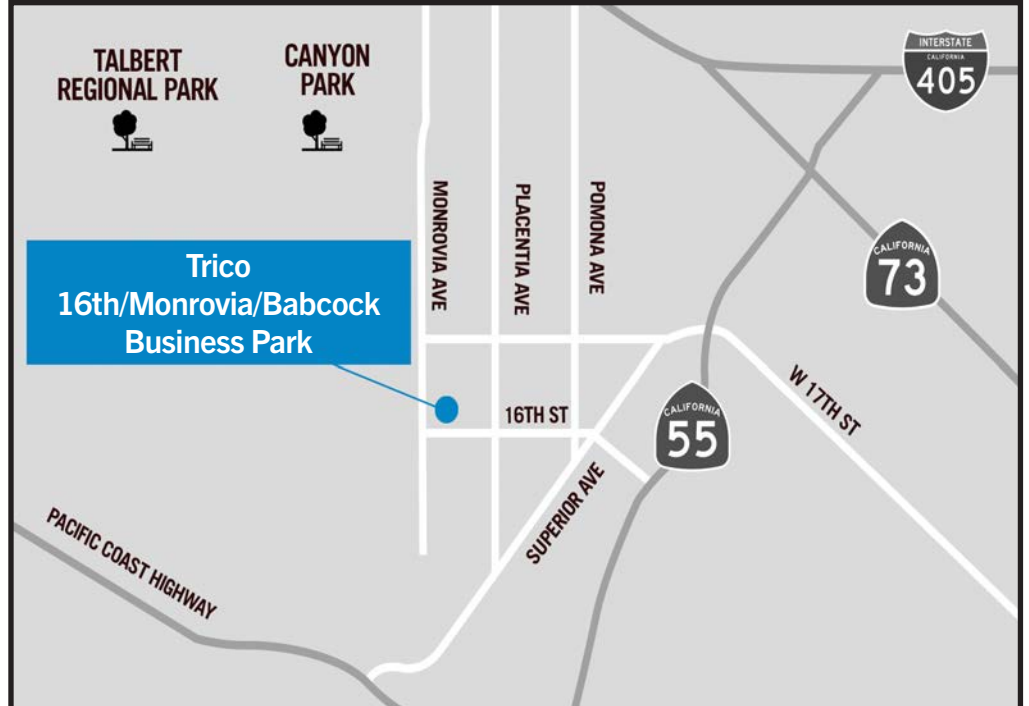
Fenced in YARD

Office Space: ±1,000 SF

- Window-Lined Storefront facing Babcock St.
- Reception + 4 Private Offices
- Heated/Air-Conditioned Office Areas
- Upgraded Flooring
- Recessed Lighting
- 2 Restrooms
- Built-in kitchenette w/ sink, counter, & cabinetry

Warehouse Space: ±4,000 SF

- Two 10' x 10' Ground-Level Doors
- ±12' Ceiling Height
- Space Heater
- Skylights Providing Natural Light
- 2 Restrooms



FOR FURTHER DETAILS:

PARKER ROBERTS

parker@tricoREALTY.com
License #01994597

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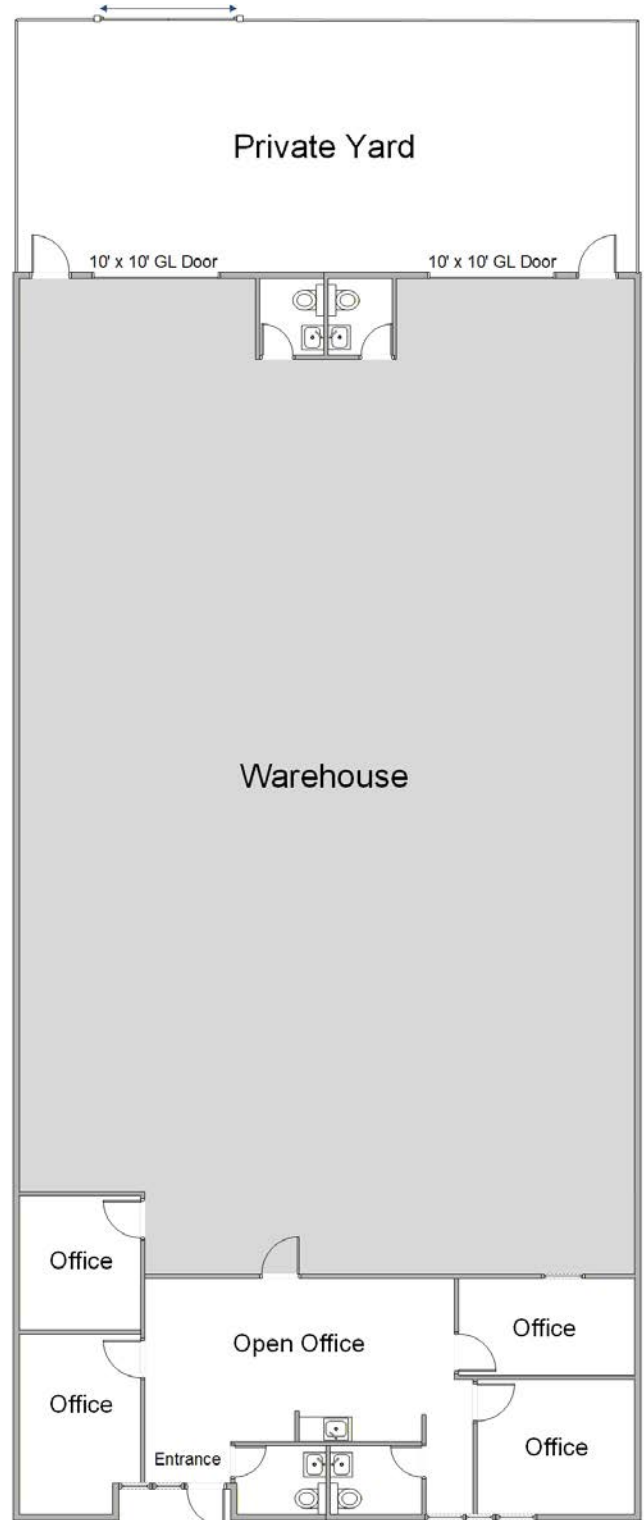
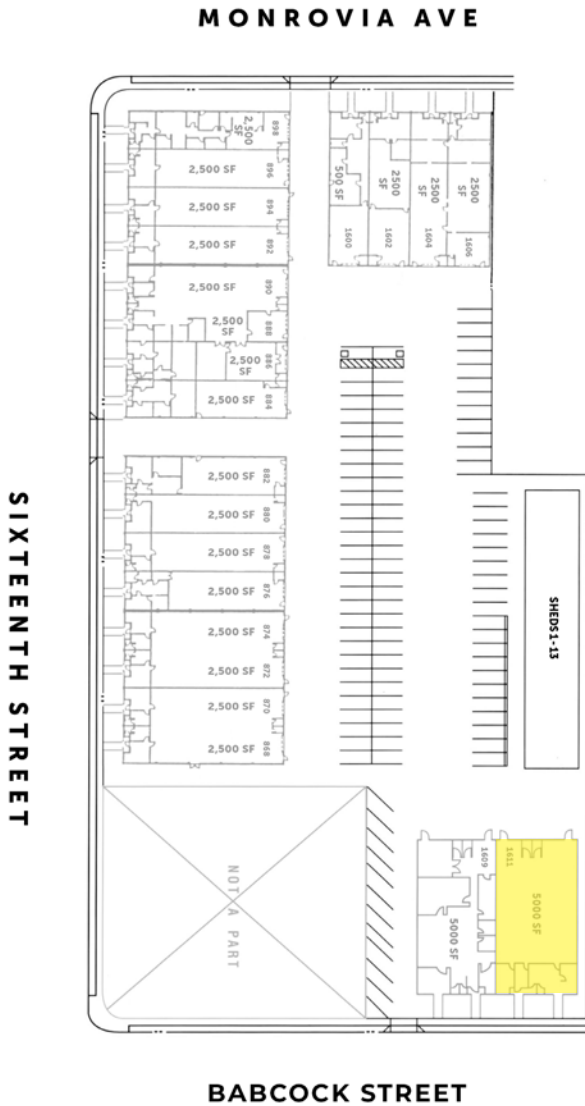
5,000 SF Industrial Unit

Unit Features

Power: 400A | 120/240 (TBD)

Clearance Height: 12'

Ground Level Doors: Two 10'x10'



*Floorplans Not to Scale