

# Tustin

## 1175 Warner Avenue

### Building features

- Epoxy coated warehouse floor
- Advanced water filtration (dual catalytic and carbon with 5 micron pre-filter)
- Eye-catching modern kitchen with electric stove and microwave
- Extensive glass line coated with heat-reducing window tint
- Open office floor plan
- Abundant storage under stairwells

### Property specs

- ±4,806 s.f. industrial / R&D building
- ±2,926 s.f. 2-story office area
- 24' warehouse clearance
- 1 grade-level loading door
- 400A, 277/480V power supply
- 14 parking stalls (3:1,000)
- Fire sprinklers

### Location features

- Ideal Airport Area location
- I-55 Freeway access via Dyer Rd & Pullman St
- Ideal proximity to restaurant/retail amenities at The District and Tustin Legacy

