

FOR LEASE

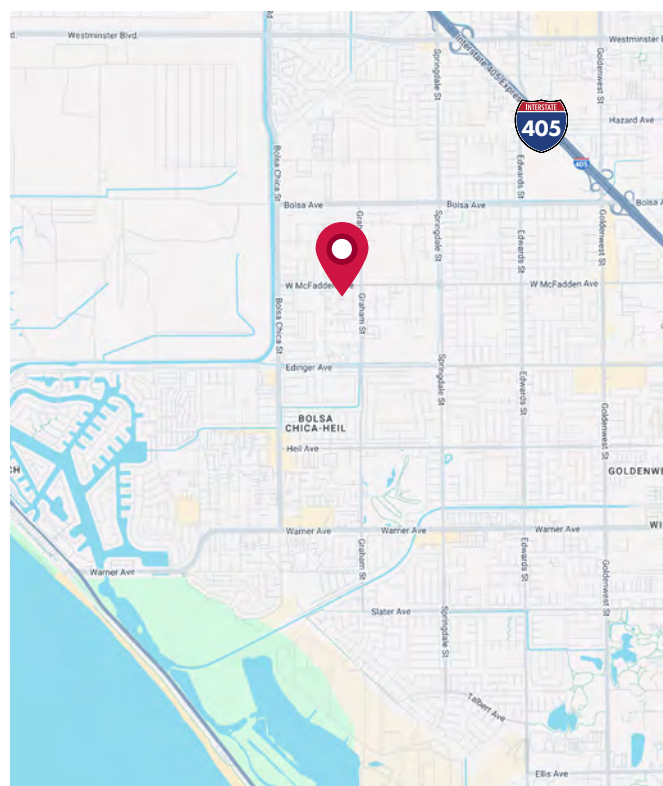
5412 MCFADDEN AVE, HUNTINGTON BEACH

±19,992 SF INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±19,992 SF Industrial Building
- ±2,000 SF of Renovated Office Space
- 18' Clear Height
- Two (2) 10' x 12' GL Door
- 400 Amps Power - 120/208V - Verify
- Fenced yard with Automatic Rolling Gate and Outside Canopy
- Sprinklered
- Built in 1974
- Total Building Refurbishment Completed – Including Brand New Office Space, New Exterior and Interior Paint, Warehouse Refurbishment, New Slurry Coat, New Landscaping!
- **Asking: \$1.35 NNN + \$0.15 NNN Charges**



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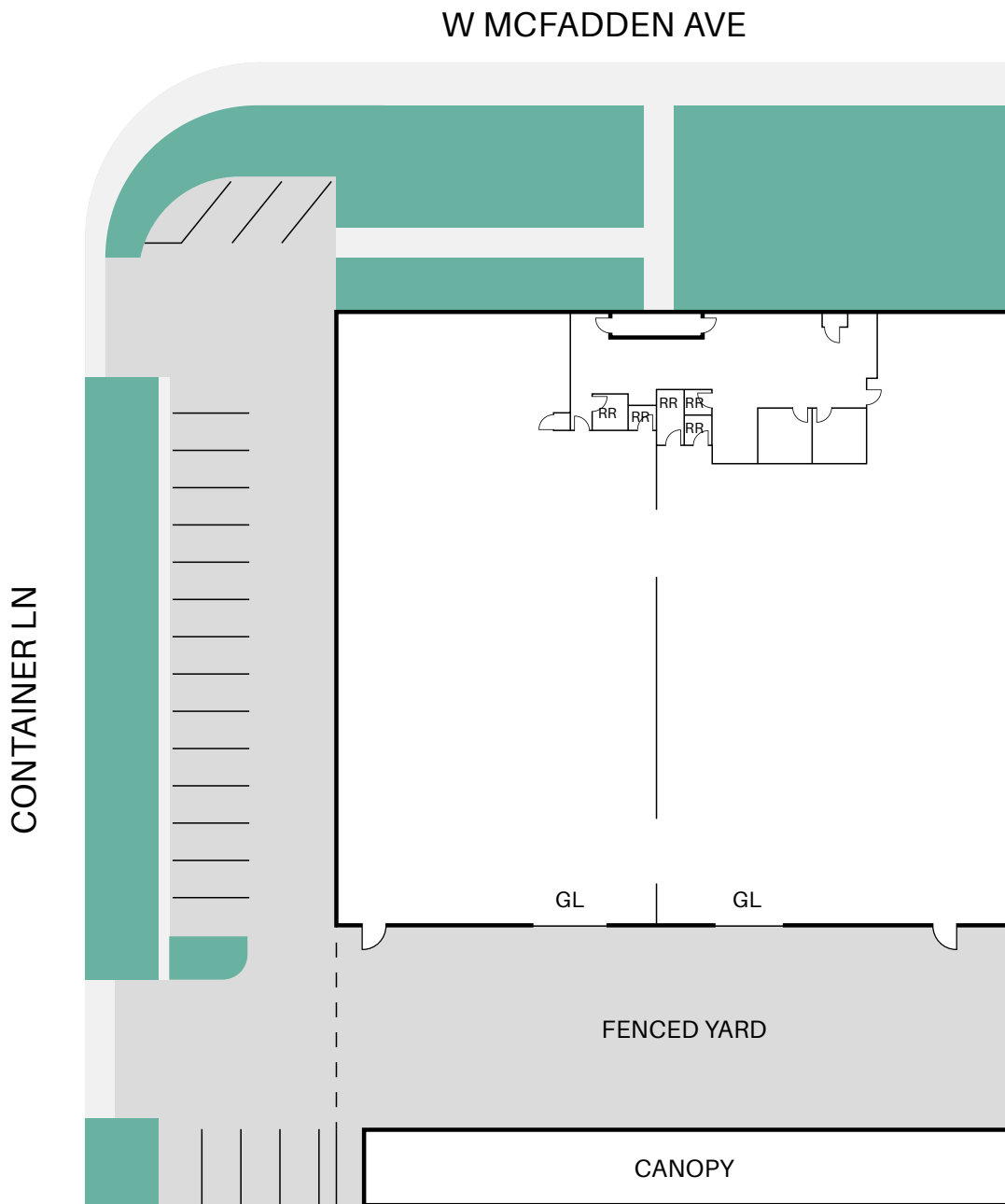
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SITE PLAN



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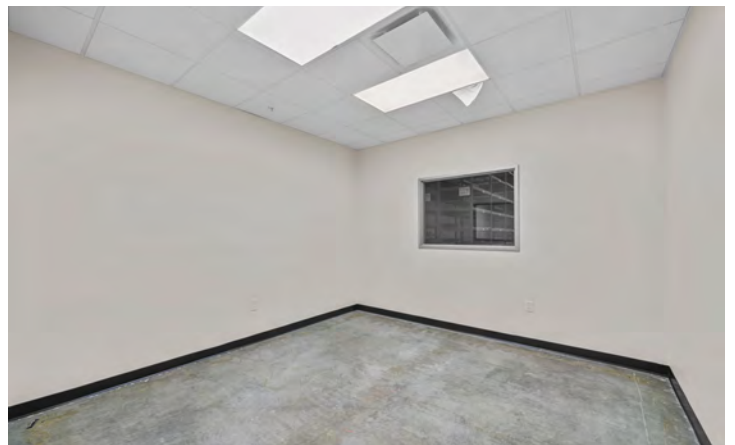
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