

**±132,735 SF FOR LEASE**  
**DIVISIBLE ±52,935 SF**  
**INDUSTRIAL/FLEX BUILDING - CORPORATE HEADQUARTERS**

**LOW NETS - \$0.20 PSF**

**1660**  
**SCENIC AVE**  
COSTA MESA CA

**4,000 AMPS**  
**EXPANDABLE POWER &**  
**NEW CONCRETE YARD!**



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# FLOOR PLAN

## EXISTING PLAN

<b>GROUND FLOOR</b>	» ±52,935 SF
» Clear Height	» 12'-14'
» Dock High Loading	» Two (2) -12'X10'
» Ground Level Loading	» Two (2) -12'X12'
» Heavy Power	» 4,000 Amp, 480 Volt, 3 Phase
<b>SECOND FLOOR</b>	» ±79,800 SF
» Clearance	» 12'-15'
» Office	» ±47,200
» Warehouse/Manufacturing	» ±32,600 SF
» Access via Freight Elevator	» 6,000 Pound Capacity
» Forklift	» 2nd can be Serviced via a Forklift
» Concrete Slab	» 4" Concrete Slab on 2nd Floor

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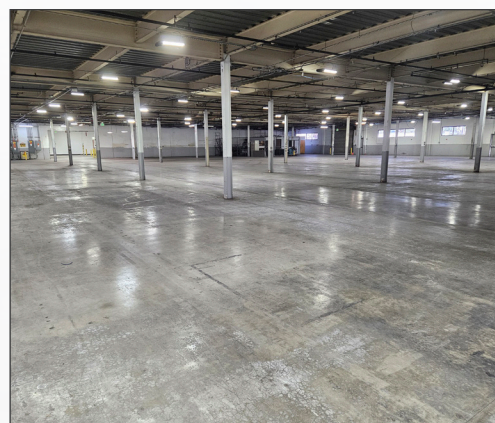
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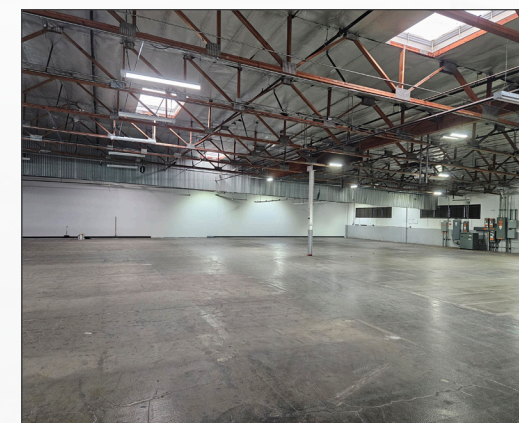
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## CONCEPTUAL PLAN

<b>GROUND FLOOR</b>	±52,935 SF
» Clear Height	30'
» Clear Height	12'-14'
» Dock High Loading	Two (2) -12'X10'
» Ground Level Loading	Two (2) -12'X12'
<b>SECOND FLOOR</b>	±43,800
» Office	±11,200 SF
» Warehouse (12'x15' Clear)	±32,600
» Warehouse/Manufacturing	±32,600 SF
» Access via Freight Elevator	6,000 Pound Capacity
» Forklift	2nd can be Serviced via a Forklift
» Concrete Slab	4" Concrete Slab on 2nd Floor



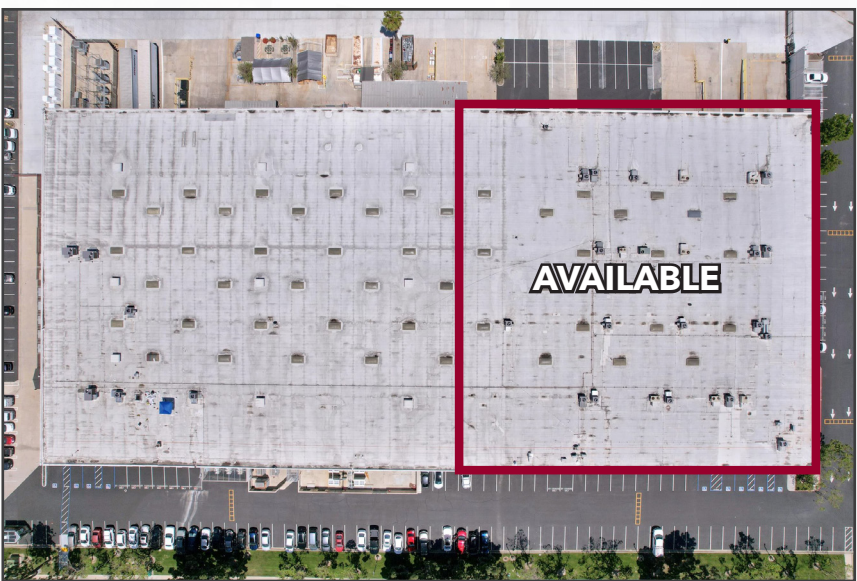
FIRST FLOOR - WAREHOUSE



SECOND FLOOR - WAREHOUSE

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# PROPERTY PHOTOS



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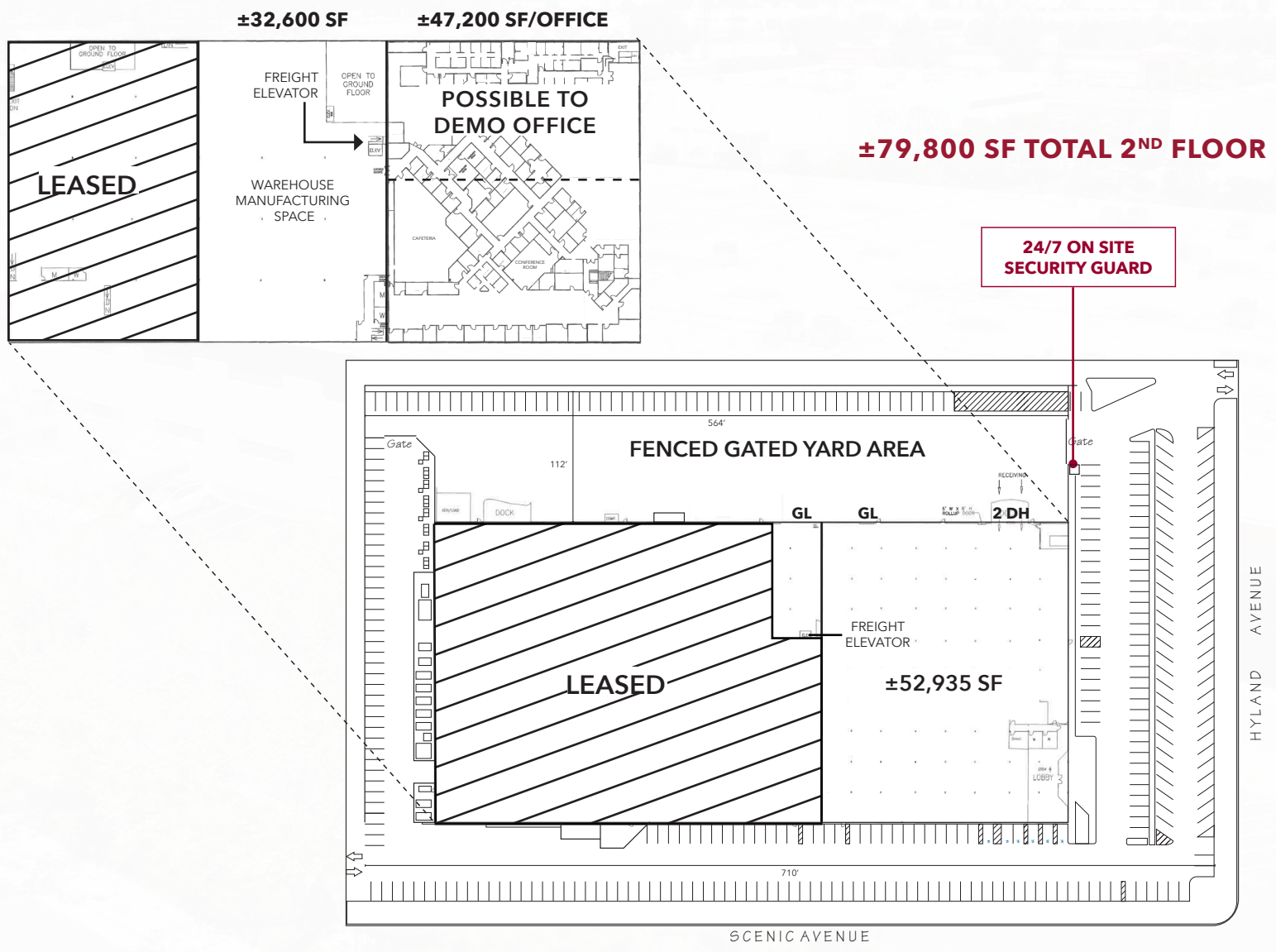
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# EXISTING FLOOR PLAN



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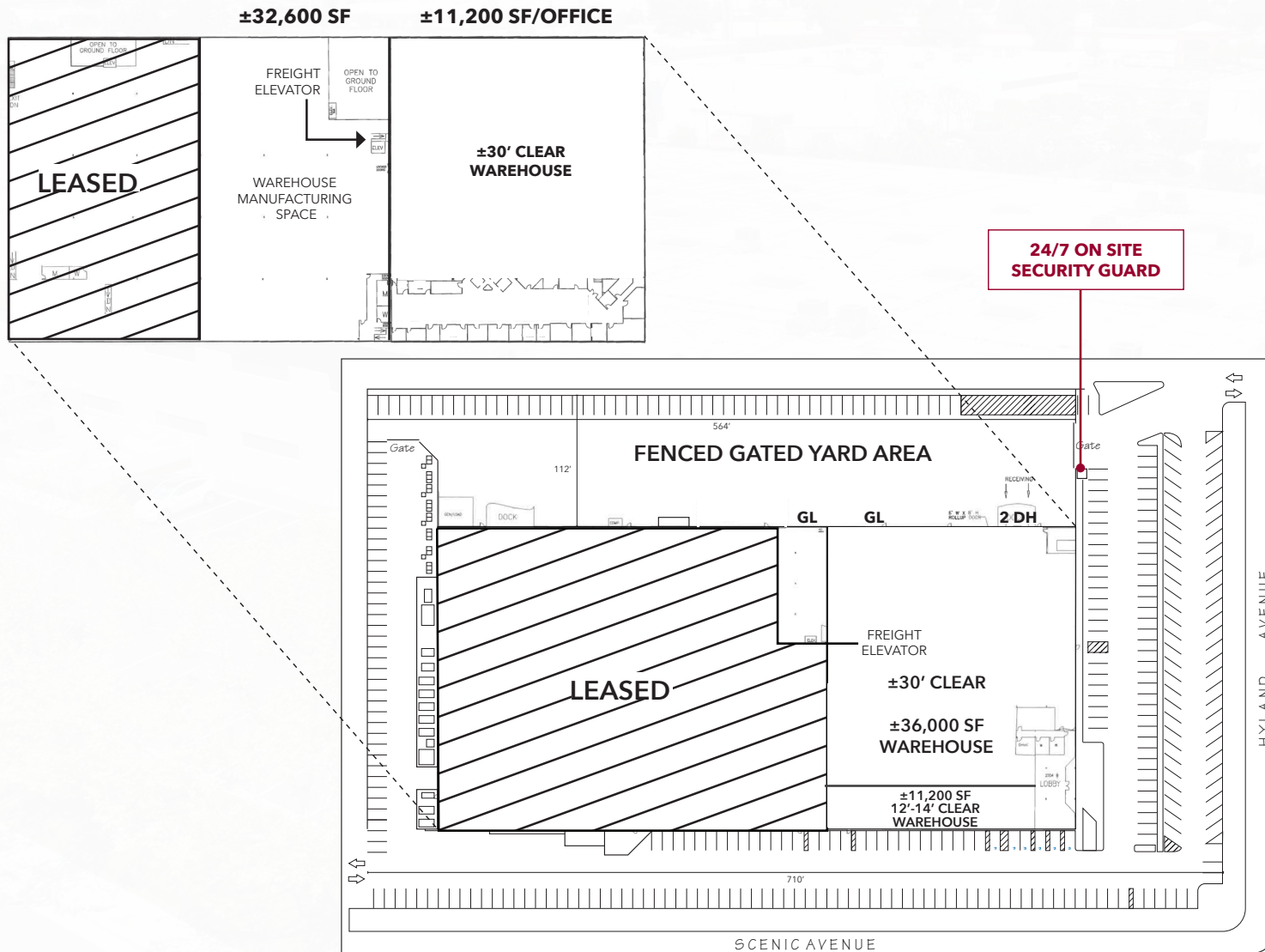
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# 30' CLEAR WAREHOUSE FLOOR PLAN

## CONCEPTUAL FLOOR PLAN

NEEDS CITY APPROVAL

**1660**  
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COSTA MESA CA



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**DRIVE TIME MAP**



**1660 SCENIC AVENUE  
COSTA MESA**

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