

**FOR LEASE**  
MT. BALDY INDUSTRIAL PARK

**18231-18299 MT. BALDY CIRCLE**  
Fountain Valley, CA 92708

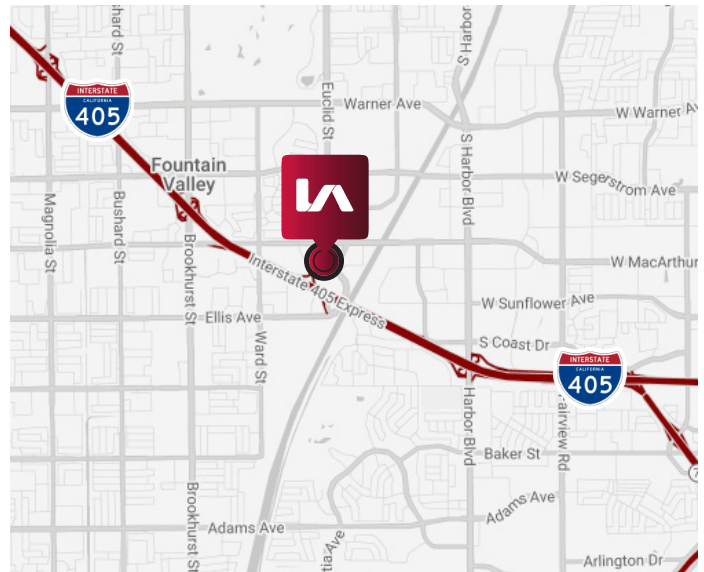
**MULTI-TENANT  
INDUSTRIAL/OFFICE UNITS**



## PROPERTY HIGHLIGHTS

- Immediate Occupancy
- Fully Fire Sprinklered
- 2.4:1,000 Parking Ratio
- Ground Level Loading
- 100 Amp Power Service (Verify)
- 14' Warehouse Ceiling Height
- Excellent San Diego I-405 Freeway Access
- No CAM Fees

## LOCATION MAP



**CHRIS COYTE**  
D (909) 373-2935  
ccoyle@lee-assoc.com  
DRE #01017328

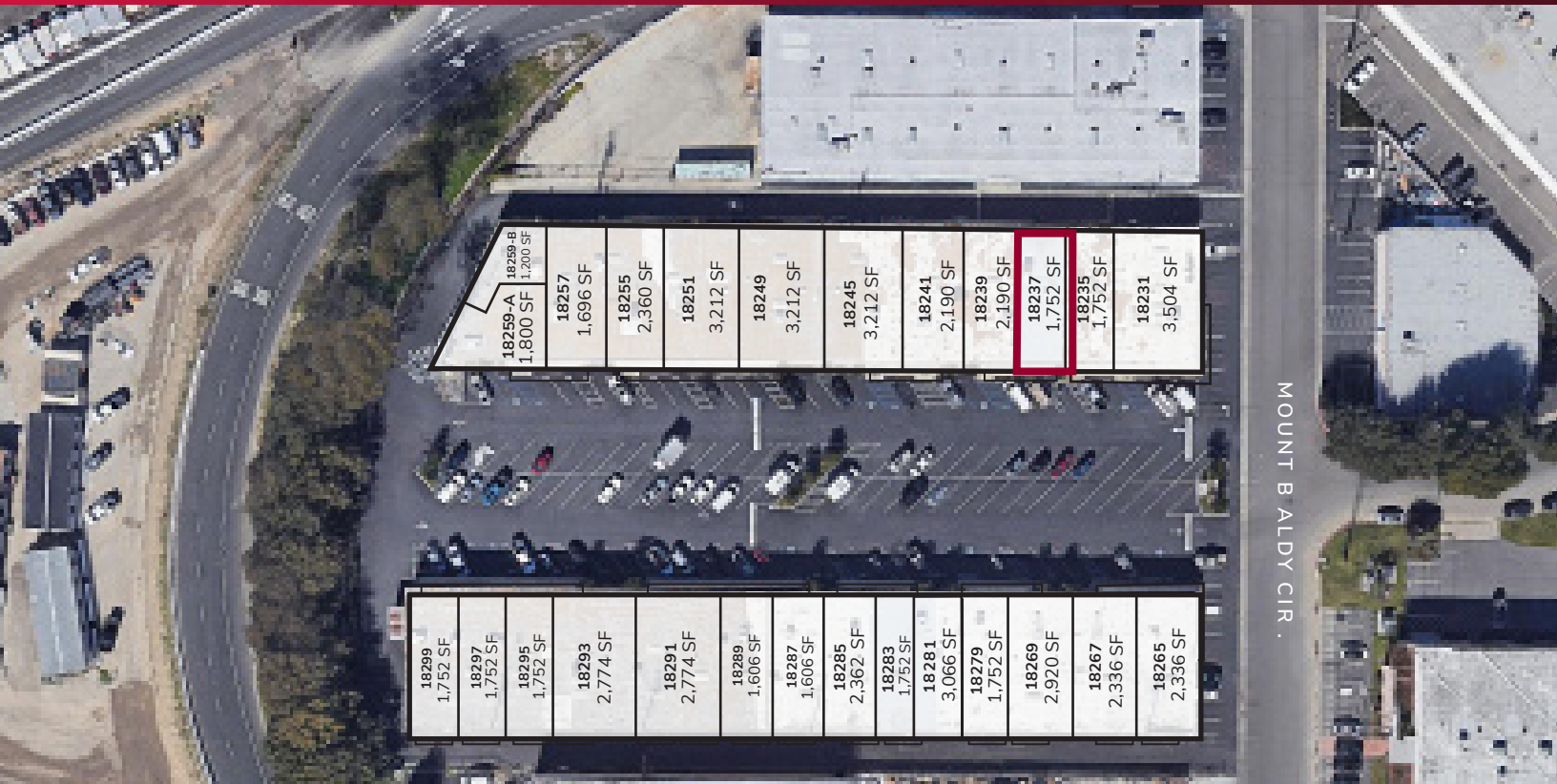
**JOHN MARTIN**  
D (714) 307-1250  
jmartin@lee-assoc.com  
DRE #01346629

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771  
Corporate ID: 00976995

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**AVAILABILITY**

ADDRESS/SUITE	SF	DATE AVAILABLE	RATE
18237 Mt. Baldy Circle	±1,752 SF	6/1/2026	\$1.50 IG

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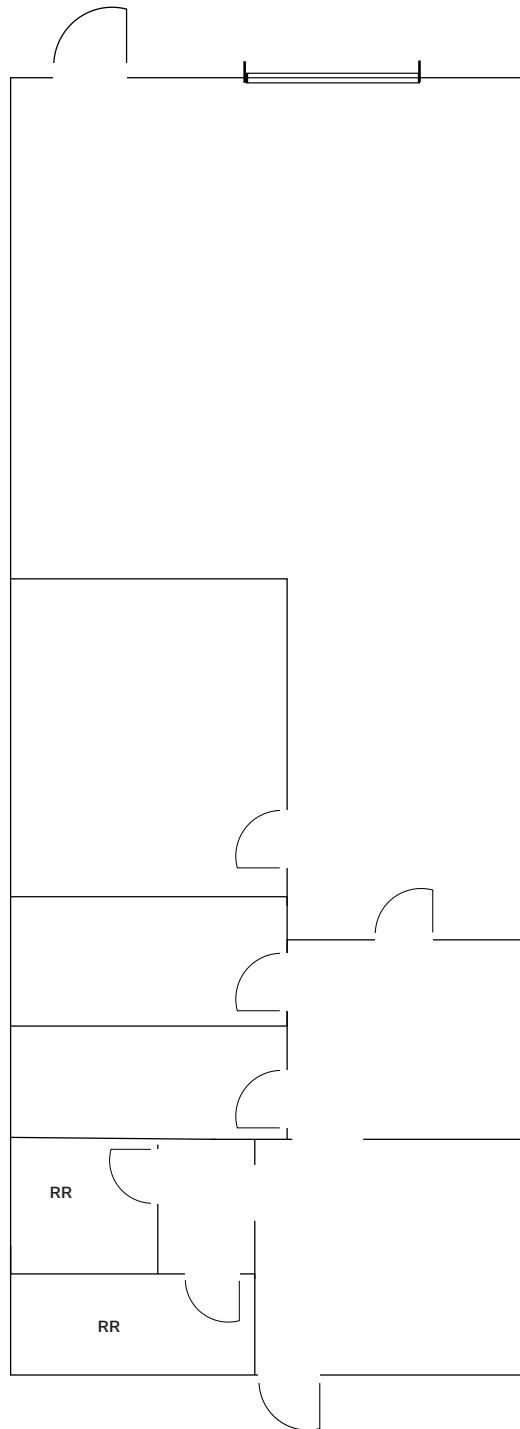
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**FLOOR PLAN**

18237 MT. BALDY CIRCLE- ±1,752 SF



NOT TO SCALE, NOT AS BUILT

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