

# 14801

ABLE LANE  
UNIT 102  
HUNTINGTON BEACH



## ±29,140 SF FOR LEASE

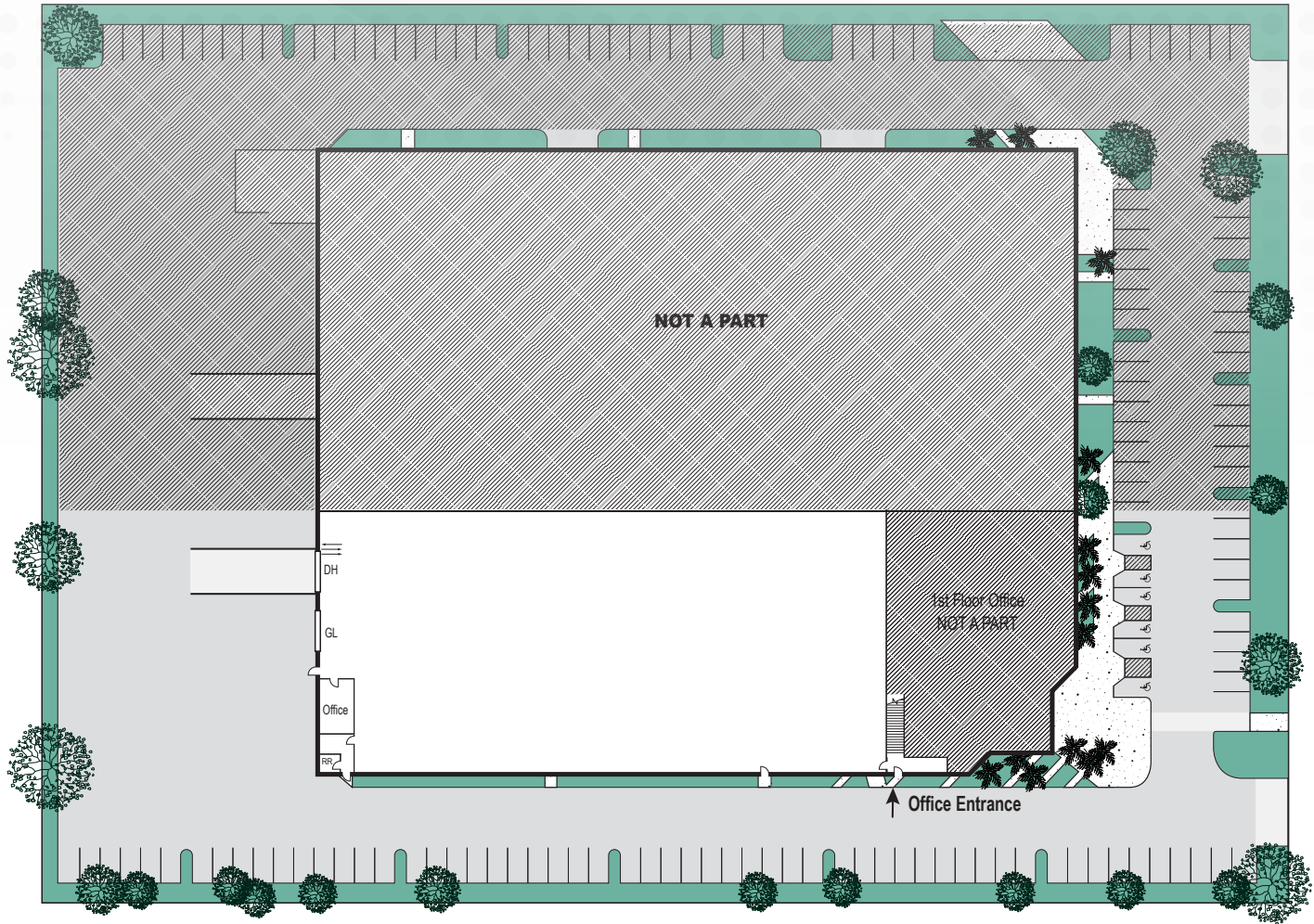
HIGH CLEARANCE DISTRIBUTION W/ DOCK

# PROPERTY FEATURES

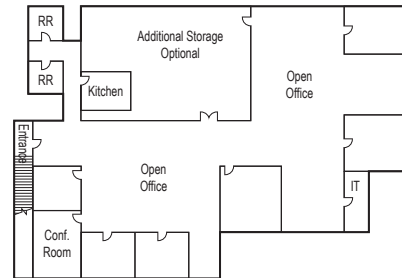
- ± 29,140 SF Part of a Larger High Image Industrial Building
- ± 4,194 SF of Well Appointed Offices
- Large Secured Truck Trailer Storage/ Yard/Parking
- Excellent Truck Access/Circulation
- 30' Warehouse Clearance
- Racking Available with In-Rack Sprinklers
- One (1) Ground Level Door
- One (1) Dock High Door
- 220 Amps of 277/480 Volt Power (verify)
- Energy Efficient Lighting
- Up to 75 Parking Stalls
- .33/3,000 GPM Fire Sprinklers
- Close Proximity to the 405 and 22 Freeways
- ± 2,900 SF of Additional Showroom/ Mezzanine Storage (Available as expanded rentable footage)

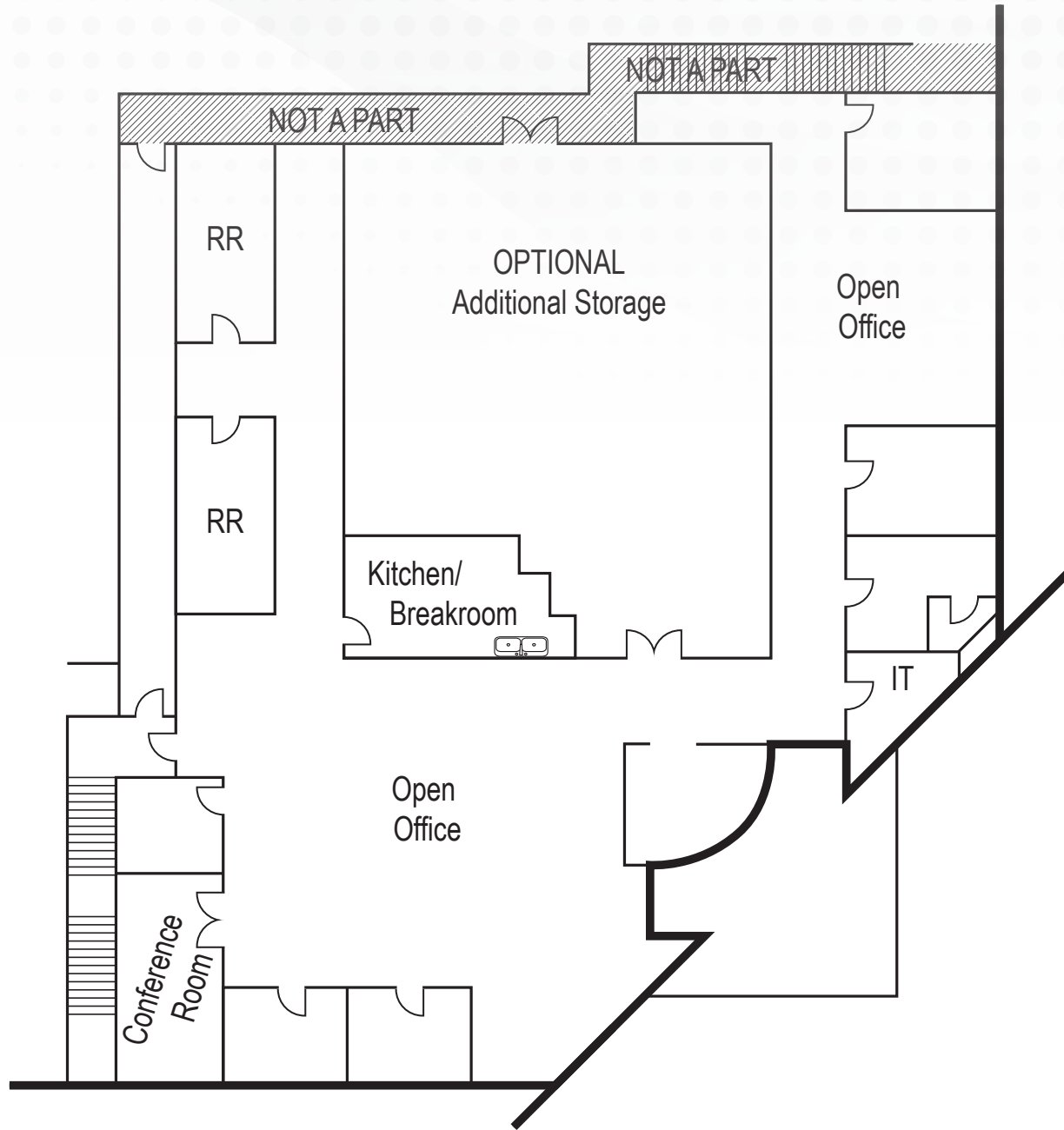
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**ABLE LN., UNIT 102**  
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Second Floor Office



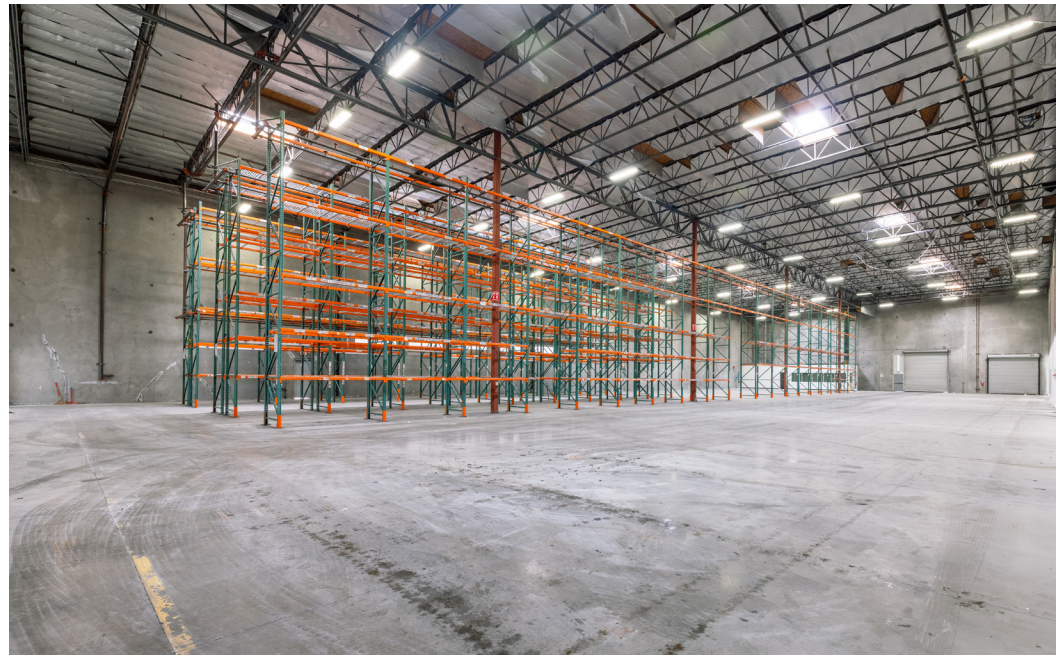


# OFFICE FLOOR PLAN

NOT TO SCALE



# INTERIOR PHOTOS



# WAREHOUSE PHOTOS



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