

FOR SALE \$1,935,697

**Voit**  
REAL ESTATE SERVICES

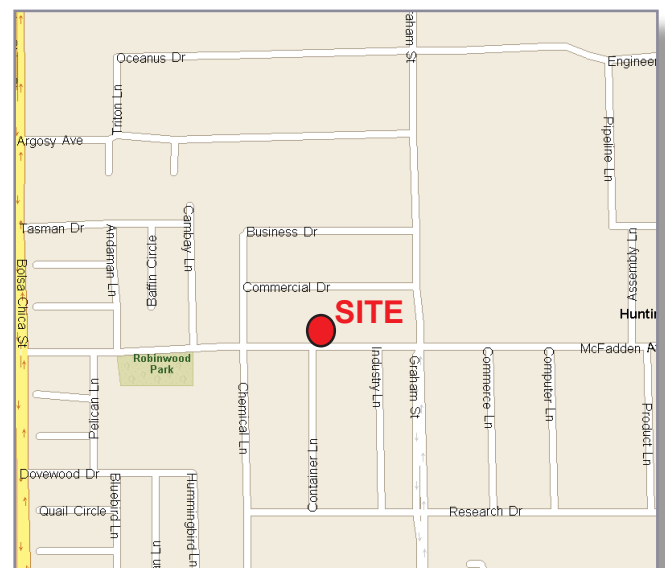
**Major Street Signage - 11,591 Sq.Ft.**

5381 McFadden Ave., Huntington Beach, CA



## Features:

- Attractive Freestanding Bldg. in West H.B. Industrial Area
- Major Street Frontage and Monument Signage
- Large Open Showroom/Office Area
- Upgraded Conference Room/Wet Bar with Glass Doors
- Building is Divisible into 4,971 and 6,620 SF if desired making it ideal for Owner/User with possible adjacent Income potential
- Three (3) Ground Level Loading Doors  
1 Front- Loading on McFadden
- 400 Amp / 120/208, 120/240v Power
- Skylights / Fire Sprinklers
- Warehouse Clearance 14' to 17'
- Quick, Easy Accessibility to 405, 22 & 605 Freeways
- Approx. 40% office



## Kathy Fuller

Vice President

Lic #00647389

949.263.5377

kfuller@voitco.com

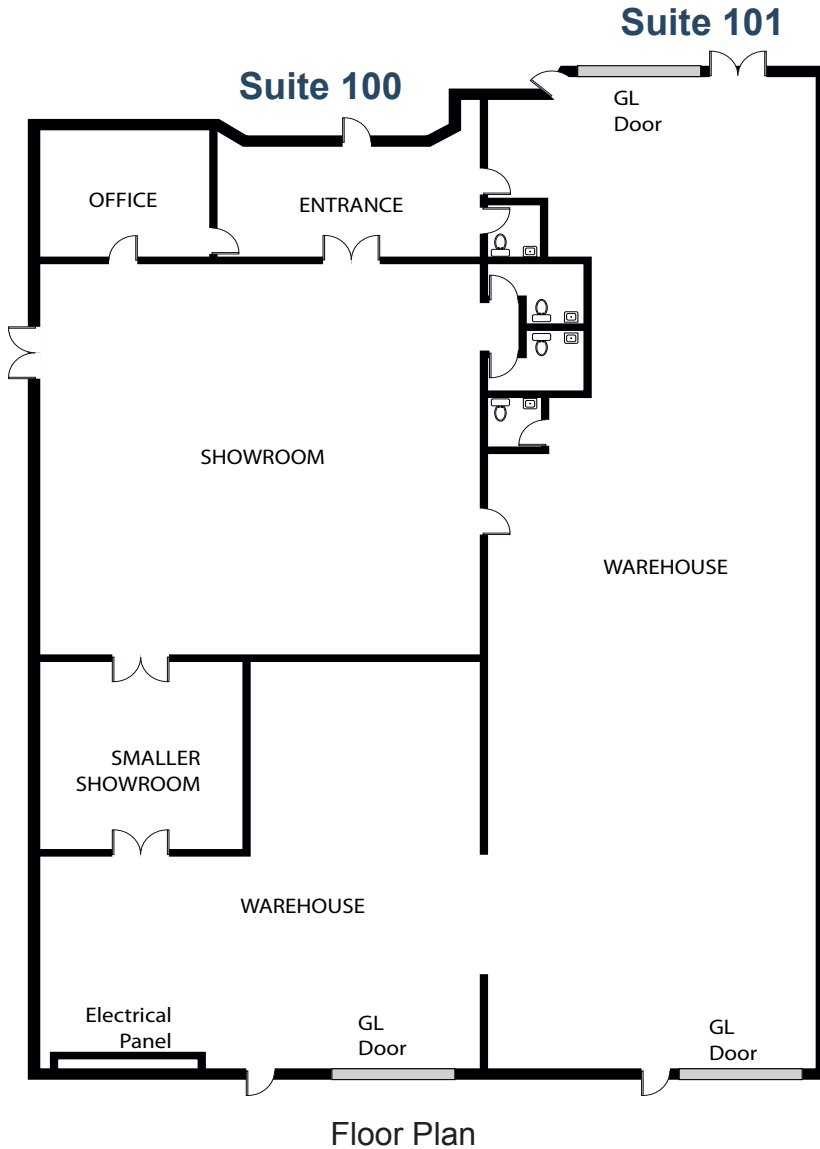
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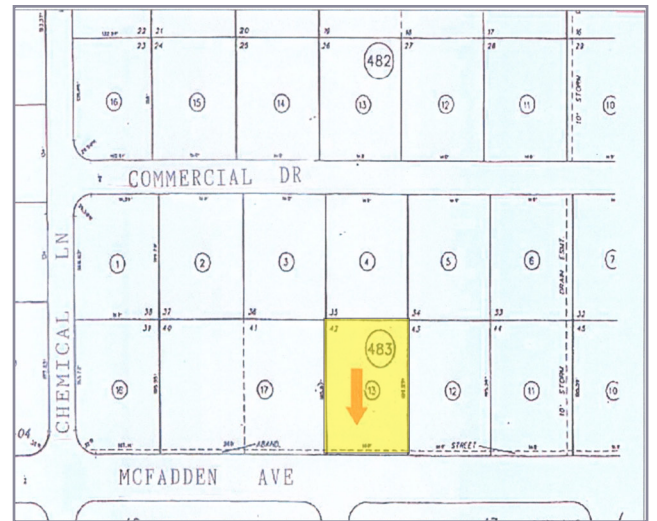
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Interior



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