

FOR SALE OR LEASE | ±41,454 SF

Manufacturing | Distribution Facility

5422 Argosy Avenue, Huntington Beach, CA. 92649

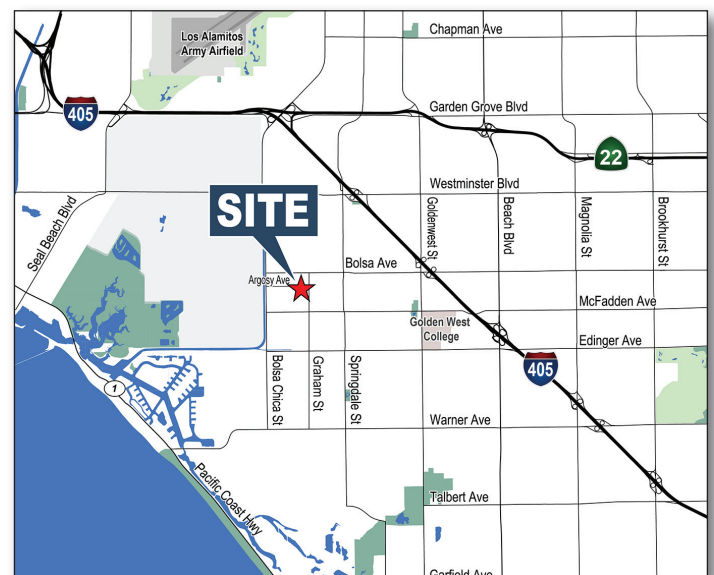
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REAL ESTATE SERVICES



PROPERTY FEATURES

- Desirable North Huntington Beach Location
- Approximately 3,280 SF Single-Story Office Space
- Shop Offices and Restrooms
- Two (2) Dock High Positions (exterior truck wells)
- Three (3) Ground Level Doors
- 1.9 Acre Land Parcel
- Large Fenced Yard
- 600 Amps, 277/480 Volt Electrical
- Distributed Electrical & Airlines
- 77 Parking Spaces (1.88:1,000)
- Fire Sprinklered
- ±20-21' Warehouse Clearance
- Excellent Access to the 405 and 22 Freeways
- Corporate Neighbors Include Quiksilver, Boeing, Cleveland Golf, Mitsubishi and Konica



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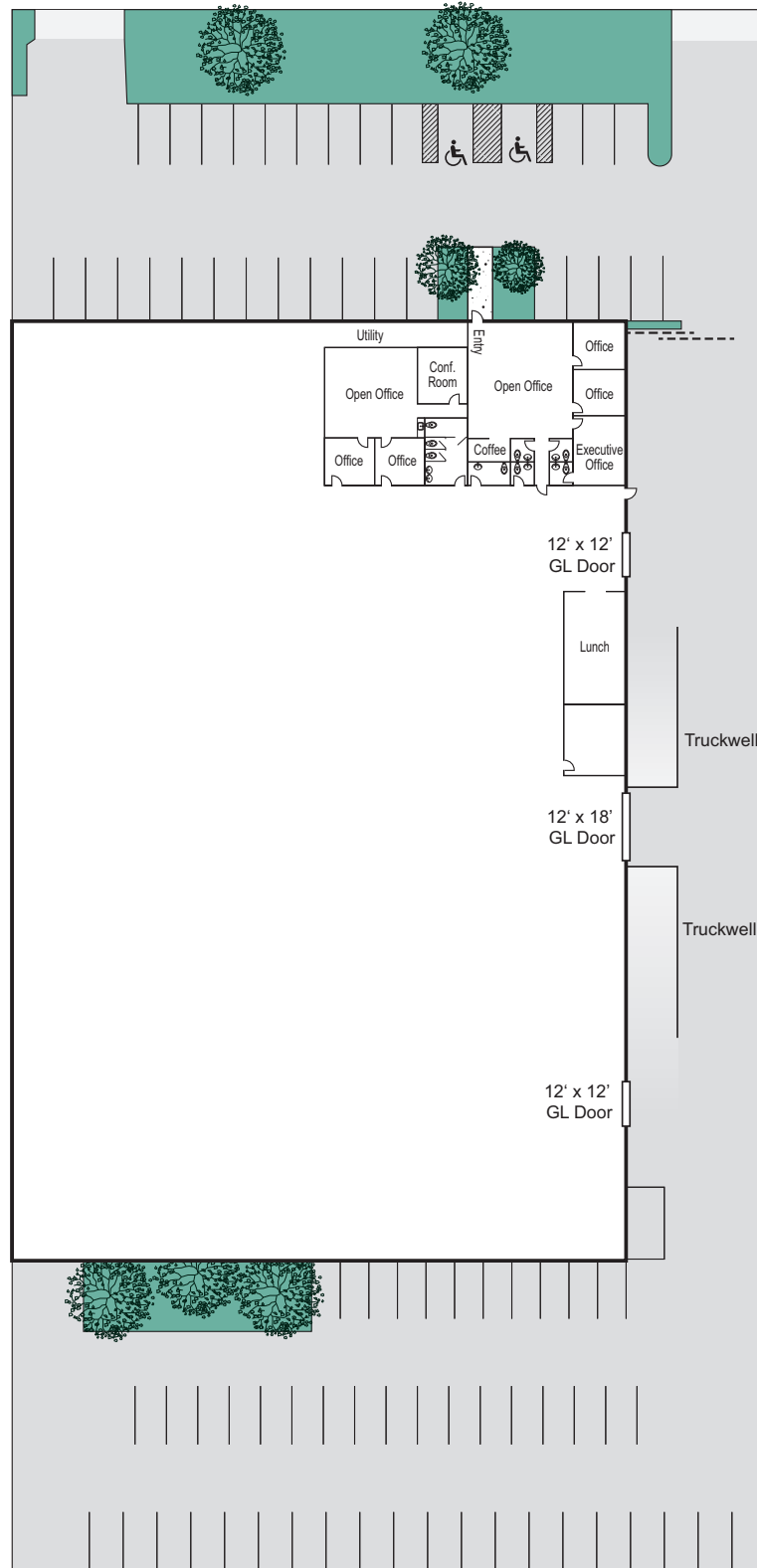
Real People. Real Solutions.®

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ARGOSY AVE



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