

**15662 & 15678 GRAHAM STREET | HUNTINGTON BEACH, CA**



## PROPERTY FEATURES

- 27,950 SF with 4,603 SF of office
- Divisible to 10,000 SF with 2,000 SF of high-end office & 17,950 SF with 2,603 SF of newly rehabbed office
- 20' clearance in warehouse
- 1,200 AMPS total
- Gated Yard
- Sprinklers
- Drive around building
- Corner location
- Street frontage on Graham
- Sale price: \$5,142,800 (\$184.00 PSF)

For more information, please contact:

**RYAN SWANSON**

Senior Vice President

License ID# 01474192

949.790.3155

rswanson@leeirvine.com

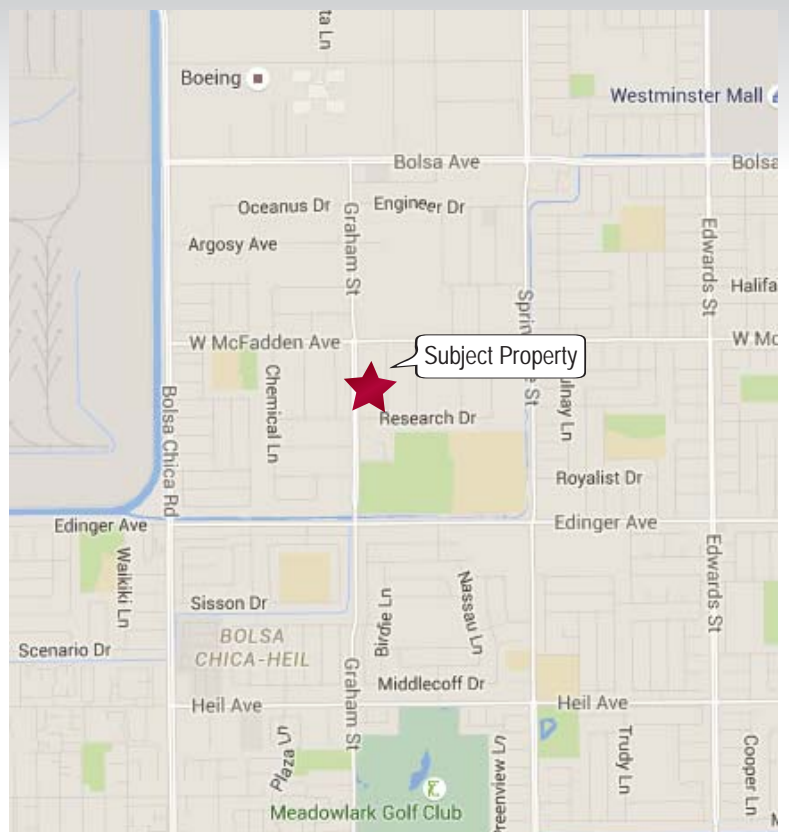
**CHRIS CONWAY**

Senior Associate

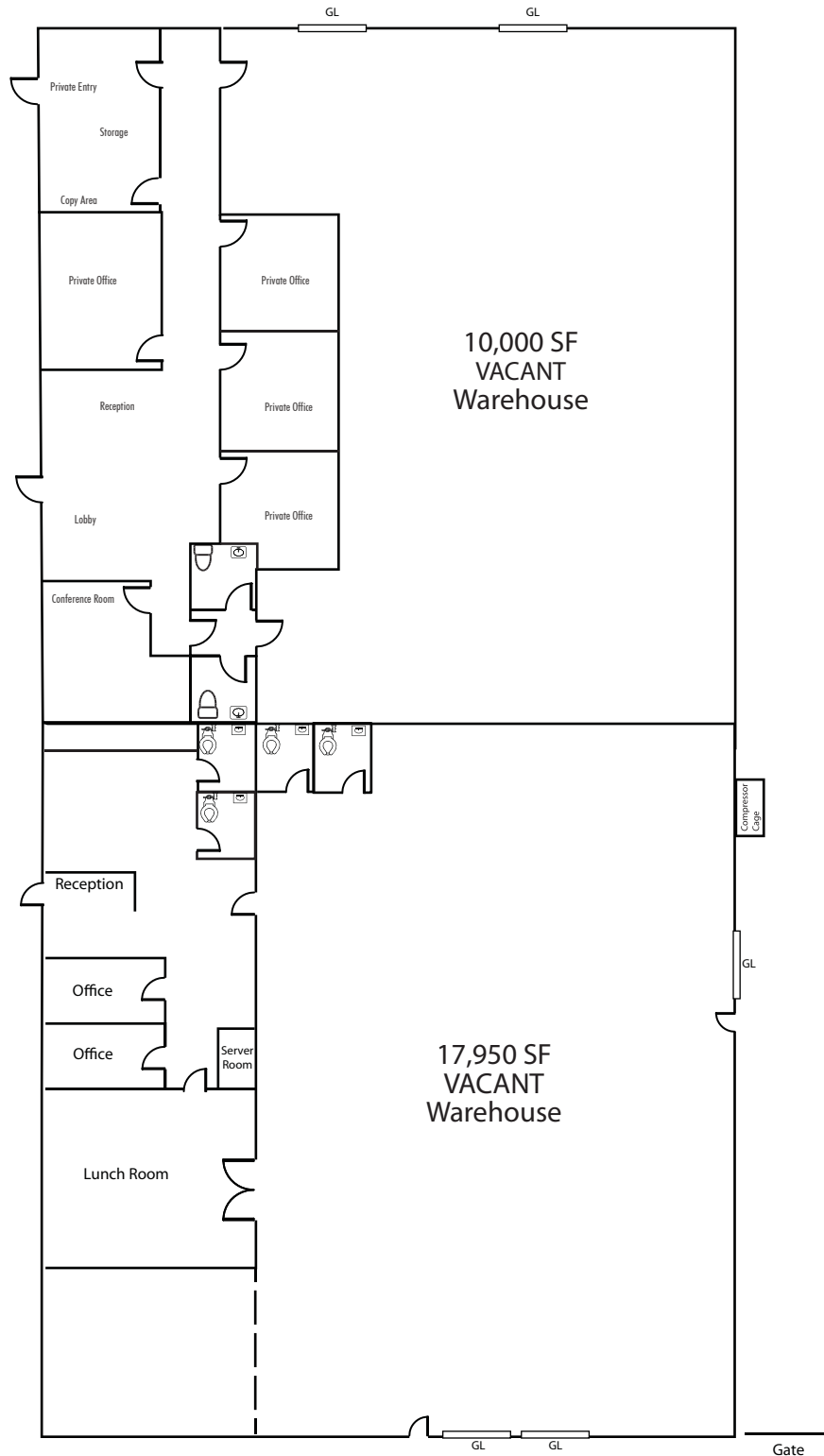
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