

17391 MOUNT CLIFFWOOD CIRCLE | FOUNTAIN VALLEY, CA

APPROXIMATELY 11,307 SQ. FT. FREESTANDING BUILDING



PROPERTY HIGHLIGHTS:

- $\pm 2,500$ Sq. Ft. of Office Space
- 14' Clear Height
- 400 Amps
- 2:1 Parking Ratio
- Warehouse Restrooms
- Warehouse Skylights & Foil Insulation
- Two (2) Ground Level Doors
- Secured Yard/Parking
- Fire Sprinklers
- Quiet Cul-de-Sac Location
- · Good Access to the San Diego (405) Freeway
- Near Fountain Valley Costco and Southpark Development
- Sublease Term Through April 30, 2018



F: 949.623.6360

E: placey@lee-associates.com BRE#: 00988663

JIM SNYDER, CCIM, CPM[®]
Senior Vice President/Principal

T: 949.724.4731 F: 949.623.6331

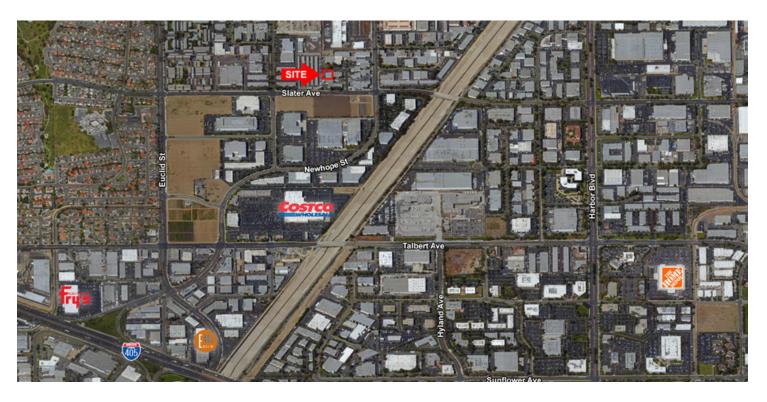
E: jsnyder@lee-associates.com

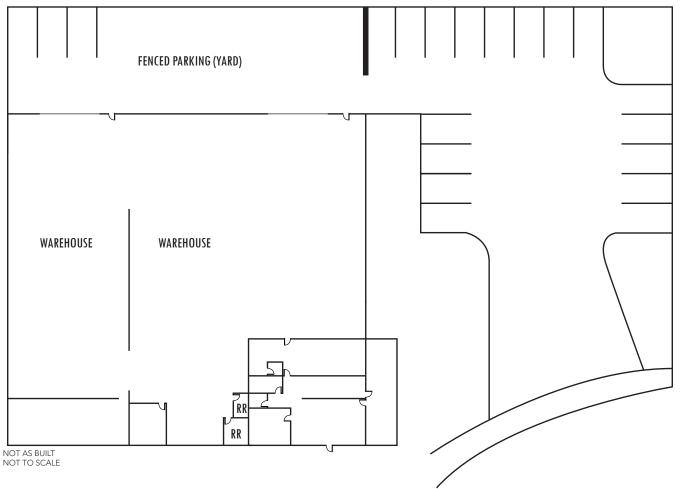
BRE#: 00872220



COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES - NEWPORT BEACH 100 BAYVIEW CIRCLE, SUITE 600 NEWPORT BEACH, CA 92660 949.724.1000 | WWW.LEE-ASSOCIATES.COM





DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.