

**FOR
LEASE**

11397 SLATER AVENUE | FOUNTAIN VALLEY, CA
APPROXIMATELY **12,707** SQ. FT. INDUSTRIAL BUILDING



PROPERTY HIGHLIGHTS:

- High Identity Location with Slater Avenue Frontage
- \pm 2,500 SF of Office Space
- Showroom Uses Possible
- Two (2) Ground Level Loading Doors
- Fenced Parking/Yard Area
- Shop Restrooms
- 2:1 Parking
- 400 Amps (verify)
- Electrical Distribution
- Warehouse Skylights
- \pm 16' Warehouse Clear Height
- Fully Sprinklered
- Excellent Access to (405) Freeway and Close to the Fountain Valley Costco

For more information, please contact:

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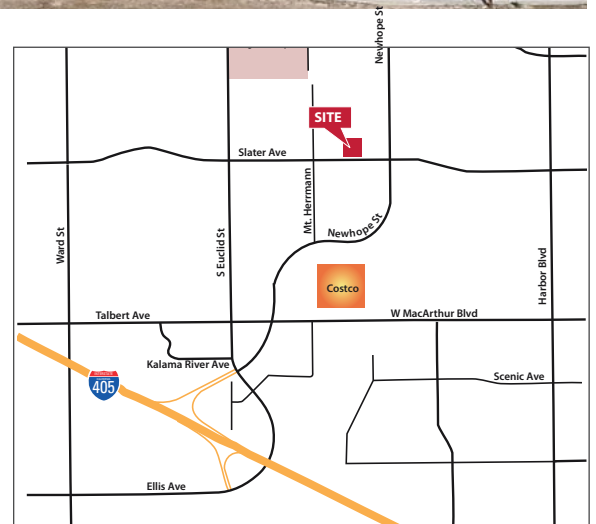
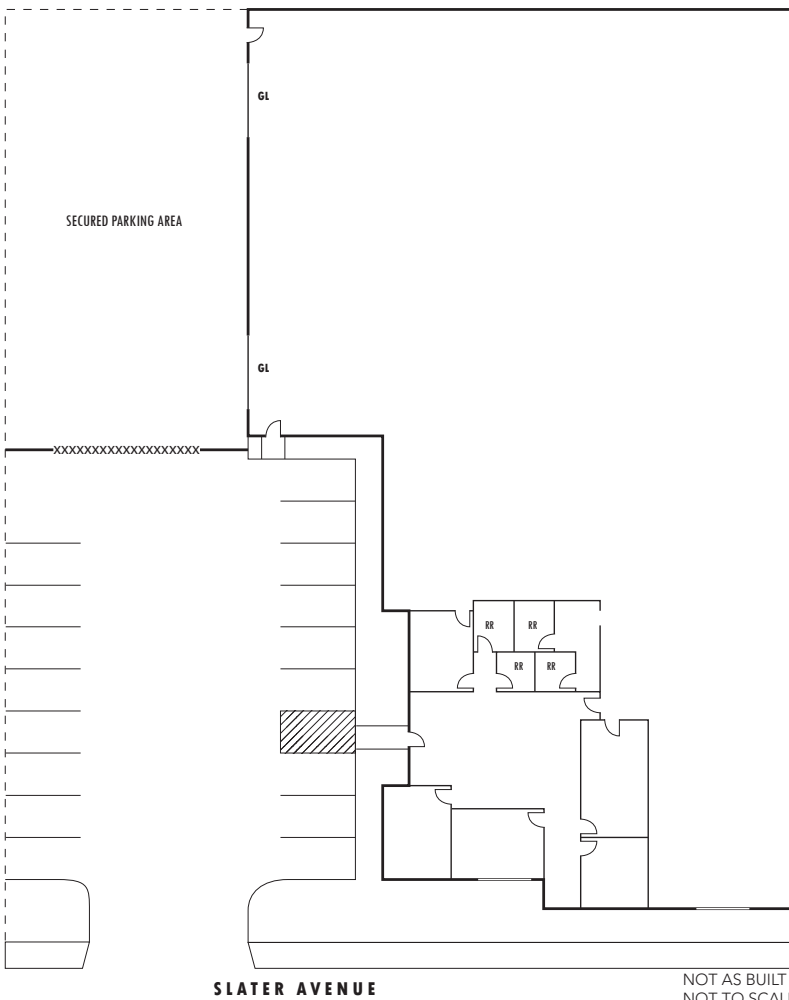
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES - NEWPORT BEACH

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