



1361 VALENCIA AVENUE
TUSTIN, CALIFORNIA
67,439 SF FLEX/R&D

For more information,
please contact: **MIKE LONG**, BRE #: 00902431
☎: 949.724.4729 | ✉: mlong@lee-associates.com



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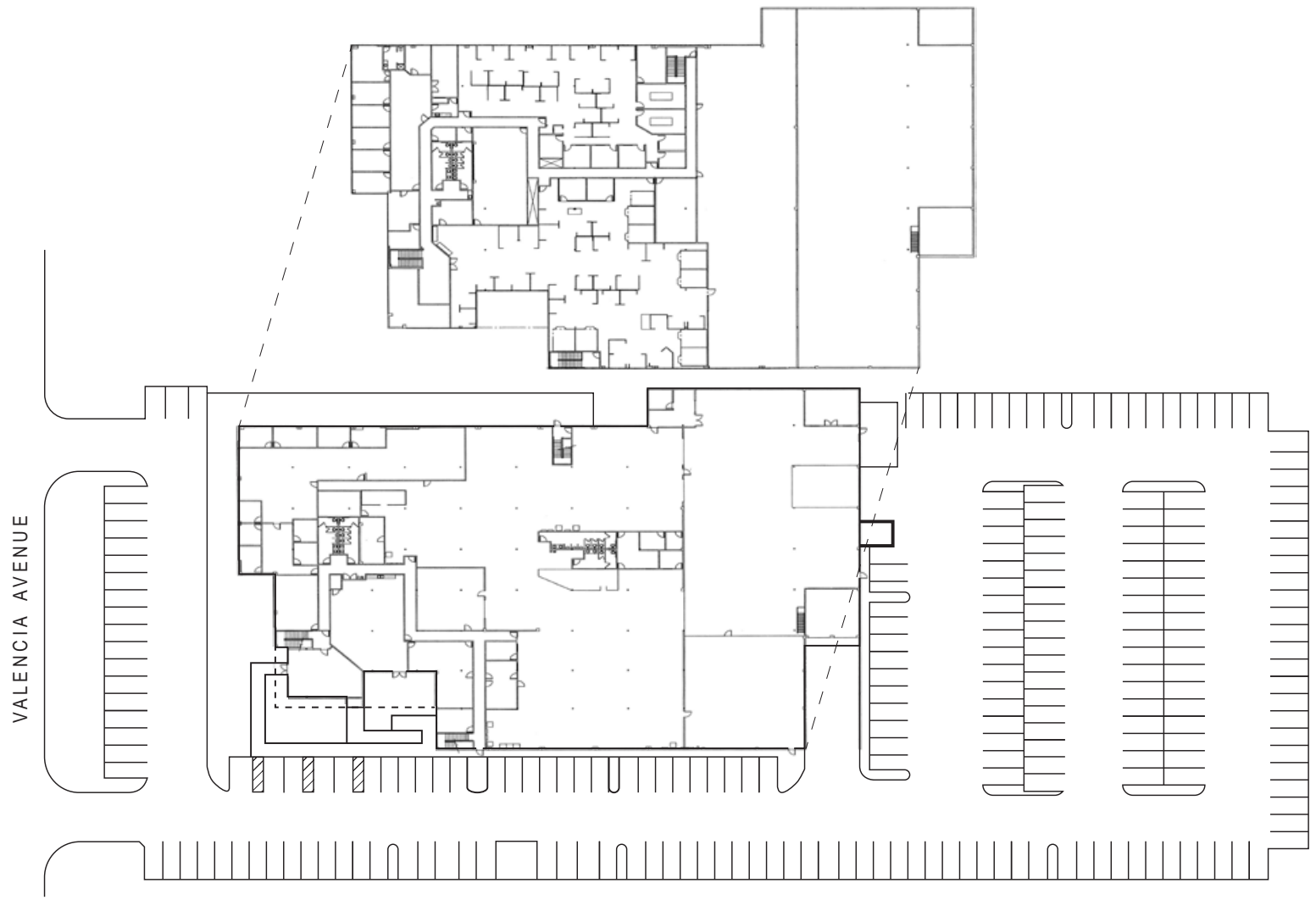
MIKE LONG

Senior Vice President

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PROPERTY HIGHLIGHTS:

- 67,439 SF Freestanding Flex / R&D Building
- 34,683 SF of Office Space
- 100% HVAC
- 26' Clear Height
- 3:1 Parking Ratio
- Large Fenced Secured Yard
- Fire Sprinklers
- 3.51 Acres
- Two (2) Interior Truck Wells
- One (1) Ground Level Door
- 2,500 Amps
- Easy Access to the 405, 55 and 5 Freeways



LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID #01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | ☎ 949.862.9048 | www.lee-associates.com

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WHY DO BUSINESS IN TUSTIN?

The City of Tustin, located in the heart of Orange County, is a great place to do business and offers various amenities many other cities cannot. The combination of economic opportunity, quality education, ample housing, safe streets, entertainment options and sense of community has led to Tustin being recognized as one of the best places to live and do business.

Cost of Doing Business

The City has been consistently recognized as one of the least expensive cities to do business in California by the Kosmont-Rose Institute Cost of Doing Business Survey, an annual survey that looks at the business climate in 305 cities in eight Western states based on sales, property, business license, bed and utility taxes.

LOCAL AMENITIES

- John Wayne Airport
- Tustin Metrolink Station
- The District at Tustin Legacy
- The Market Place
- Old Town Tustin – Historic Residential Neighborhoods
- Enderle Center
- Tustin Sports Park and Peter’s Canyon Regional Park
- Disneyland Resort
- Angels Stadium of Anaheim
- Honda Center
- University of California, Irvine
- South Coast Plaza
- Fashion Island



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