

**FOR SALE
OR LEASE**

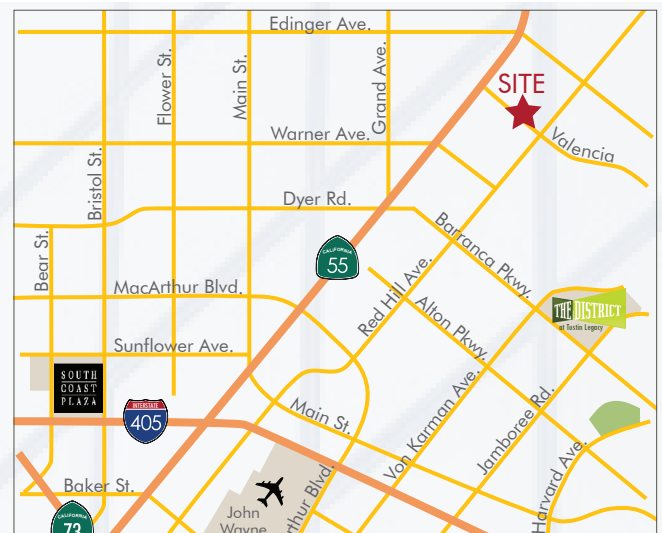
VALENCIA BUSINESS CENTER

1382 Valencia Avenue, Unit K, Tustin, CA 92780



PROJECT HIGHLIGHTS

- Unit K: ±6,070 SF industrial/R&D unit
- ±2,944 SF of office
- ±1,946 SF of warehouse space with roll up door
- 22' clearance
- Lobby/reception
- Kitchenette
- Polished concrete floors
- Exterior signage available
- Open creative office area
- ±1,180 SF of R&D/lab area
- Available now
- Call to show
- \$215 per square foot for sale
- \$1.10 MG + \$0.16 CAM charges for lease



CONTACT

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COMMERCIAL REAL ESTATE SERVICES
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

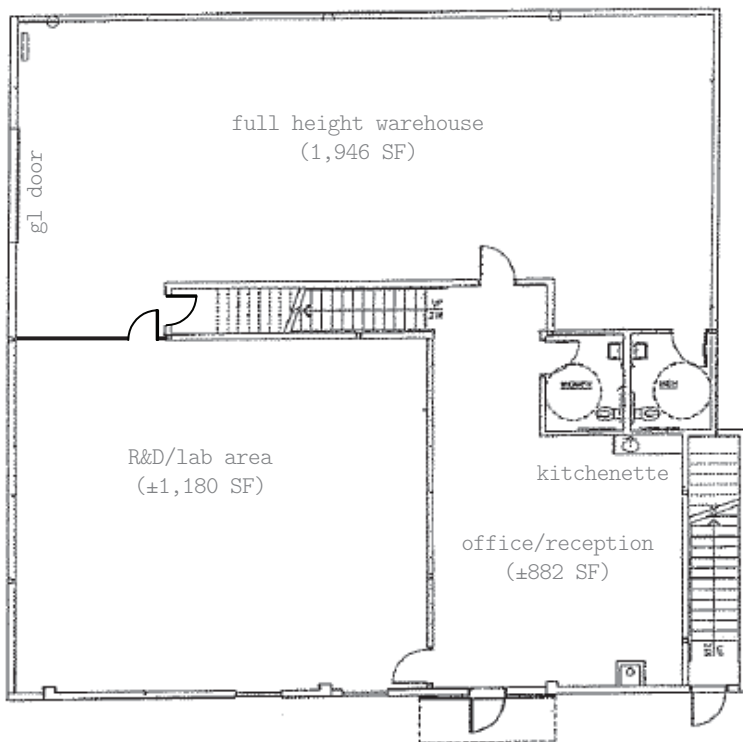
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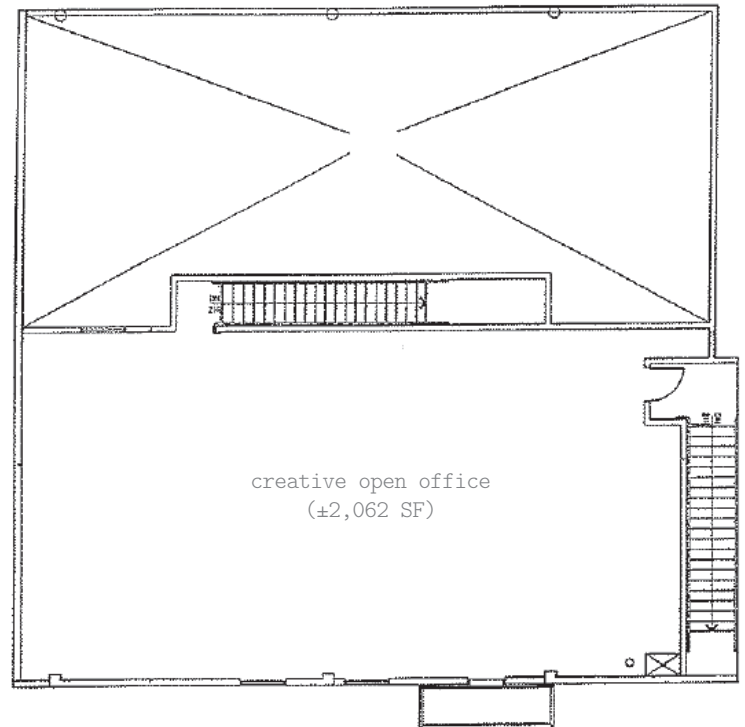
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Floor Plans

First Floor



Second Floor



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