



FOR LEASE

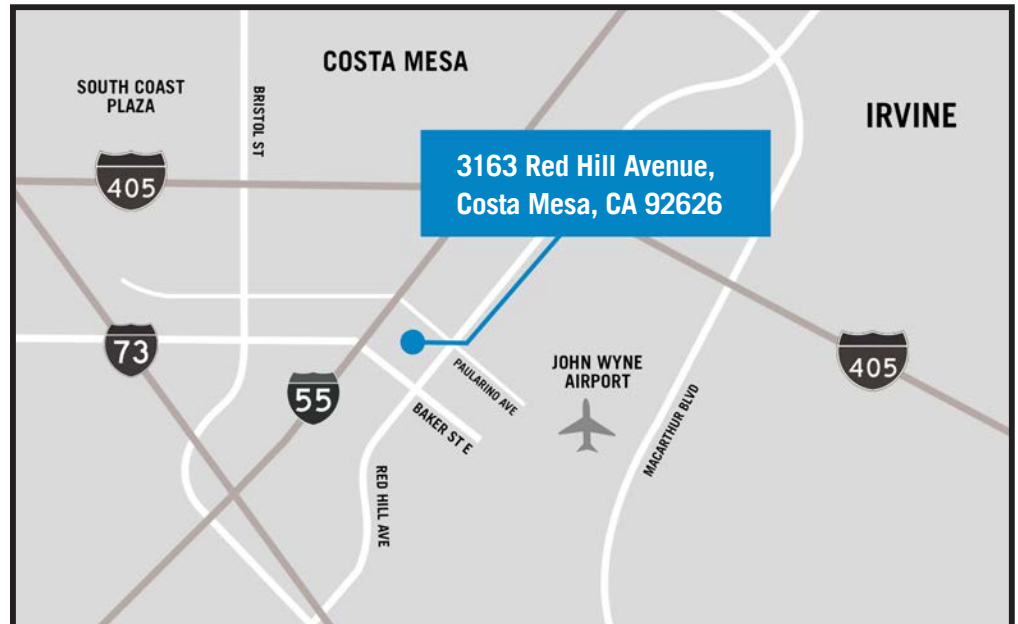
• 15,419 Square Foot Unit

FEATURES:

- Industrial unit 15,419 s.f. with 2,714 s.f. Office
- Collaborative office configuration
- 500 amps 277/480 volts
- CAT 6 Pre-Wired
- Dedicated server room
- 3.5 to 1 parking ratio
- Space heaters
- Break room (w/dishwasher)
- NEW roof
- NEW HVAC
- NEW energy efficient windows
- NEW energy efficient lighting
- NEW offices
- NEW restrooms (4)
- Minimum clearance 19ft
- Strip LED lighting - warehouse



3163 Red Hill Avenue, Costa Mesa, CA 92626



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

FOR FURTHER DETAILS:

LESTER IP

lester@tricoirealty.com
License #01891418

PARKER ROBERTS

parker@tricoirealty.com
License #01994597

DAVID KLING

david@tricoirealty.com
License #01965659

Trico Realty, Inc.

3100-A Pullman Street
Costa Mesa, CA 92626
(714) 751-4420 • License #00342120

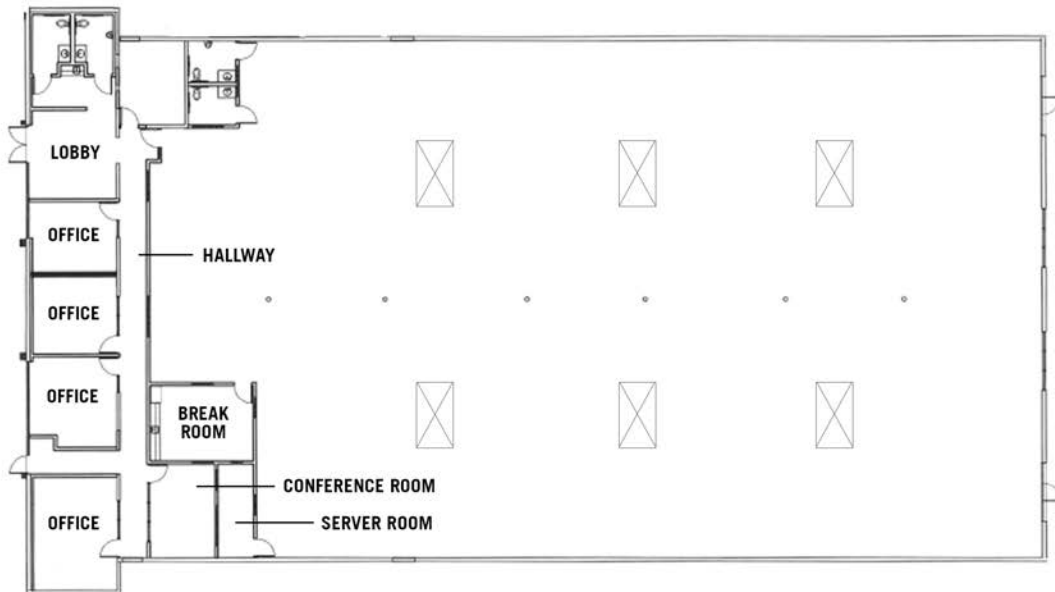
For additional information
Visit our Website at www.TricoPacific.com



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