



# FOR LEASE

## 11233 Condor Avenue Fountain Valley, CA

### 11,800 SF Freestanding Building

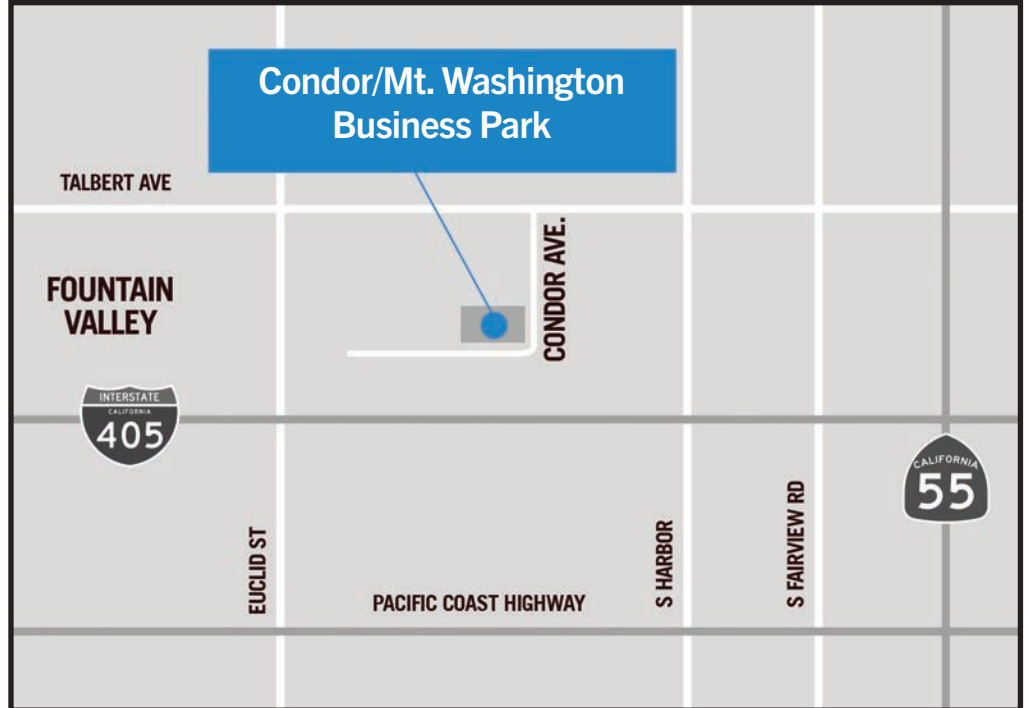
### SITE HIGHLIGHTS:

- Exterior Security Lighting
- Close to the 405, 55, & 73 Freeways
- Drive Around Access

**Need Space Planning** to optimize the interior to best suit your needs? Ask us about the **Landlord's Space Planning Assistance Program** that is only available for a limited time

### UNIT FEATURES:

- ± 3,000 Sq. Ft. of Office
- 400 Amps, 277/480 Volts
- 4 Overhead Doors: Two 12'x12' & Two 12'x14'
- Skylights
- Corner Location
- 14' Clearance in Warehouse



### FOR FURTHER DETAILS:

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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.

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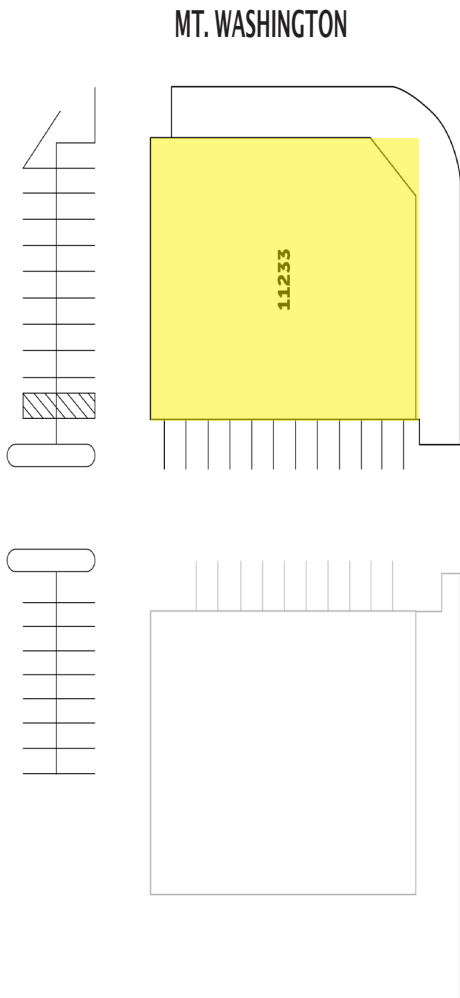
**11,800 SF Freestanding Building**

### Unit Features

Power: 400A | 277/480

Clearance Height: 14'

Ground Level Doors: Two 12'x12'  
& Two 12'x14'



\*Floorplans Not to Scale

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