



FOR LEASE

• 2,500 - 5,000 Square Foot Units

FEATURES:

OFFICE FEATURES:

- Approximately 400 Square Feet Office Space Per Unit
- Fully Heated / Air-Conditioned
- Time Warner Business Class High Speed Internet available
- Luxury Vinyl Planks
- Two or Four Restrooms Per Unit

WAREHOUSE FEATURES:

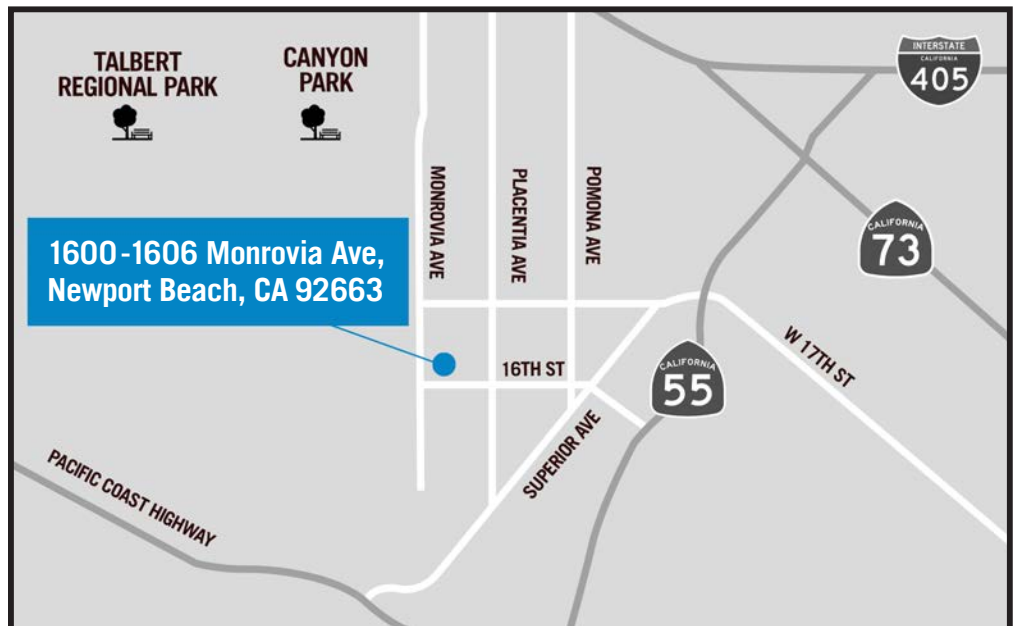
- Minimum 100 Amps of Power
- * Some units with additional power
- 12 Ft. Clearance
- 10' X 10' Overhead Doors

OTHER FEATURES:

- Street Front Exposure
- Close to Ocean



**1600 -1606 Monrovia Avenue,
Newport Beach, CA 92663**



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:**

DAVID KLING

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Trico Realty, Inc.

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

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



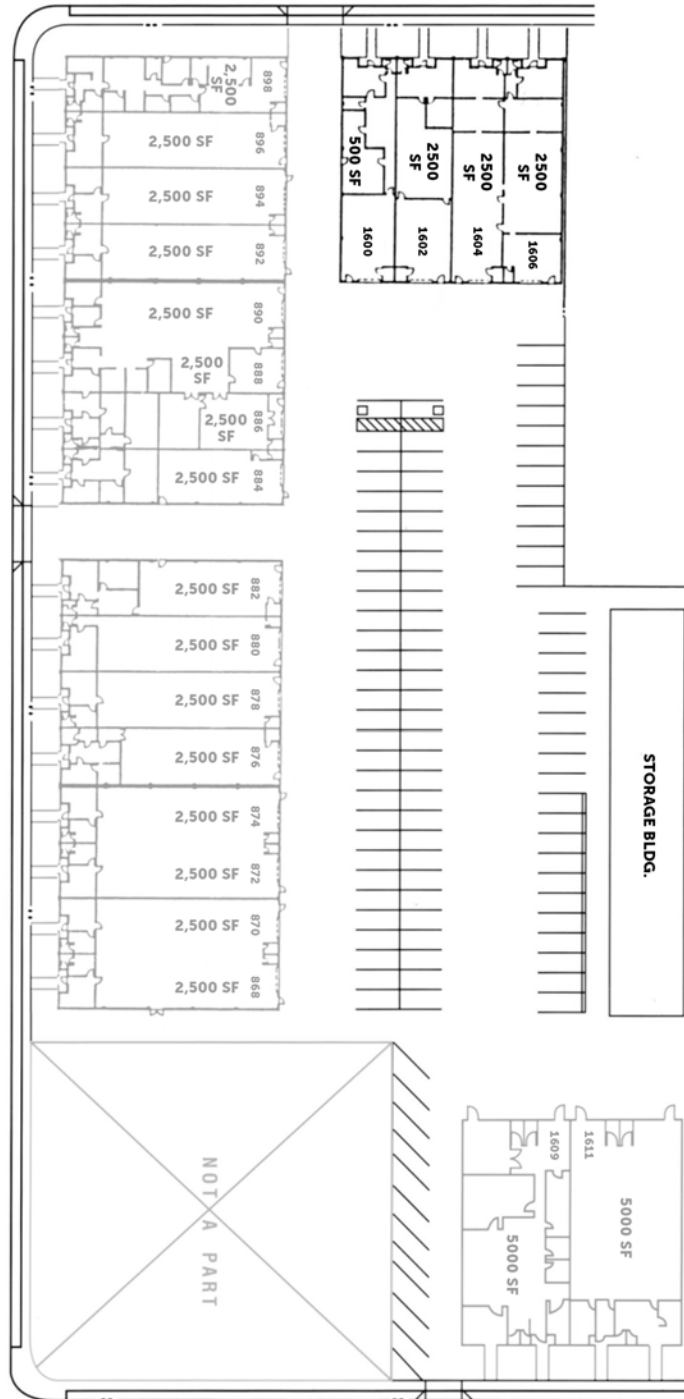
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MONROVIA AVE

SIXTEENTH STREET



BABCOCK AVE

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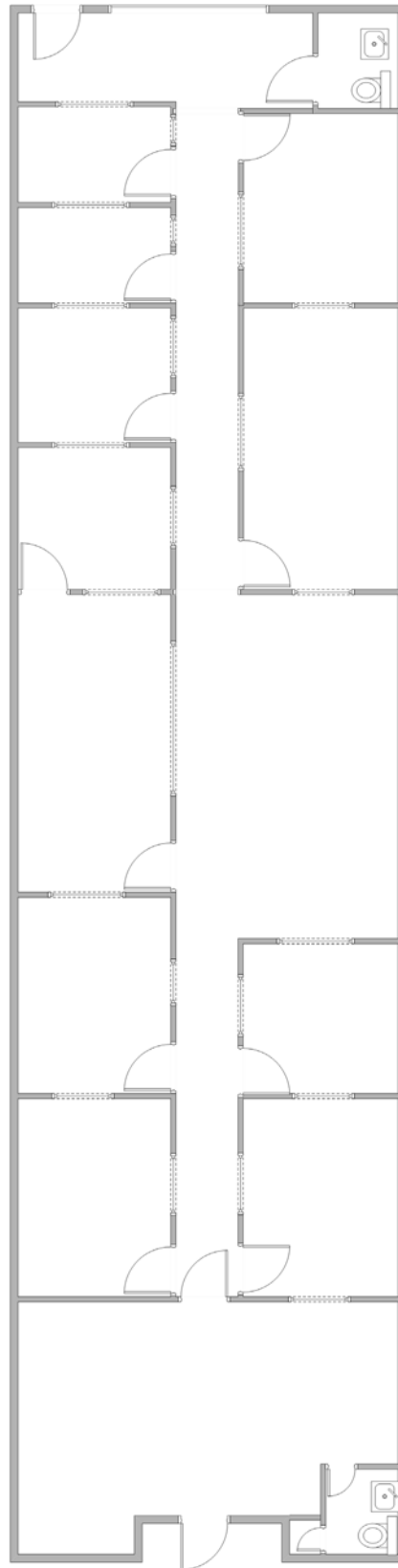
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