



FOR LEASE

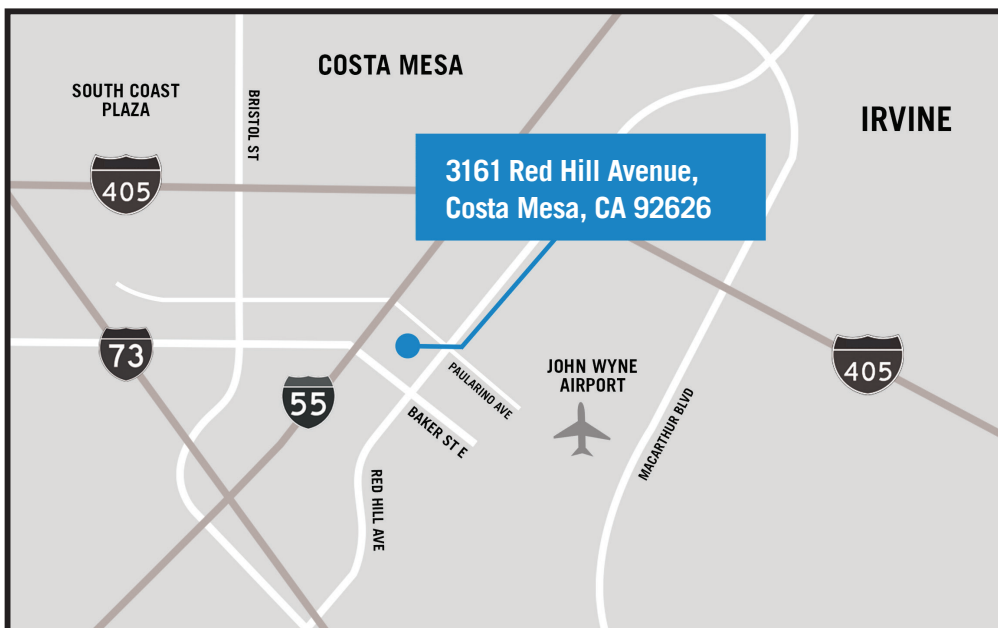
• 9,364 Square Foot Unit

FEATURES:

- Industrial unit 9,364 s.f. with 1,780 s.f. Office
- Collaborative office configuration
- Dedicated server room
- 3.5 to 1 parking ratio
- Break room (w/dishwasher)
- NEW roof
- NEW HVAC
- NEW energy efficient windows
- NEW energy efficient lighting
- NEW offices
- NEW restrooms (4)
- CAT 6 Pre-wired
- Minimum clearance 18ft
- Strip LED lighting Flex Tech area



3161 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:

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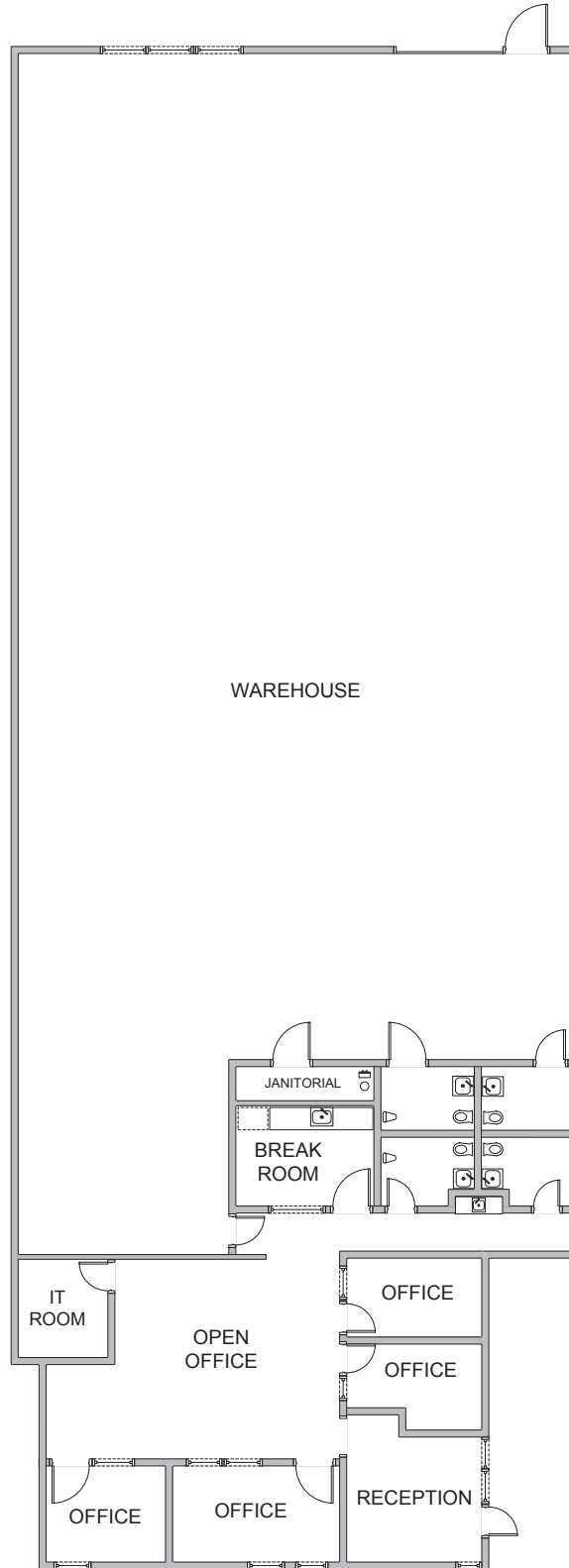
For additional information
Visit our Website at www.TricoPacific.com



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