

10631

HUMBOLT ST., LOS ALAMITOS

± 23,300 SF FREESTANDING WAREHOUSE, MANUFACTURING & ENGINEERING/ASSEMBLY FACILITY

 **HEAVY POWER**



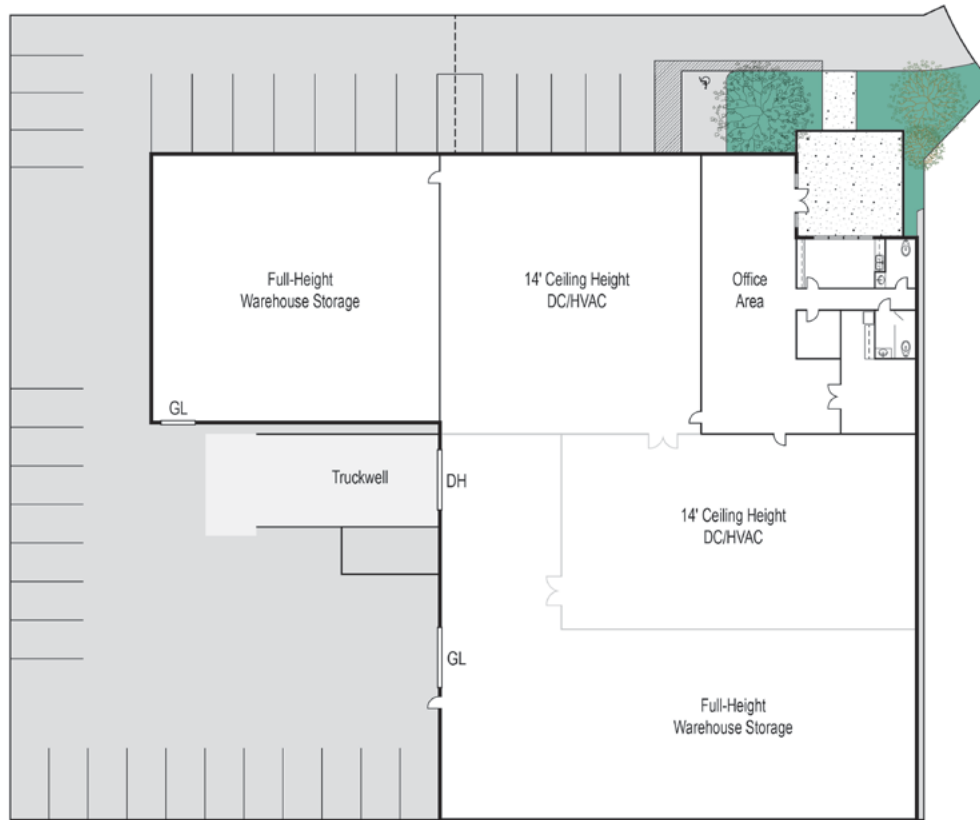
FOR LEASE

Voit
REAL ESTATE SERVICES

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

BUILDING ADDRESS	10631 Humbolt Street, Los Alamitos, CA 90720
BUILDING SIZE	± 23,300 SF
OFFICE SIZE	± 2,936 SF / Upgraded Office Area
WAREHOUSE	± 8,616 SF HVAC Warehouse/Assembly/Manufacturing Area (14' Clearance)
WAREHOUSE CEILING CLEARANCE	± 18.5 to 20'
HEAVY POWER	1,600 Amps of 277/480 Volt Electrical Service (Tenant to Verify)
PARKING	± 1.5:1,000 Parking Possible (Tenant to Verify)
YARD	Concrete Fenced Yard
DOCK DOORS	One (1) 14' x 18' Dock High Door (Truckwell)
GROUND LEVEL DOORS	One (1) 12' x 14' Ground Level Door
FIRE SPRINKLERS	Fully Fire Sprinklered
LIGHTING	Energy Efficient LED Lighting with Motion Sensors
HVAC	Extensive HVAC - 50 Ton Capacity (Tenant to Verify)
OTHER	High-Image Business Park Environment. Excellent Access to the 405, 605 & 22 Freeways



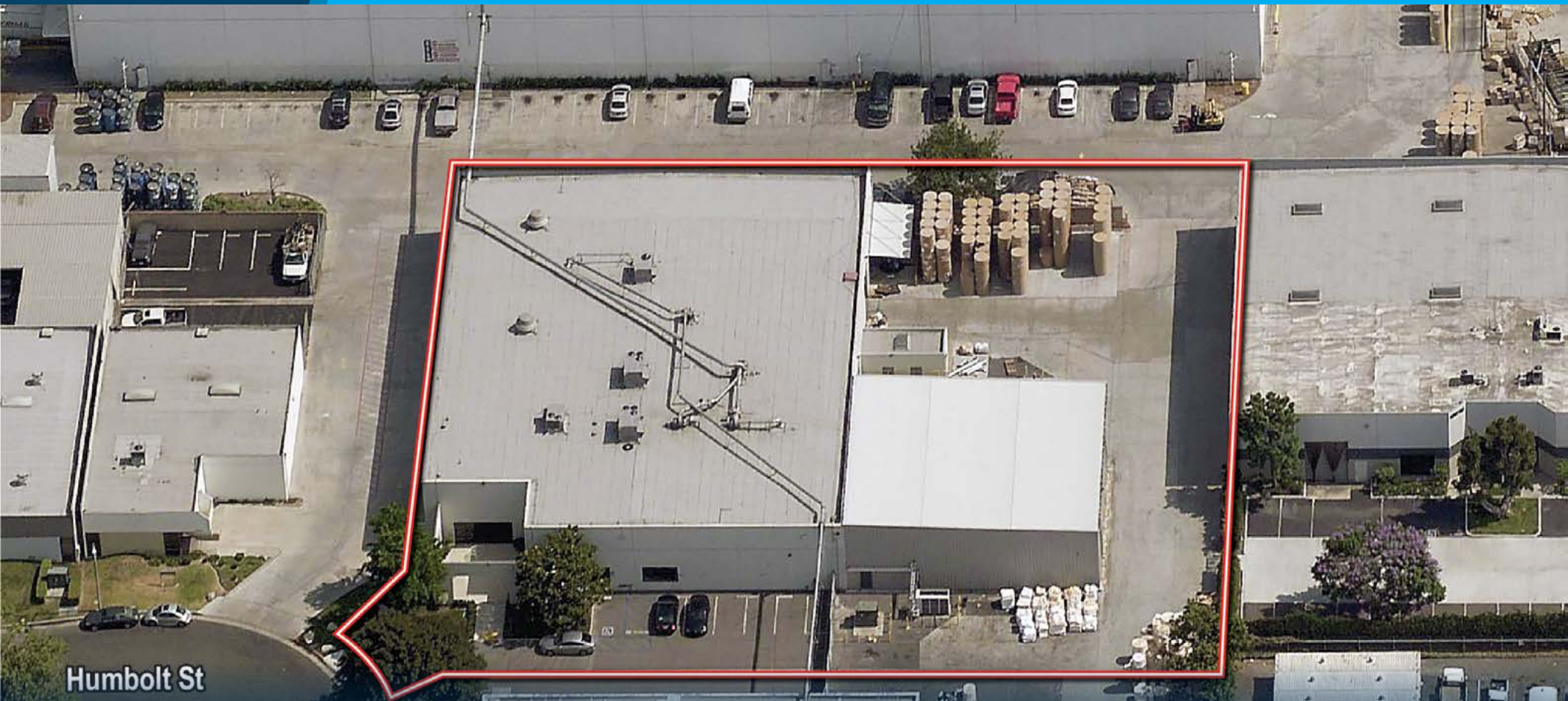


Site plan not to scale.



10631

HUMBOLT ST., LOS ALAMITOS



Humbolt St

Exclusively
Offered by:

Voit
REAL ESTATE SERVICES

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