

# FOR SALE | ± 4,600 SF

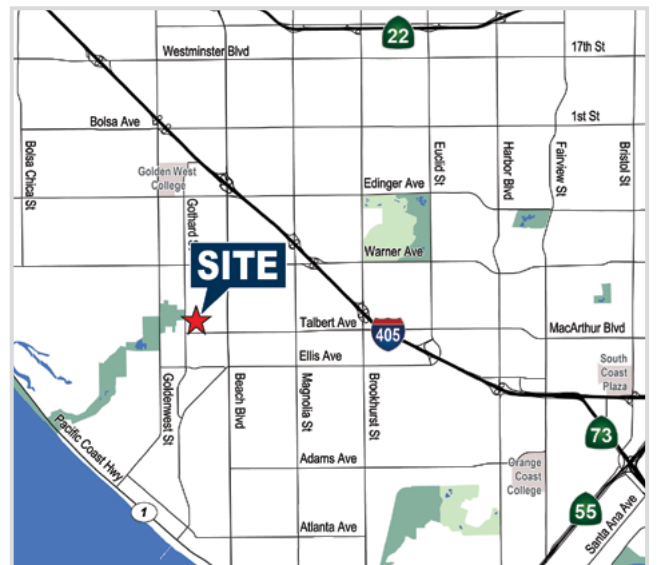
Freestanding Industrial Building

17912 Metzler Lane, Huntington Beach, CA



## PROPERTY FEATURES

- ± 1,000 SF Office Area
- ± 16' Minimum Warehouse Clearance
- Two (2) Ground Level Truck Doors
- 400 Amps Electrical Service
- 10 Parking Spaces
- Fire Sprinklered
- High-Image Business Park Environment
- Convenient Access to the 405 Freeway
- Located Near Numerous Retail Amenities Including the Bella Terra Mall
- Located in a Designated Opportunity Zone (OZ)



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REAL ESTATE SERVICES

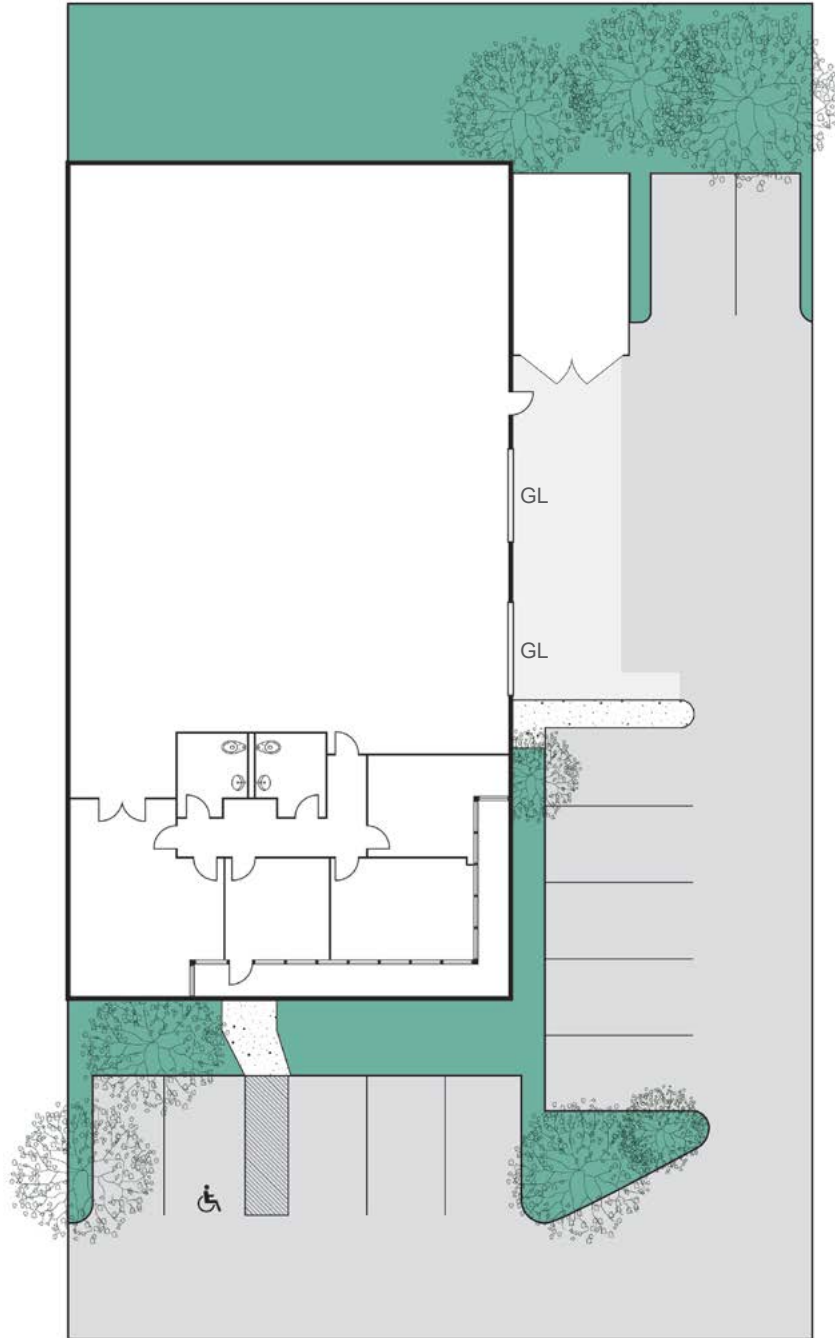
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## SITE PLAN



\*Site plan not to scale

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