

# FOR SALE | ± 10,600 SF

## High-Image Industrial Building

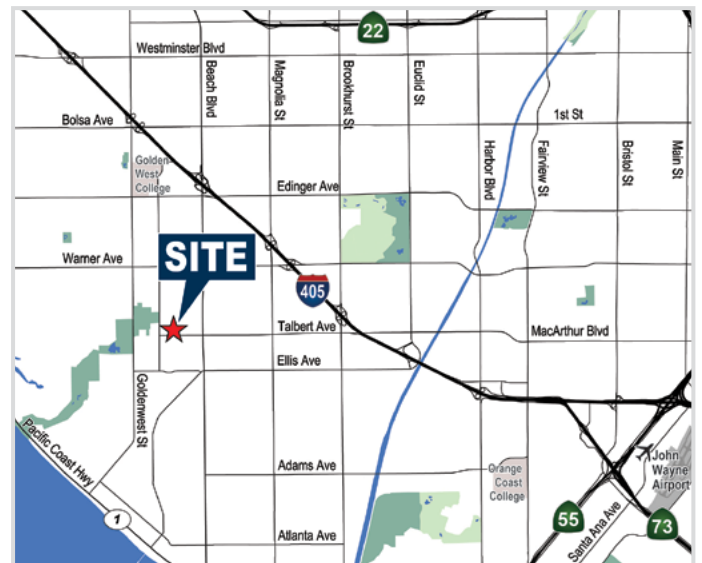
### 7451 Talbert Ave., Huntington Beach, CA



#### PROPERTY FEATURES

- ± 10,600 SF High-Image Industrial Building
- ± 800 SF of Office Area
- Newly Refurbished
- Three (3) Ground Level Doors
- Two (2) Shop / Two (2) Office Restrooms
- Upgraded Landscaping
- New Exterior Paint
- ± 17' Warehouse Clearance
- 2:1 Parking Ratio
- 400 Amps; 120/208 Volt Power, 3-Phase 4 Wire (Verify)
- .33 GPM / 3,000 SF Fire Sprinklered

- Excellent Access to the I-405 Freeway



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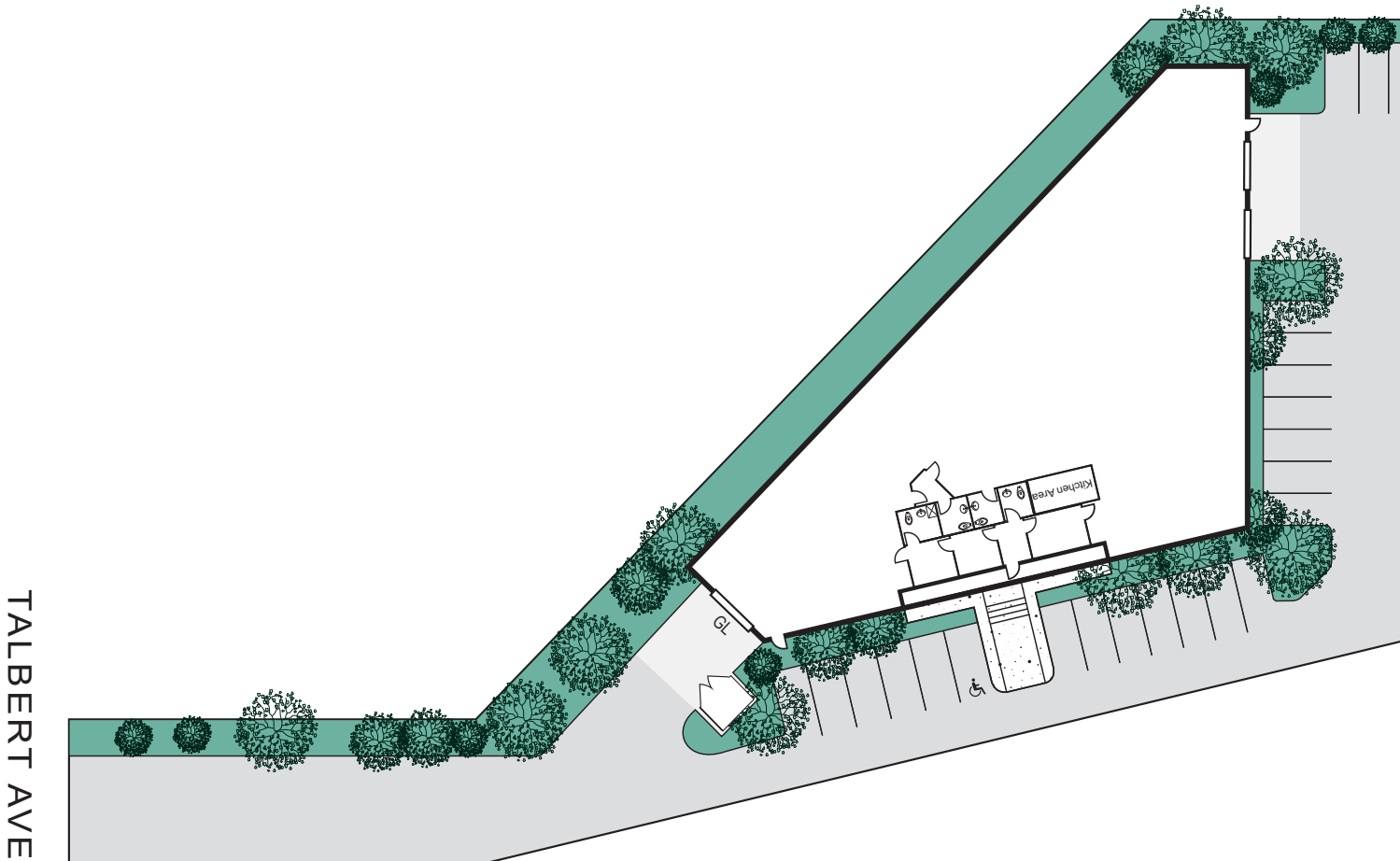
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### SITE PLAN



\*Site plan not to scale.

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