

# FOR LEASE | ± 9,000 SF

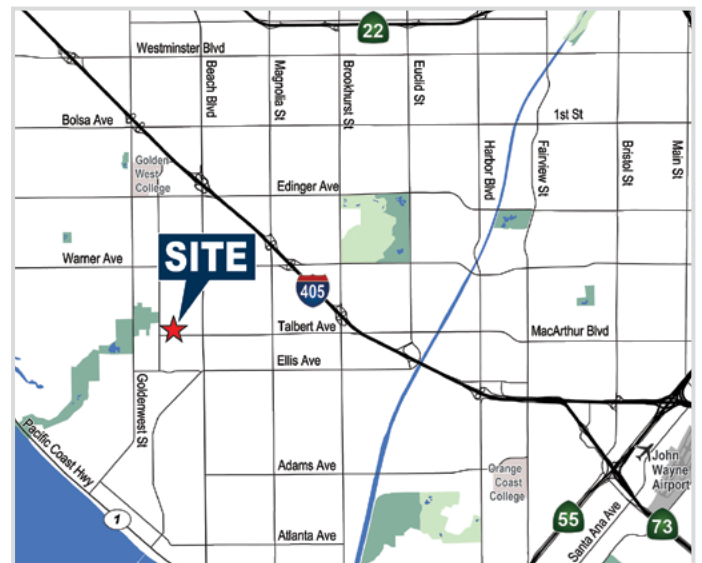
## Manufacturing/Warehouse Facility

### 7521 Talbert Ave., Huntington Beach, CA



#### PROPERTY FEATURES

- Excellent Frontage on Talbert Avenue
- Approximately ±2,700 SF of Office Space
- 400 Amps of Power
- 17' Warehouse Clearance
- Fire Sprinklered
- One (1) Ground Level Door
- Fenced Yard Possible
- 2:1,000 Parking Ratio
- Good Freeway Access



#### MIKE BOUMA, SIOR

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### SITE PLAN



\*Site plan not to scale.

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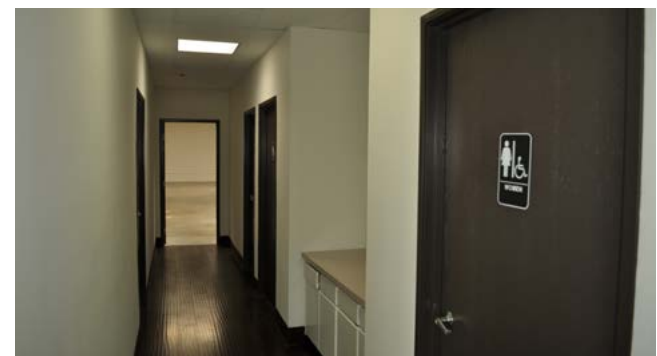
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