



±9,200 SF HIGH-IMAGE INDUSTRIAL SHOWROOM FOR LEASE 11190 TALBERT AVE. FOUNTAIN VALLEY | CA

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1
GROUND LEVEL



18'
CLEARANCE



HIGH TRAFFIC
COUNT



SPRINKLERED



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PRIME SOUTH COAST METRO LOCATION

9,200 SF
RETAIL
SHOWROOM

11190 TALBERT AVE.
FOUNTAIN VALLEY, CA

FOR LEASE

ABOUT
THE
PROPERTY



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PROPERTY HIGHLIGHTS

- Part of a Larger 31,000 SF Building
- One (1) GL Door (12'x14')
- Two (2) Storefront Entrances
- Two (2) Restrooms
- Fully Sprinklered
- 600 Amps (277/480V) Verify
- 18' Clearance
- 2:1 Parking
- Fountain Valley Crossings Specific Plan- Workplace Neighborhood Zoning
- Highly Visible Corner Location, Talbert Avenue across from Costco
- Excellent access to 405, 55 & 73 Freeways



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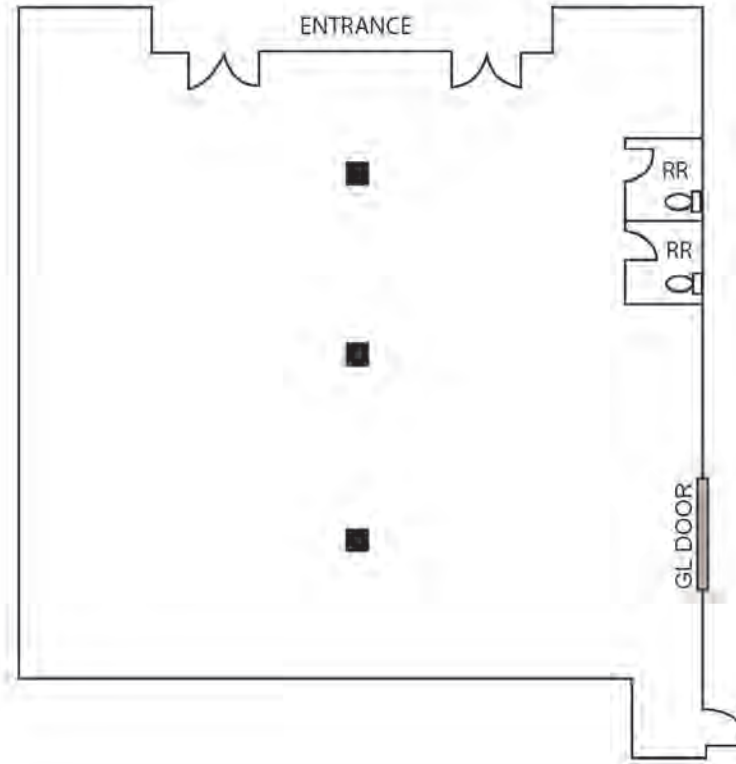
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FLOOR
PLAN



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FOR LEASE

FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN WORKPLACE NEIGHBORHOOD ZONING

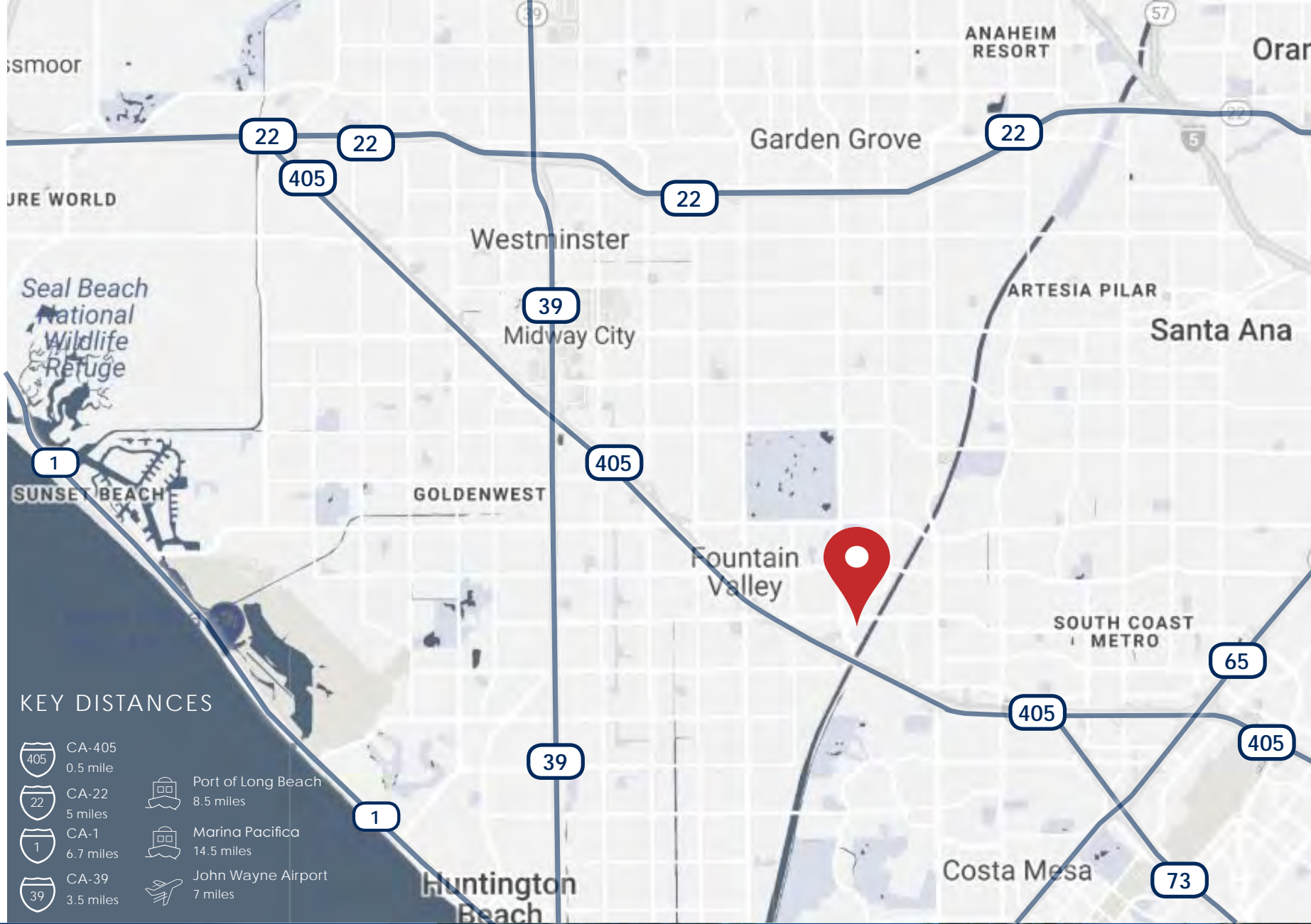


FIG.2.1 DISTRICTS MAP

9,200 SF
RETAIL
SHOWROOM

11190 TALBERT AVE.
FOUNTAIN VALLEY, CA

FOR LEASE



KEY DISTANCES

 CA-405 0.5 mile	 Port of Long Beach 8.5 miles
 CA-22 5 miles	 Marina Pacifica 14.5 miles
 CA-1 6.7 miles	 John Wayne Airport 7 miles
 CA-39 3.5 miles	

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