



±5,194 SF HIGH-IMAGE INDUSTRIAL SHOWROOM
FOR LEASE 11240-11230 TALBERT AVE.
FOUNTAIN VALLEY | CA

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2
GROUND LEVEL



18'
CLEARANCE



HIGH TRAFFIC
COUNT



SPRINKLERED



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PRIME SOUTH COAST METRO LOCATION

5,194 SF
RETAIL
SHOWROOM



MOUNT WASHINGTON STREET

TALBERT AVENUE



PROPERTY HIGHLIGHTS

- Part of a Larger 31,000 SF Building
- Two (2) GL Doors (12'x14')
- Two (2) Storefront Entrances
- Two (2) Restrooms
- Fully Sprinklered
- 225 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

FOR LEASE
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ABOUT
THE
PROPERTY

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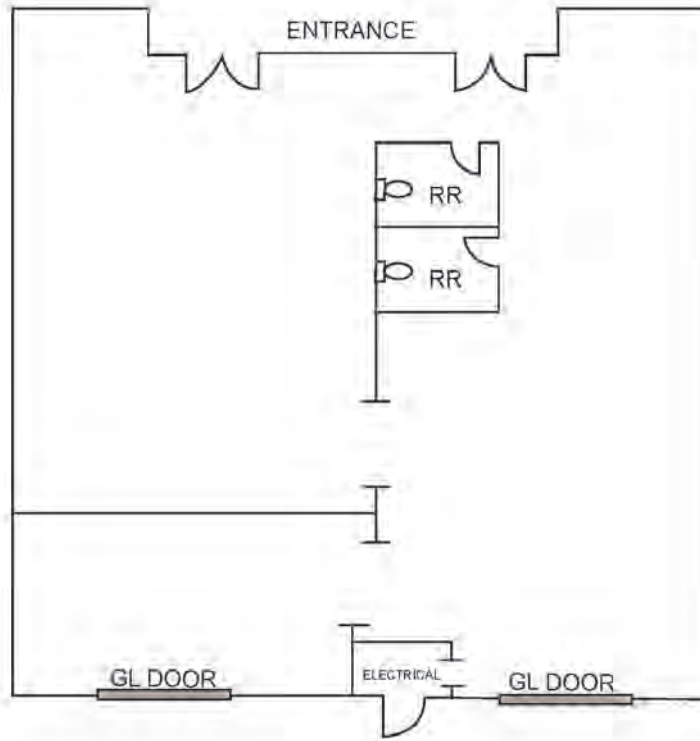
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FLOOR
PLAN



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RETAIL
SHOWROOM

FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN WORKPLACE NEIGHBORHOOD ZONING

FOR LEASE
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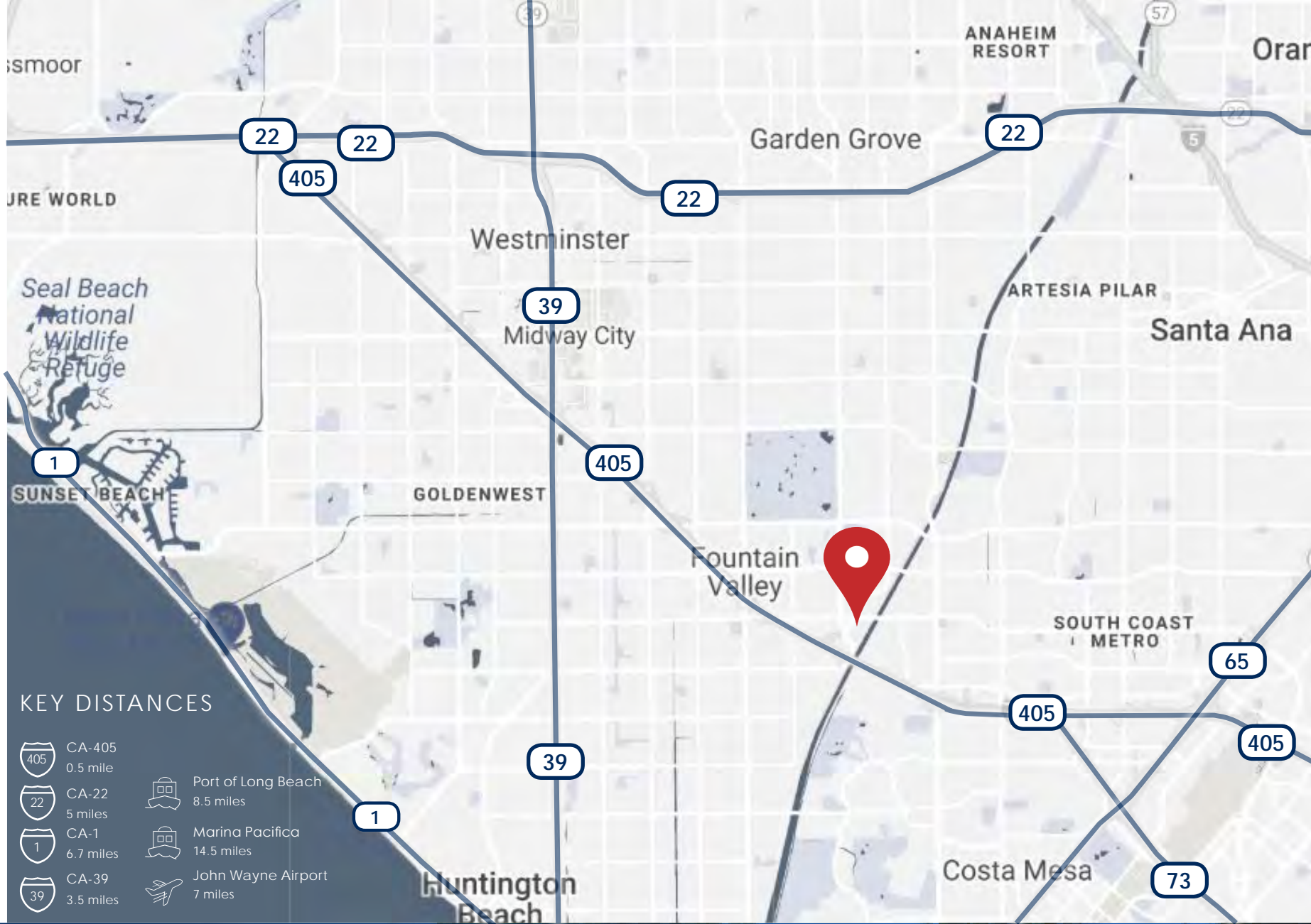


FIG.2.1 DISTRICTS MAP

5,194 SF
RETAIL
SHOWROOM

11240-11230 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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