

SIX (6) FIVE (5)-TON CRANES



FOR LEASE
AVAILABLE
DAUM
COMMERCIAL REAL ESTATE SERVICES
949.724.1900
www.daumcre.com
MIKE BARREIRO 949.355.8500 (CELL)
DEVIN RAY 714.322.1252 (CELL)

UNIT A: 12,472 SF ; UNIT B: 17,972 SF ; COMBINED: 30,444 SF
MANUFACTURING FACILITY

FOR LEASE 18071 MT. WASHINGTON ST.
FOUNTAIN VALLEY | CA

CONTACT EXCLUSIVE LISTING AGENTS:

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E: mbarreiro@daumcre.com
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DEVIN RAY
ASSOCIATE
P: 949.242.1065
E: dray@daumcre.com
CA DRE License #02018130

 **7**
GROUND LEVEL
LOADING DOORS

 **20'-23'**
CLEARANCE

 **LARGE**
FENCED YARD

 **4,952 SF**
TWO STORY OFFICE

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FOR LEASE

ABOUT
THE
PROPERTY

MOUNT WASHINGTON STREET



PROPERTY HIGHLIGHTS

- Separately Metered, Divisible (Two Exterior, Four Interior)
- Unit A: 12,472 SF (Front Unit)
- Unit B: 17,972 SF (Rear Unit)
- 4,952 SF Two Story Office
- Five (5) Restrooms
- 800 amps- 277/480 Volt (Verify)
- 20'-23' Warehouse Clear Height
- Burn Table w/ Setting & Software
- Seven (7) GL Doors
- Six (6) Five (5) Ton Cranes
- Warehouse Skylights
- Sprinklered
- Large Fenced Yard
- 1,200 SF Heavy Duty Steel Mezzanine (195,000 lb Load Rated)
- South Coast AQMD-Paint Booth Solvent Permitted
- Two (2) Kaeser Compressors
- Crane Pedestal Mount in Yard



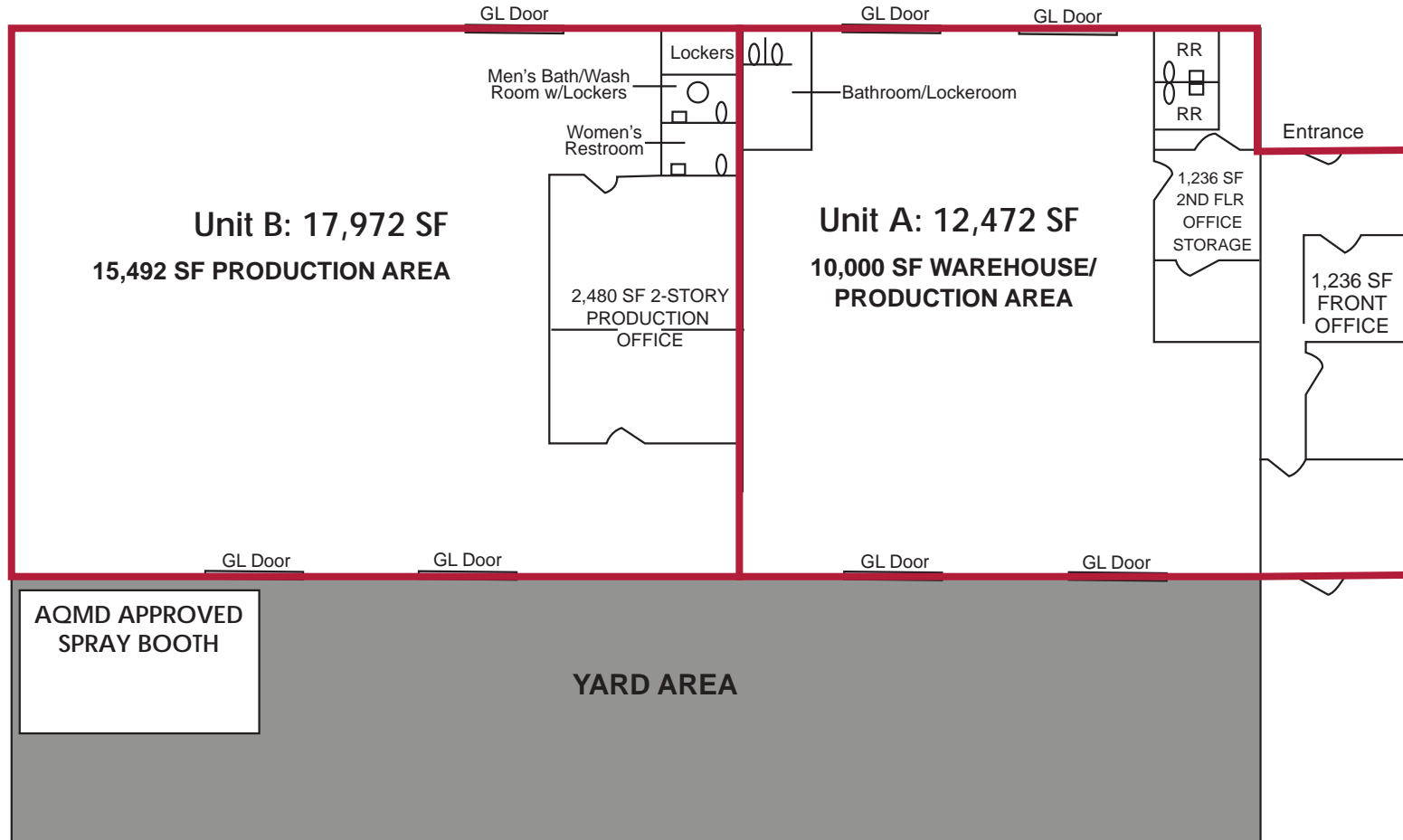
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AERIAL
VIEW



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UNIT A

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WAREHOUSE



MEZZANINE



KAESER COMPRESSORS

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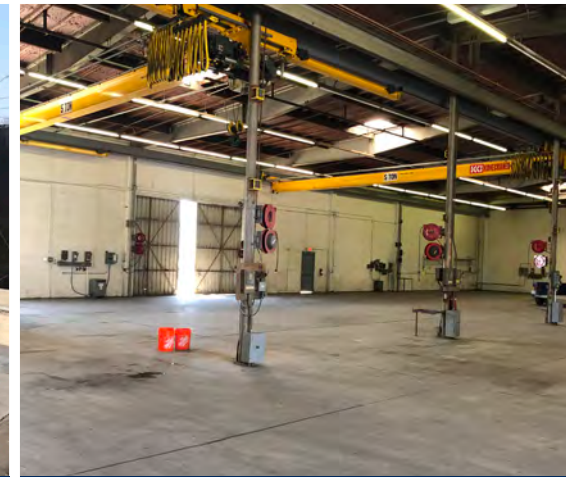
17,972 SF
UNIT B

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KAESER COMPRESSORS



OVERHEAD CRANES

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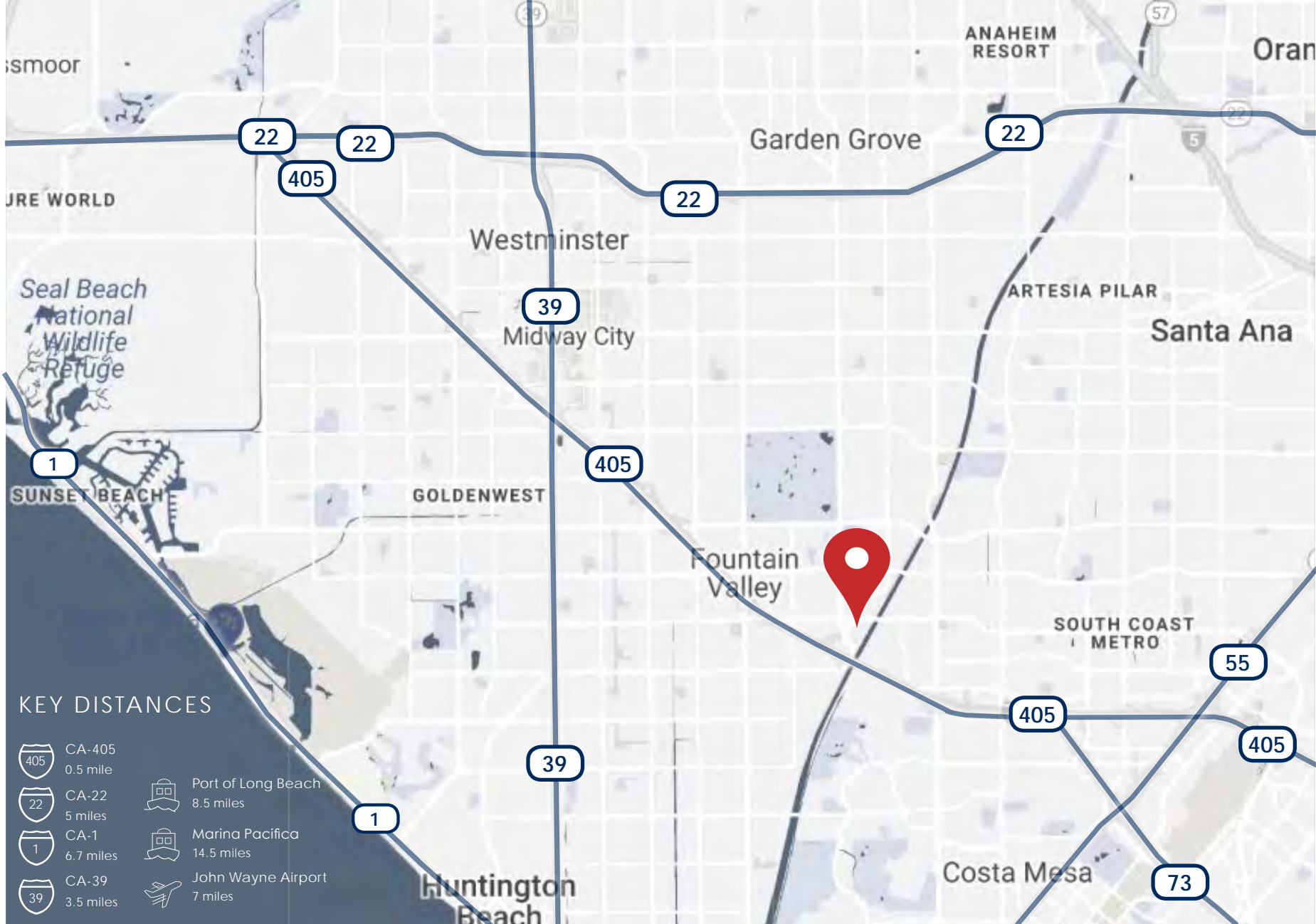
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KEY DISTANCES

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

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