



**±12,000 SF FREESTANDING CTU ON ±26,136 SF LOT**

**FREESTANDING ±12,000 SF DISTRIBUTION/MANUFACTURING FACILITY**  
**FOR LEASE** 15831-15833 CHEMICAL LANE  
HUNTINGTON BEACH | CA

**CONTACT EXCLUSIVE LISTING AGENTS:**



**MIKE BARREIRO**  
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**DEVIN RAY**  
VICE PRESIDENT  
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**±12,000 SF**  
FREESTANDING CTU



**±26,136 SF**  
LOT SIZE



**CLEAR SPAN**  
WAREHOUSE



**SECURED**  
FENCED YARD



**800 AMPS**  
120/208 VOLTAGE



**2**  
GROUND LEVEL DOORS

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## PROPERTY HIGHLIGHTS

- ±12,000 SF Freestanding CTU
- on ±26,136 SF Lot
- ±1,000 SF Office (Verify)
- 800 Amps-120/208 Voltage
- Two (2) GL Doors (12'w x 14'h)
- Clear Span Warehouse
- Four (4) Restrooms
- 17'-18' ft Clear Height
- Two (2) 6,000 SF Units
- Warehouse Skylights
- Secured Fenced Yard
- Drive Around Facility
- Close Proximity to



Freeways



CHEMICAL LANE



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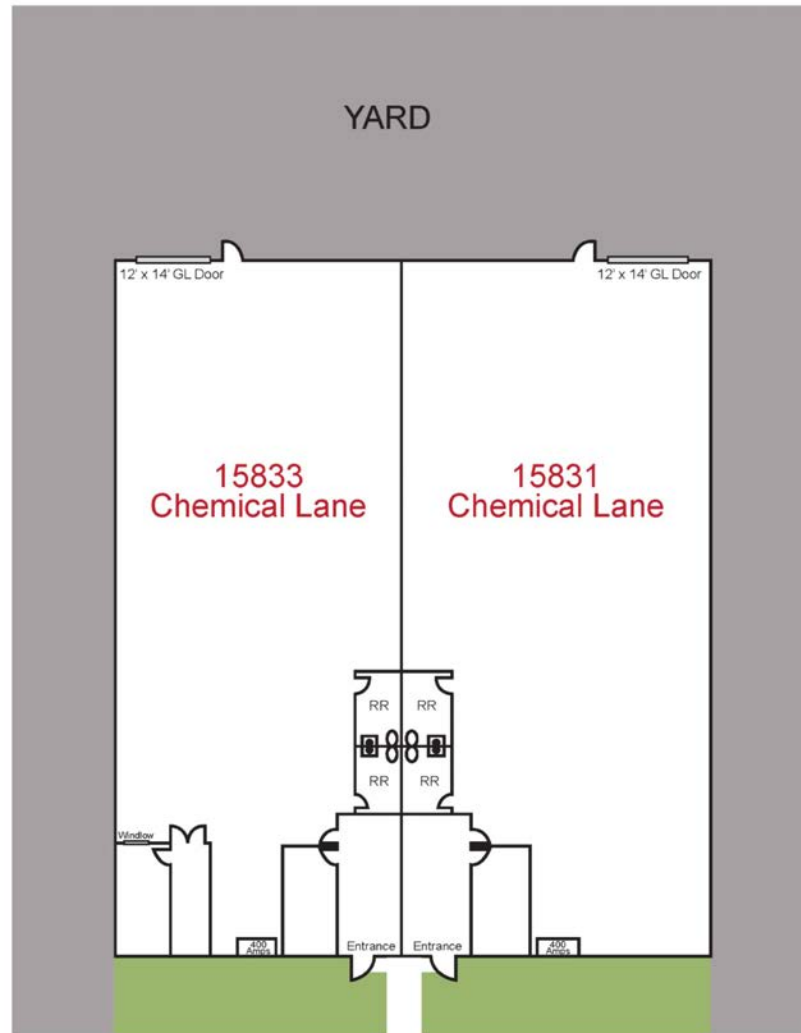


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NOT TO SCALE

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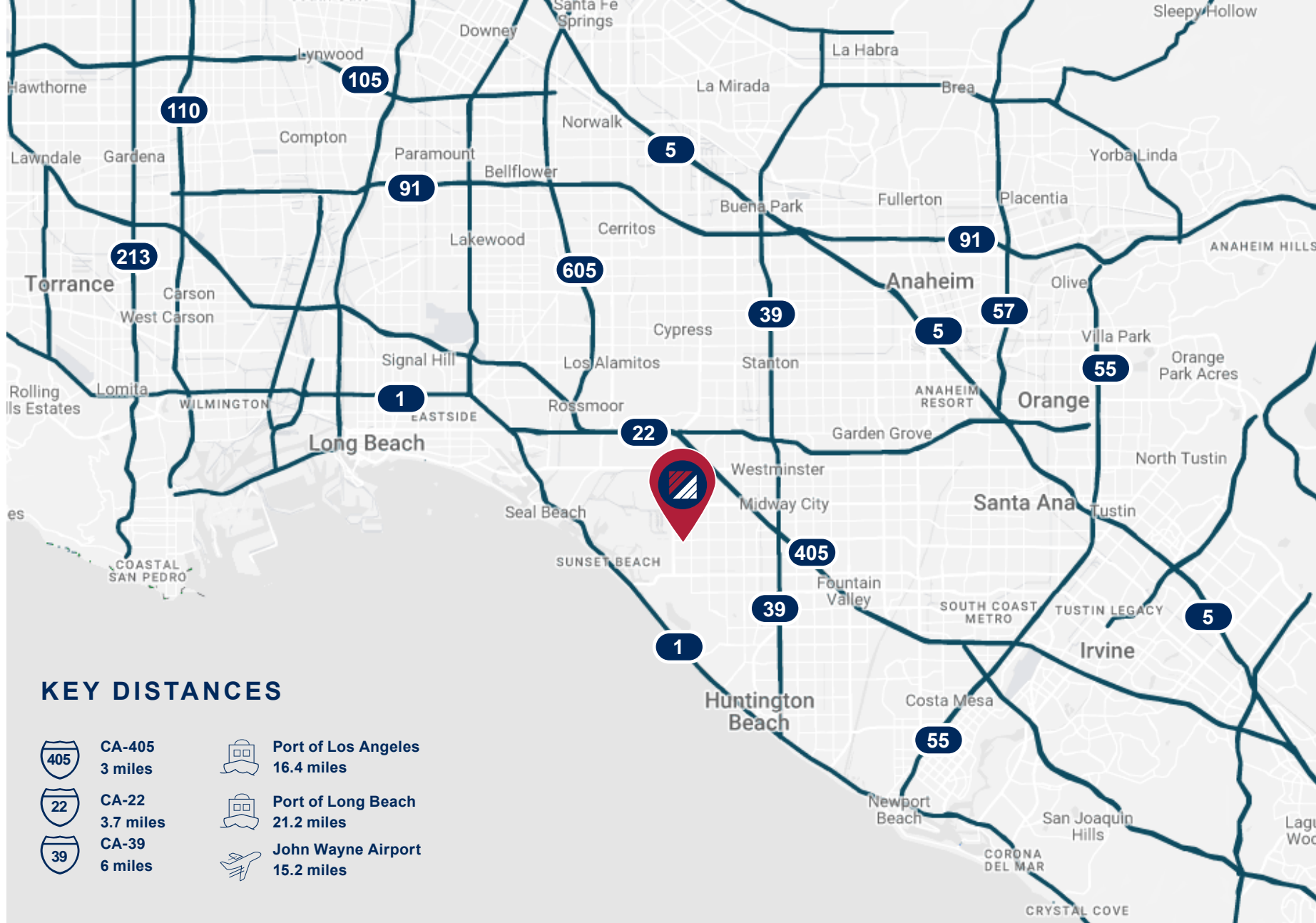
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### KEY DISTANCES

- |  |   |
|--|---|
|  CA-405<br>3 miles  |  Port of Los Angeles<br>16.4 miles |
|  CA-22<br>3.7 miles |  Port of Long Beach<br>21.2 miles  |
|  CA-39<br>6 miles   |  John Wayne Airport<br>15.2 miles  |

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