



± 6,970 SF FREESTANDING HIGH IMAGE BUILDING
FOR SALE 18241 GOTHARD ST.
HUNTINGTON BEACH | CA

CONTACT EXCLUSIVE LISTING AGENTS:

MIKE BARREIRO, SIOR
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± 6,970 SF
FREESTANDING
HIGH IMAGE BUILDING



1
GROUND LEVEL
DOOR



400
AMPS POWER
(BUYER VERIFY)



18'
MINIMUM
CLEARANCE

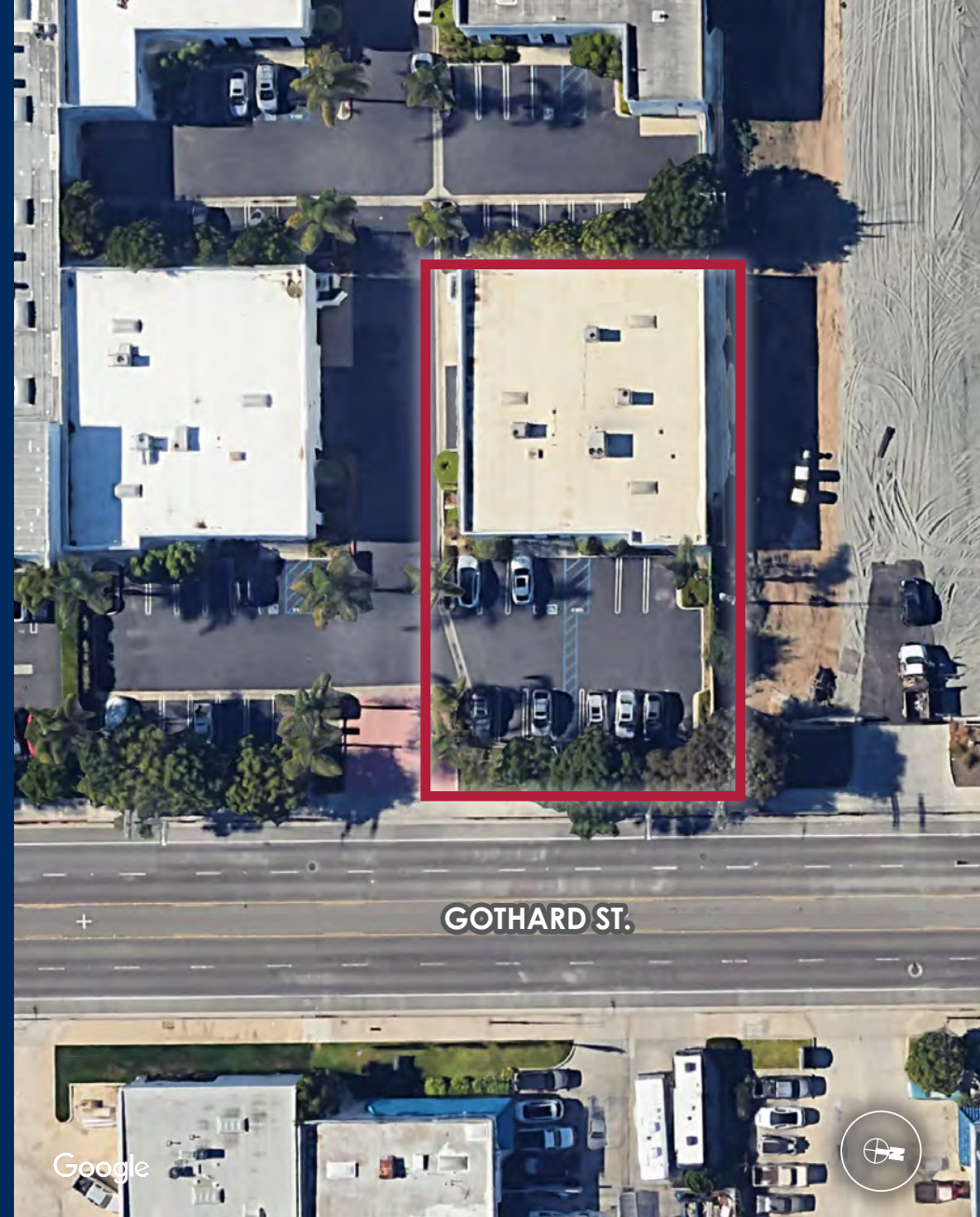
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PROPERTY HIGHLIGHTS

- **±6,970 SF Free-Standing Building on ±0.38 Acres**
- **±1,900 SF high-image office area**
- **±5,070 SF R&D, Manufacturing, Production and Warehouse Area (includes 480 SF Clean Room)**
- **100% Climate Controlled Facility (100% HVAC)**
- **Four (4) Restrooms and Kitchen**
- **18' Minimum Warehouse Clearance**
- **400A, 277/480V, 3-Phase, 4-Wire Power supply (Buyer Verify)**
- **One (1) Grade Level Loading/ Shipping Door**
- **Seller demolition of warehouse to suit**



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PHOTOS

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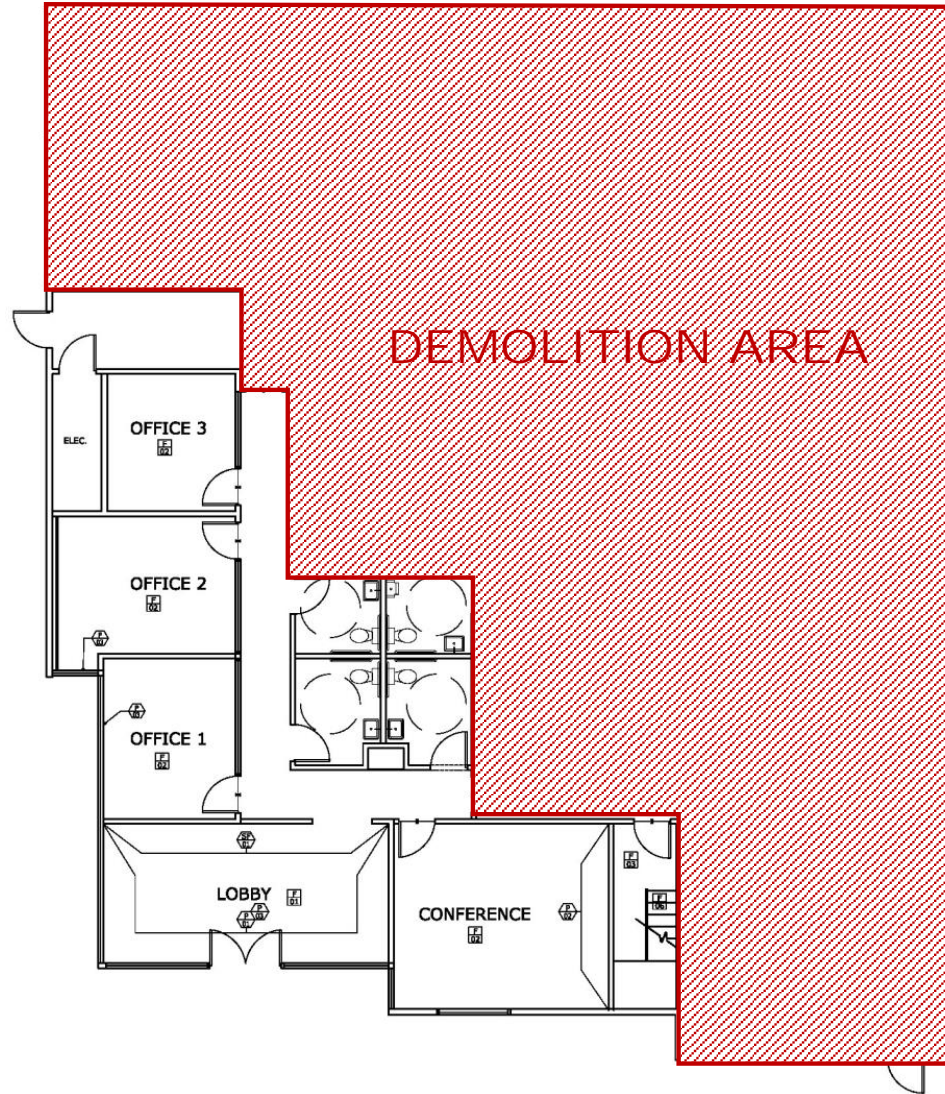
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CONCEPTUAL DEMOLITION PLAN

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AMENITIES MAP

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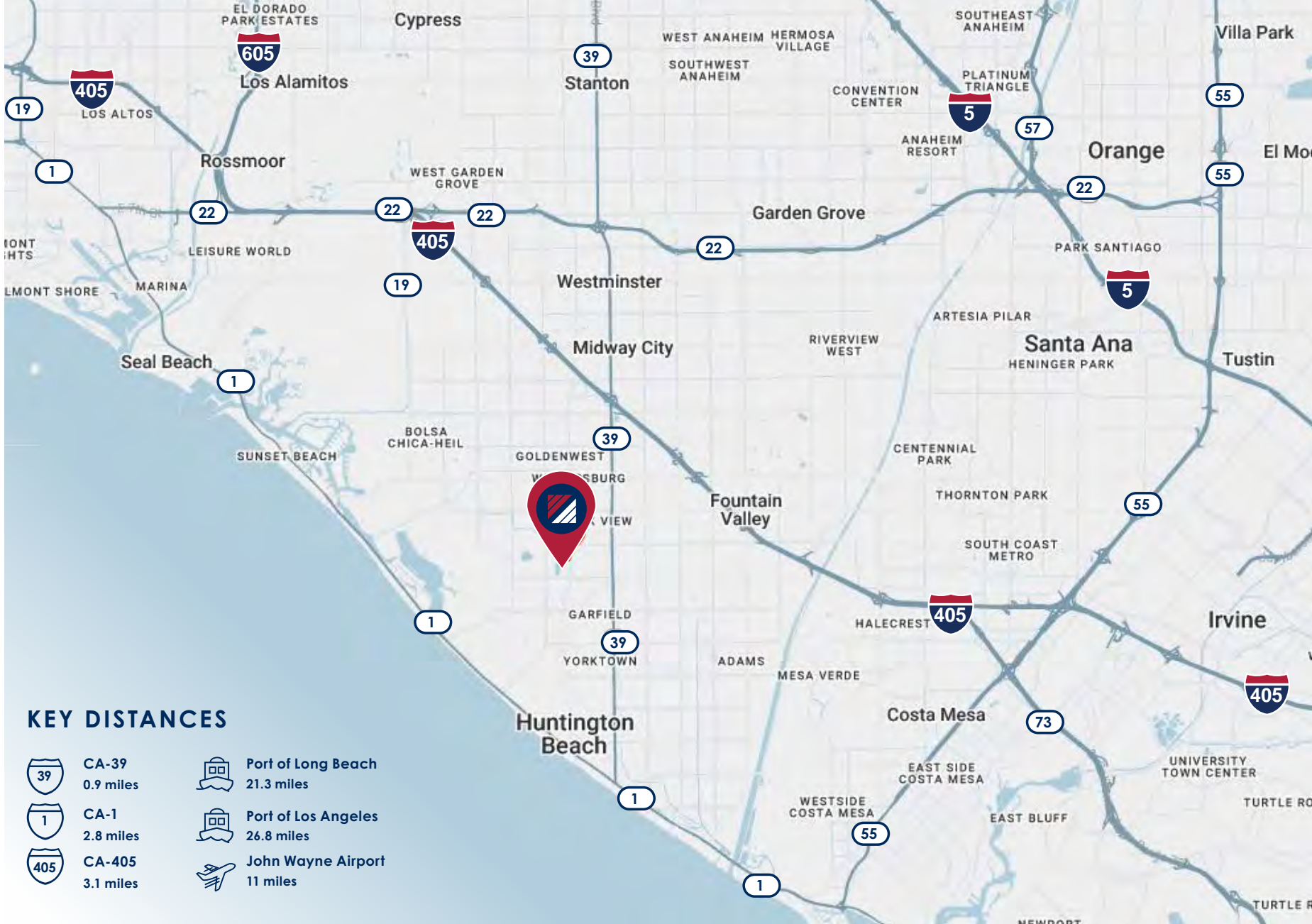
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KEY DISTANCES

- | | | | |
|---|---------------------|---|-----------------------------------|
|  | CA-39
0.9 miles |  | Port of Long Beach
21.3 miles |
|  | CA-1
2.8 miles |  | Port of Los Angeles
26.8 miles |
|  | CA-405
3.1 miles |  | John Wayne Airport
11 miles |

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LOCATION MAP



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