



±16,772 SF MANUFACTURING FACILITY FOR FAST 18071 MT. WASHINGTON ST., UNIT B, FOUNTAIN VALLEY | CA

CONTACT EXCLUSIVE LISTING AGENTS:



MIKE BARREIRO, SIOR E.V.P.| PRINCIPAL P: 949.355.8500 mbarreiro@daumcre.com CA DRE License #01712620



DEVIN RAY VICE PRESIDENT P: 714.322.1252 dray@daumcre.com CA DRE License #02018130

in



THREE (3)
OVERSIZED GROUND LEVEL



20'-23'
WAREHOUSE



PRIVATE FENCED YARD

6 fi in XV



FOUR INTERIOR CRANES (5-TON)



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16,772 SF **UNIT B**

18071 MT. WASHINGTON ST., UNIT FOUNTAIN VALLEY, CA

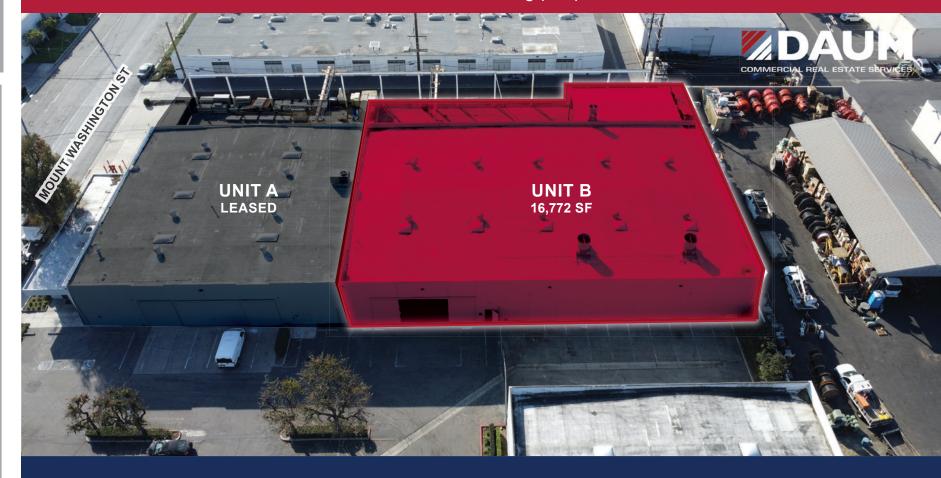
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ABOUT THE PROPERTY

NEW RENOVATIONS INCLUDE:

- New Warehouse LED Lighting
- New Office Flooring (LVP)

- Fully Remodeled Restrooms
- New Interior and Exterior Paint

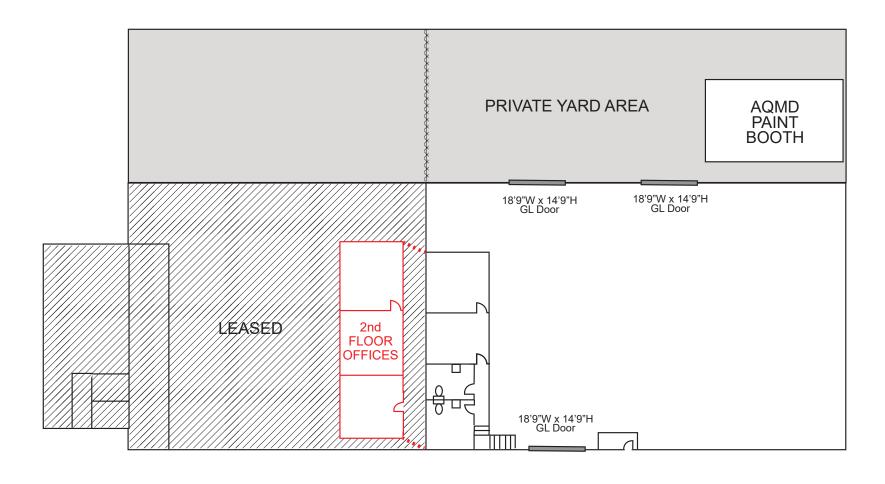


PROPERTY HIGHLIGHTS

- 16,772 SF (Rear Unit) Manufacturing Facility
- Approx 2,480 SF Office
- Two Restrooms
- 800 Amps-277/480 V (Verify)
- 20'-23' Warehouse Clearance
- Three (3) Oversized GL Doors (18'9"w x 14'9"h)
- Four (4) Interior Five (5) Ton Cranes
- One (1) Outdoor Bridge Crane

- Warehouse Skylights
- Sprinklered
- Fenced Yard
- South Coast AQMD- Paint Booth, Solvent Permitted Spray Booth (12'W x 49'L x 16' H)
- Two (2) Kaeser Compressors
- Airlines Throughout Warehouse

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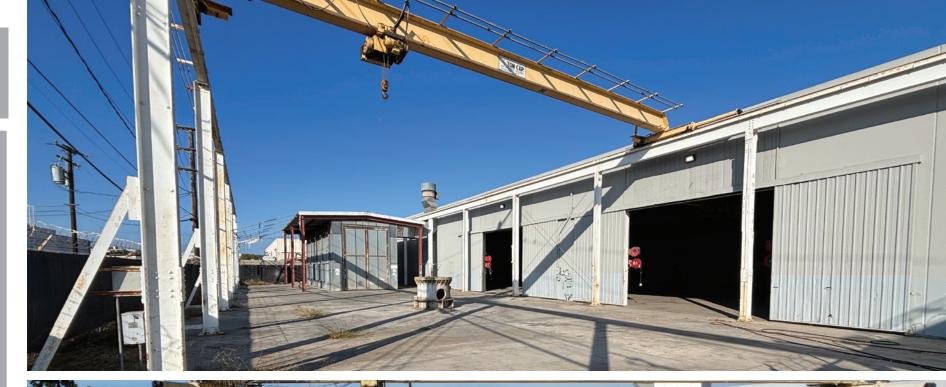


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18071 MT. WASHINGTON ST., UNIT B FOUNTAIN VALLEY, CA

FOR LEASE IN

AERIAL VIEW



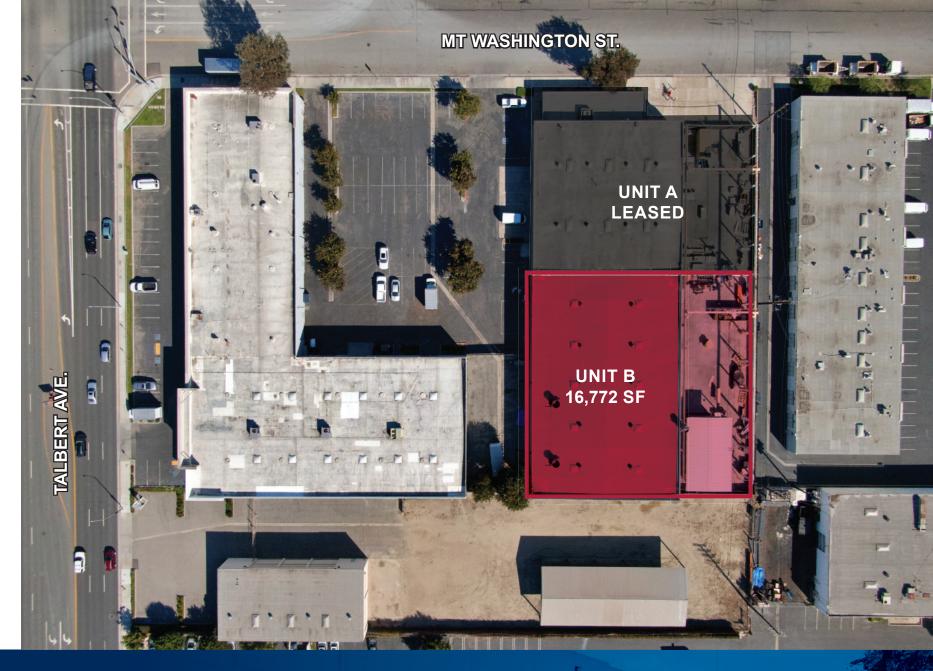


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16,772 SF UNIT B

> 18071 MT. WASHINGTON ST., UNIT FOUNTAIN VALLEY, CA

FOR LEASE 1807



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COMMERCIAL REAL ESTATE SERVICES

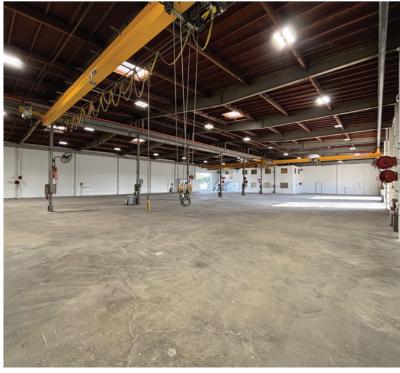
DAUM



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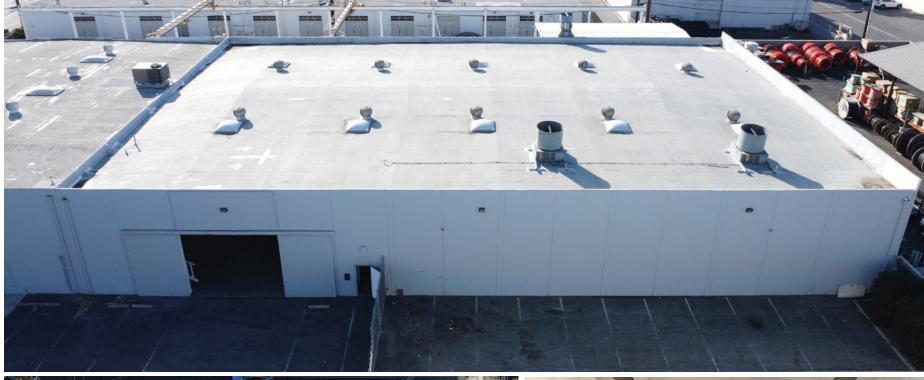




16,772 SF **UNIT B**

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OR LEASE







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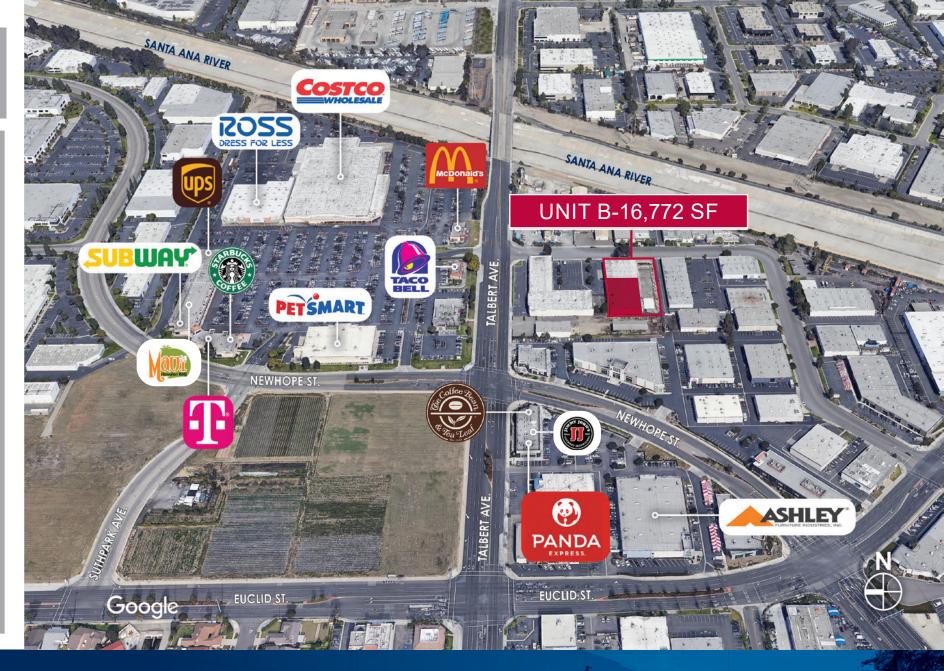


DAUM

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FOR LEASE 18071



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