LAREM

FOR LEASE

7572 Warner Avenue, Huntington Beach, CA 92647

Available 15,344 SF Industrial Building **$TBD/SF NNN**



FEATURES

Available Square Footage	15,344
Land Square Footage	POL
Parking	29 Spaces
Loading	2 GL Doors (10’ x 12’)
Minimum Ceiling Clearance	24’
Power (Verify)	400 Amps, 120-240V, 1P, 2W
Sprinkler System	Yes
Year Built	1974
Construction	Concrete Tilt-Up
Zoning	M1

ACCESSIBILITY

MILES TO

John Wayne/Orange County Airport	8.3
Long Beach Airport	15.3
Los Angeles Airport	34.1
Los Angeles/LA Ports (both)	24.7

IMMEDIATE ACCESS TO

405, 55, and 22 Freeways

HIGHLIGHTS

Premier Automotive Unit, 75’ of Frontage on Warner Ave
Daily Traffic Count of 45,000 Vehicles
Rare Small Bay, High Clear Unit – 24’ Minimum
Excellent Dealership Inventory Overflow Location



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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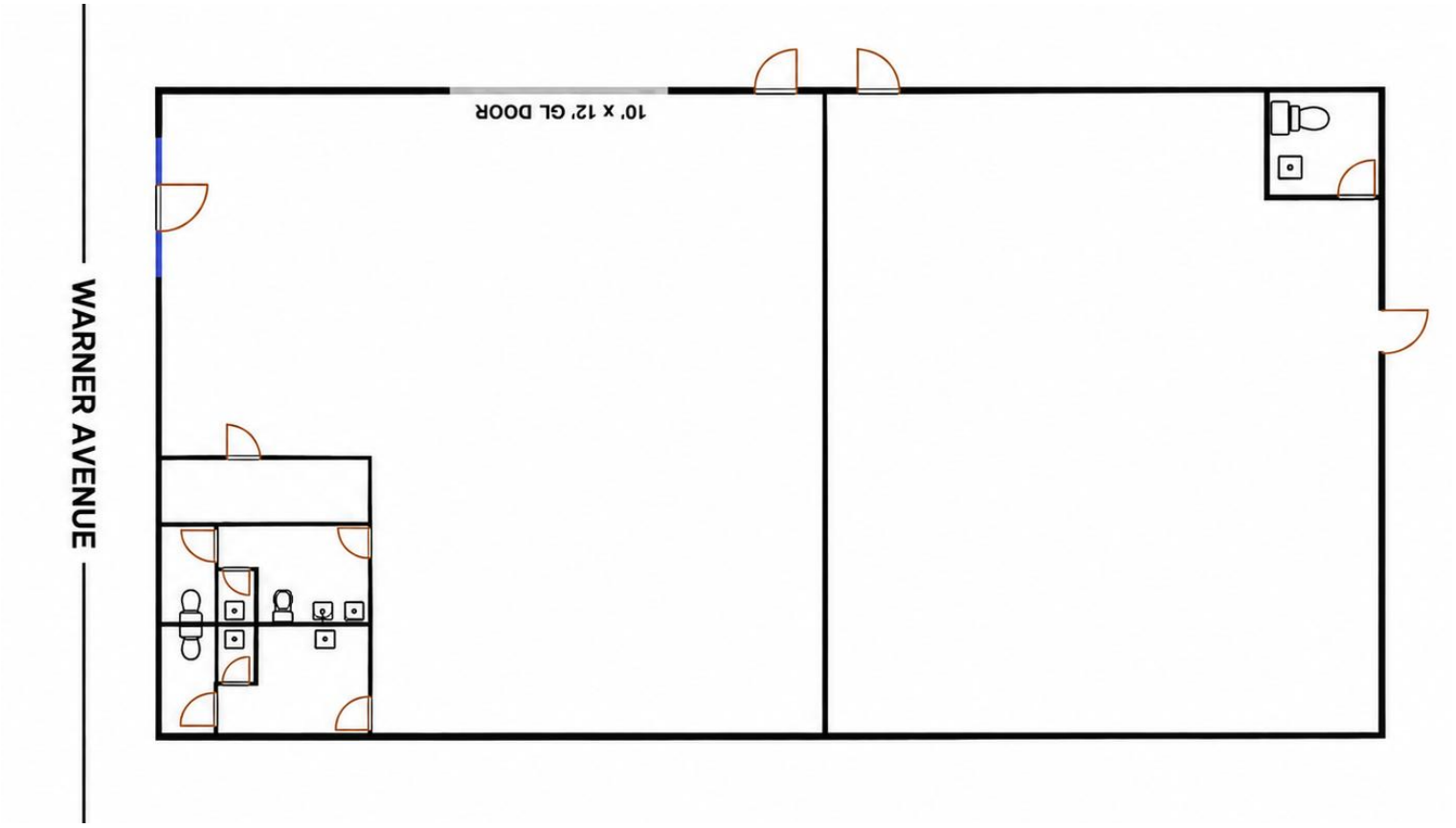
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SITE PLAN & PHOTOS







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