



FOR LEASE

3163 Red Hill Ave.
Costa Mesa, CA

15,419 SF Industrial Unit

SITE HIGHLIGHTS:

- Business Park Environment
- Close Proximity to John Wayne Airport
- Excellent Access to the 55, 73, & 405 Freeways
- Professional Property Management
- Abundance of Parking (3.5 Spaces : 1,000 SF)
- Zoning: MP - Industrial Park

UNIT FEATURES:

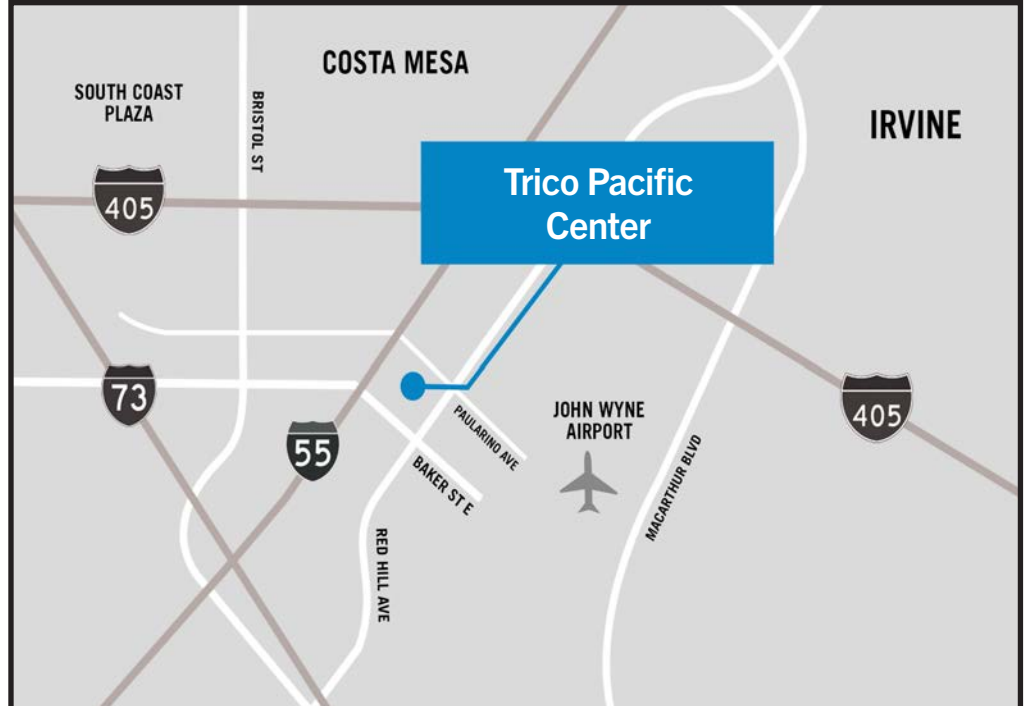
- Signage Opportunity on Red Hill Ave
- Pre Wired with CAT 6
- Dedicated Server Room with HVAC
- Break Room with Modern Features
- Power Service: 500 Amps | 277/480v

Office

- ±2,714 SF Office Build Out
- HVAC System
- Conference Room
- Upgraded Flooring & Finishes
- 2 Restrooms with Upgraded Finishes
- Coffee Bar

Warehouse

- ±12,705 SF
- Two (2) 10' x 12' Roll Up Doors
- 19' Ceiling Height
- Skylights & Windows for Natural Light
- 2 Restrooms with Upgraded Finishes



FOR FURTHER DETAILS:

PARKER ROBERTS

parker@tricoREALTY.com
License #01994597

DAVID KLING

david@tricoREALTY.com
License #01965659

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Trico Realty, Inc.
License #00342120

3100-A Pullman Street
Costa Mesa, CA 92626

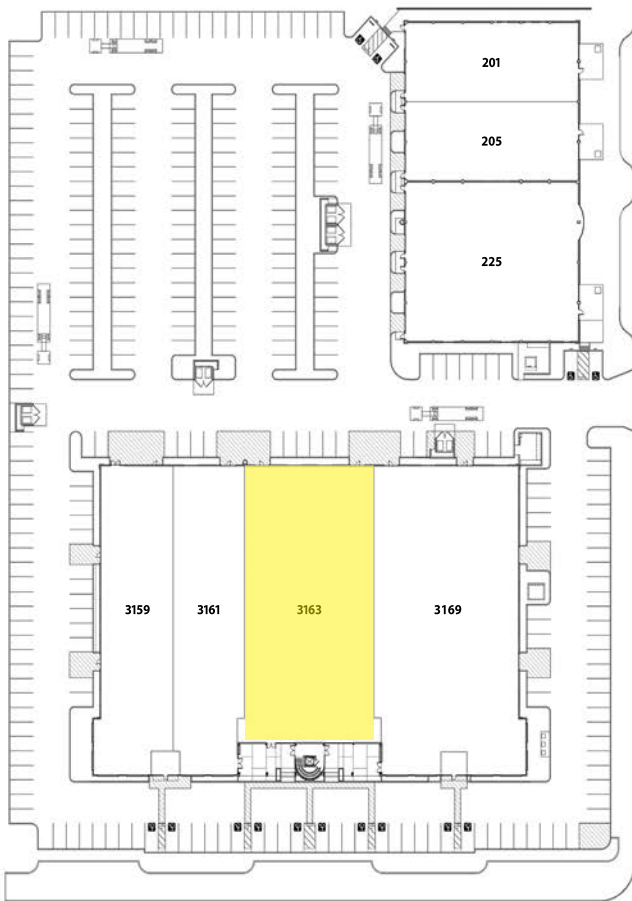
714-751-4420
TricoRealty.com

Unit Features

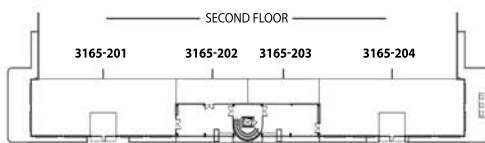
 Power: 500A | 277/480

 Clearance Height: 19'

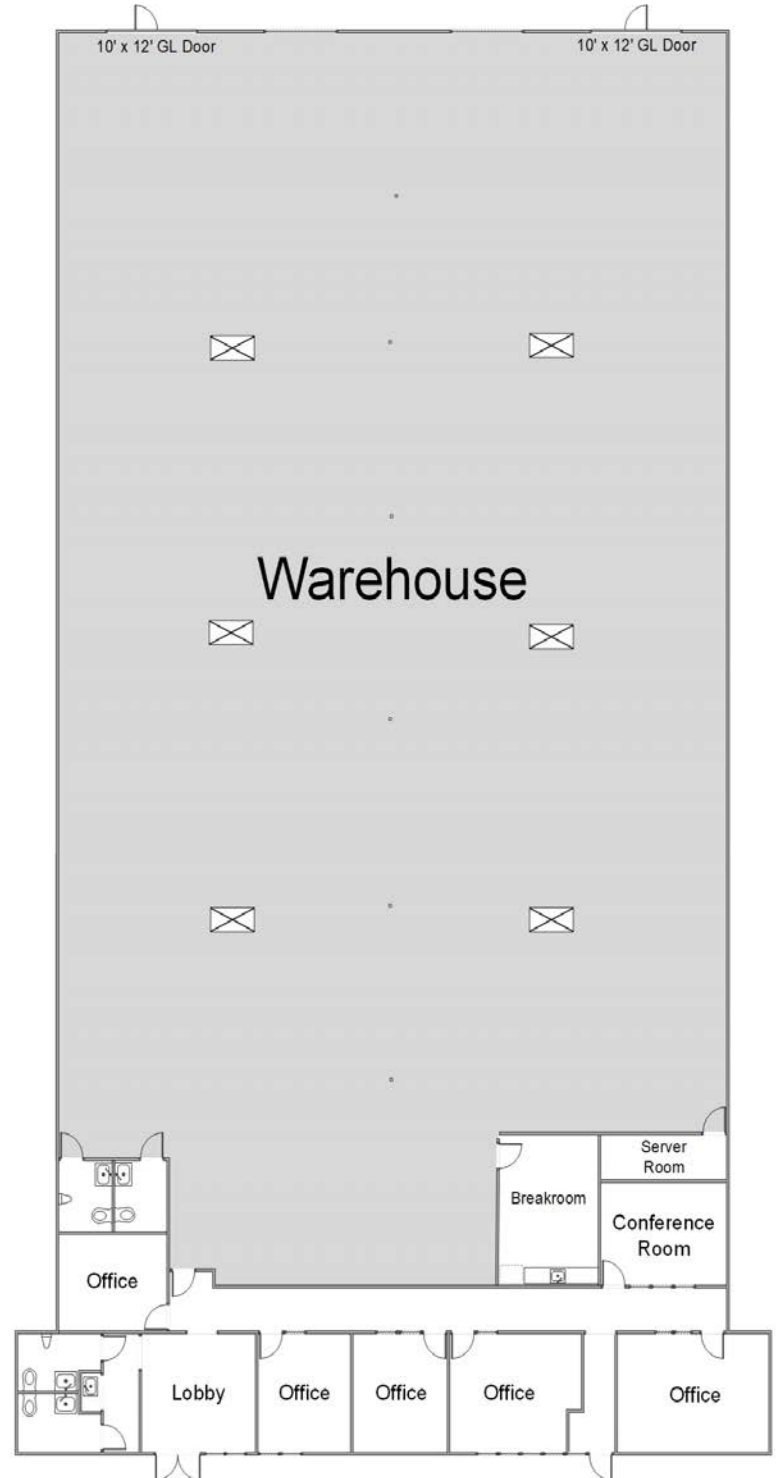
 Ground Level Doors: Two 10'x12'



RED HILL AVENUE



PAULARINO AVENUE



*Floorplans Not to Scale