

±132,735 SF FOR LEASE

DIVISIBLE ±52,935 SF

INDUSTRIAL/FLEX BUILDING - CORPORATE HEADQUARTERS

1660 SCENIC AVENUE • COSTA MESA



CREATIVE DEAL TERMS!
FLEXIBLE LEASE TERM!

**4,000 AMPS
EXPANDABLE POWER &
NEW CONCRETE YARD!**



**LOW NETS
\$0.20 PSF**

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EXISTING PLAN

- » Ground Floor ±52,935 SF
 - » 12'-14' Clearance
 - » Dock High Loading - Two (2) -12'X10'
 - » Ground Level Loading - Two (2) -12'X12'
 - » Heavy Power - 4,000 Amp, 480 Volt, 3 Phase
- » Second Floor - ±79,800 SF
 - » 12'-15' Clearance
 - » ±47,200 SF Office
 - » ±32,600 SF Warehouse/Manufacturing Space
 - » Access via Freight Elevator (6,000 Pound Capacity)
 - » Second Floor can be Serviced via a Forklift
 - » 4" Concrete Slab on 2nd Floor

CONCEPTUAL PLAN

- | | |
|--|-----------------|
| » Ground Floor | ±52,935 SF |
| » 30' Clear Height | ±41,735 SF |
| » 12'-14' Clear Height | ±11,200 SF |
| » Dock High Loading | Two (2) 12'x10' |
| <hr/> | |
| » Second Floor | ±43,800 SF |
| » Office | ±11,200 SF |
| » Warehouse (12'x15' Clear) | ±32,600 SF |
| » Access via Freight Elevator (6,000 Pound Capacity) | |
| » Second Floor can be Serviced via Forklift | |
| » 4" Concrete Slab on 2nd Floor | |

CONTACT

WWW.1660SCENIC.COM

SEAN AHERN

949.724.4733

sahern@lee-associates.com

DRE #: 01081324

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

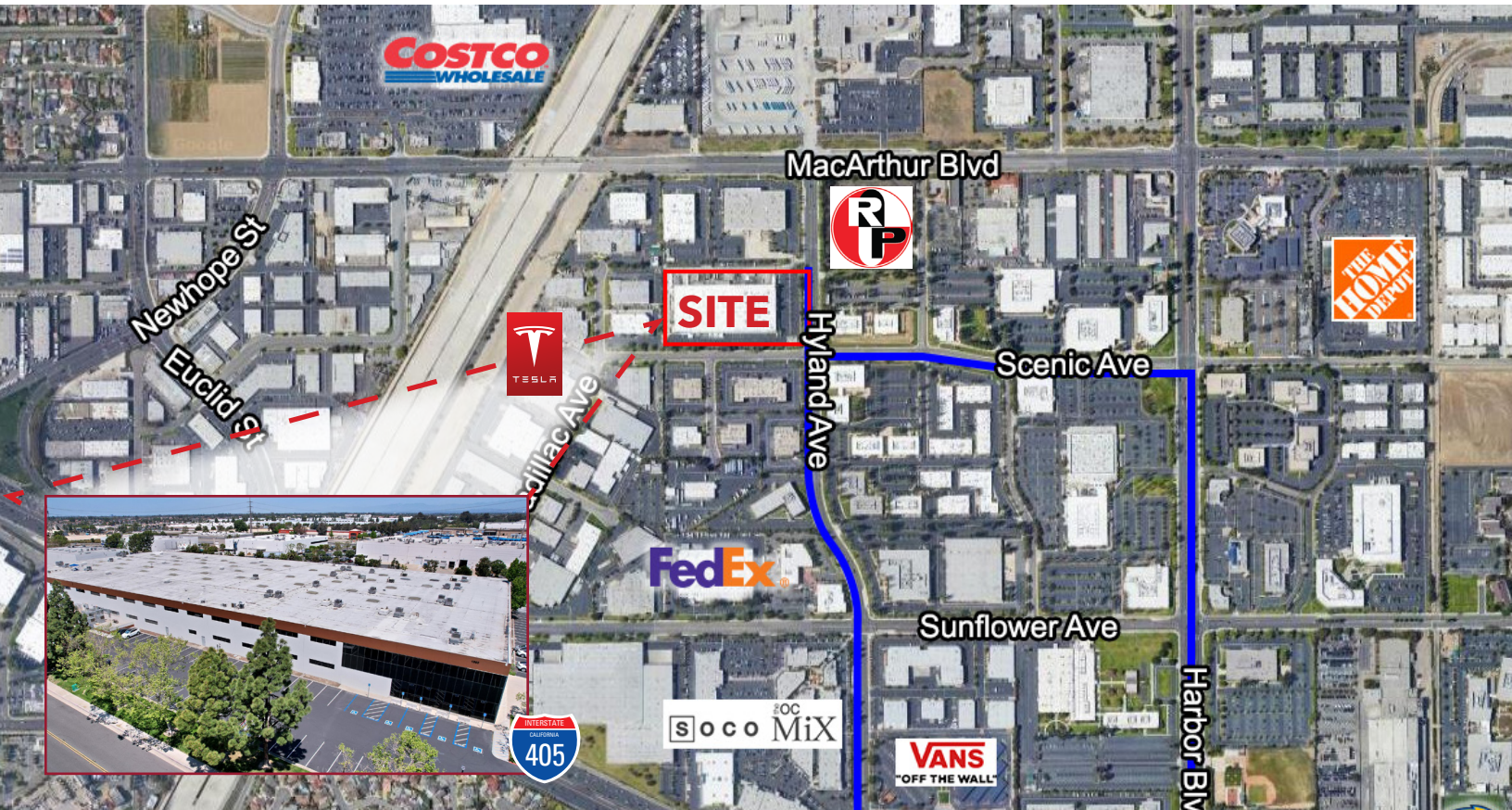


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BUILDING OVERVIEW

- » Total Building Size ±235,084 SF
- » Close proximity to 405 Freeway
- » 2 EV Charging Stations
- » Fenced Concrete Gated Yard
- » 417 Total Parking Stalls
- » Sprinkler Calculations
 - » Manuf/High Bay .32/2,000
 - » Manuf/Storage .27/2,000
 - » Manufacturing .21/1,500
- » Skylights
- » Located in the South Coast Metro Area

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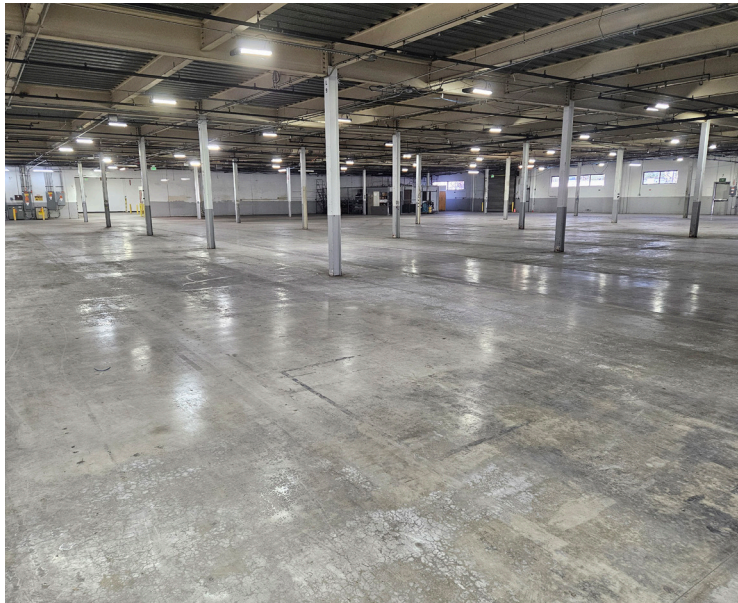
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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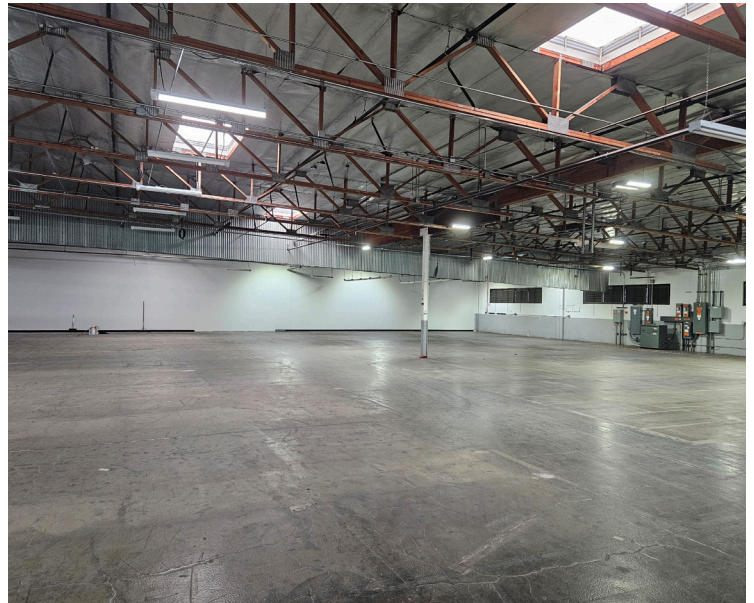
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FIRST FLOOR - WAREHOUSE



SECOND FLOOR - WAREHOUSE

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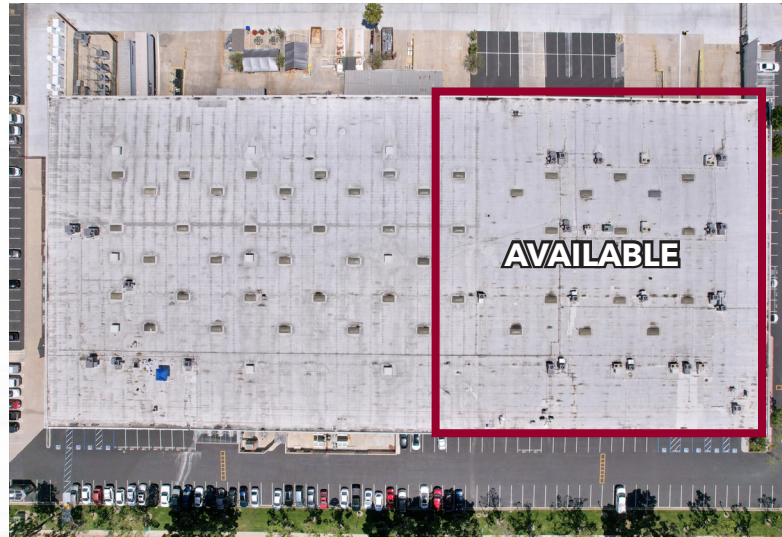
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PROPERTY PHOTOS



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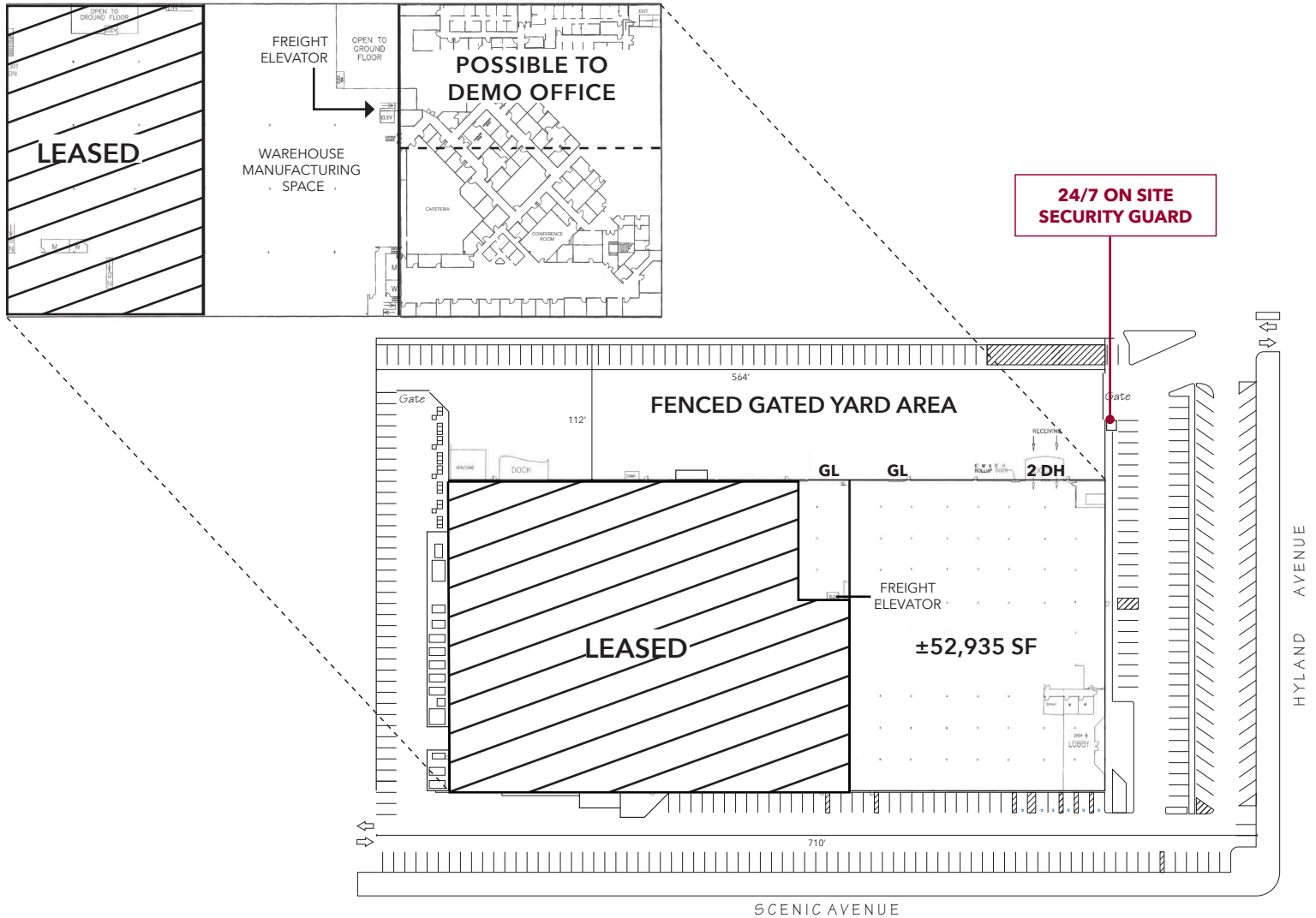
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EXISTING FLOOR PLAN

±79,800 SF TOTAL 2ND FLOOR
±32,600 SF ±47,200 SF/OFFICE



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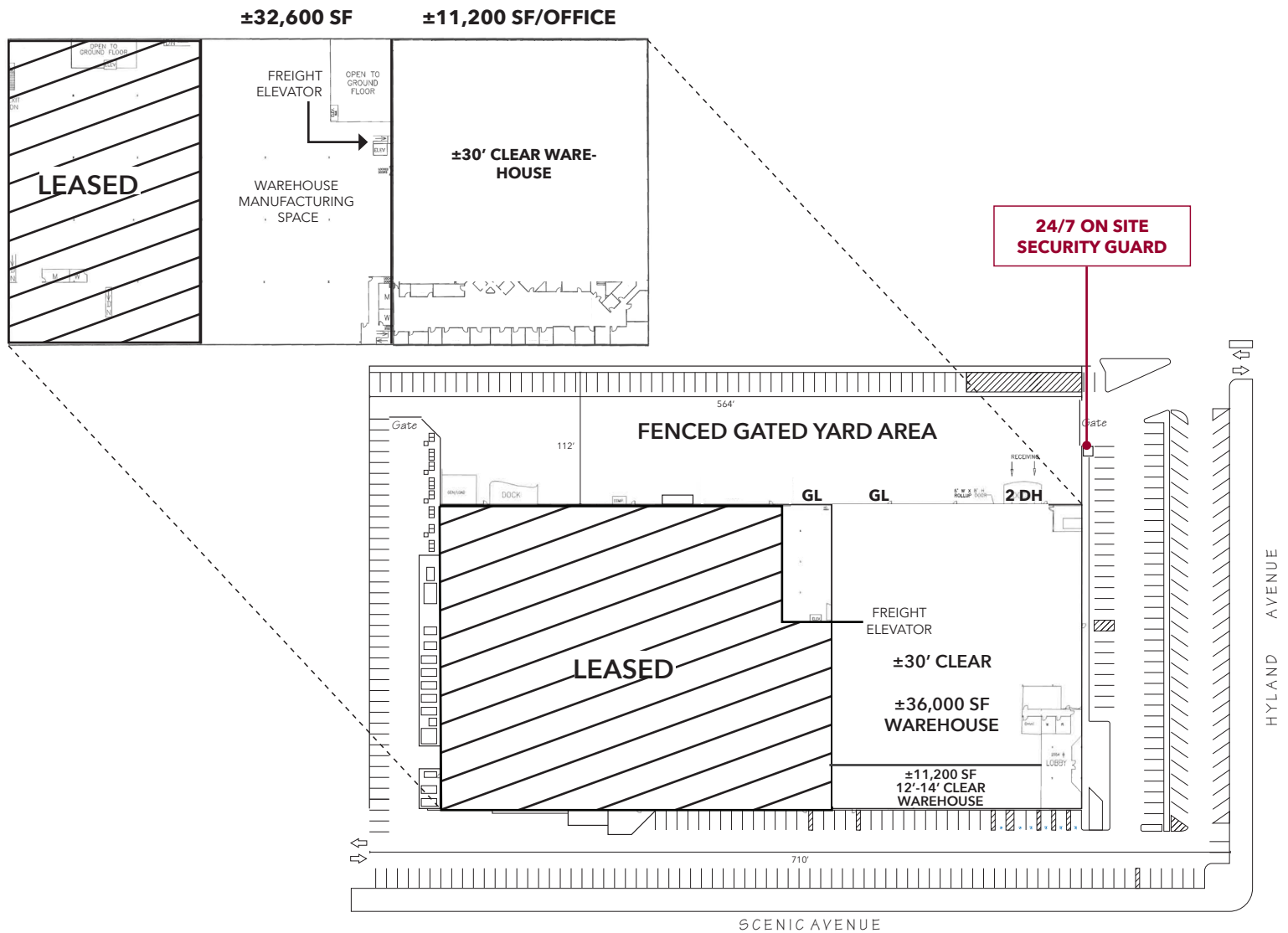
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±30' CLEAR WAREHOUSE FLOOR PLAN CONCEPTUAL PLAN - NEED CITY APPROVAL



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