



**FOR LEASE**

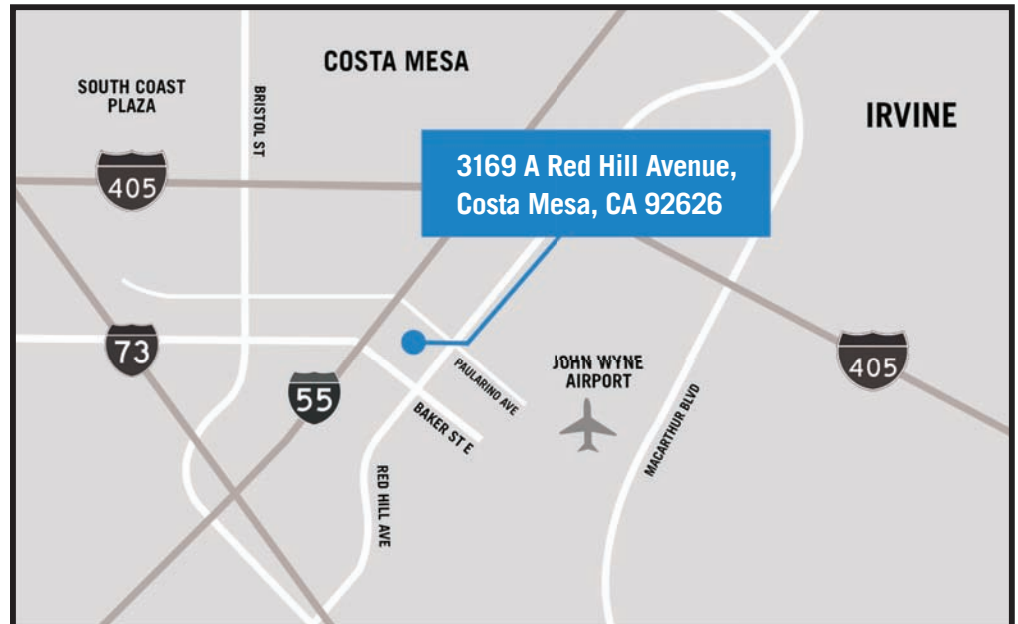
• 19,400 Square Foot Unit

**FEATURES:**

- Industrial unit 19,400 s.f. with 4,260 s.f. Office
- Collaborative office configuration
- 600 amps 277/480 volts
- Dedicated server room
- CAT 6 Pre-Wired
- 3.5 to 1 parking ratio
- Break room (w/dishwasher)
- NEW roof
- NEW HVAC
- NEW energy efficient windows
- NEW energy efficient lighting
- NEW offices
- NEW restrooms
- Minimum clearance 19ft
- Space heaters
- Strip LED lighting - warehouse



**3169-A Red Hill Avenue, Costa Mesa, CA 92626**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

**FOR FURTHER DETAILS:**

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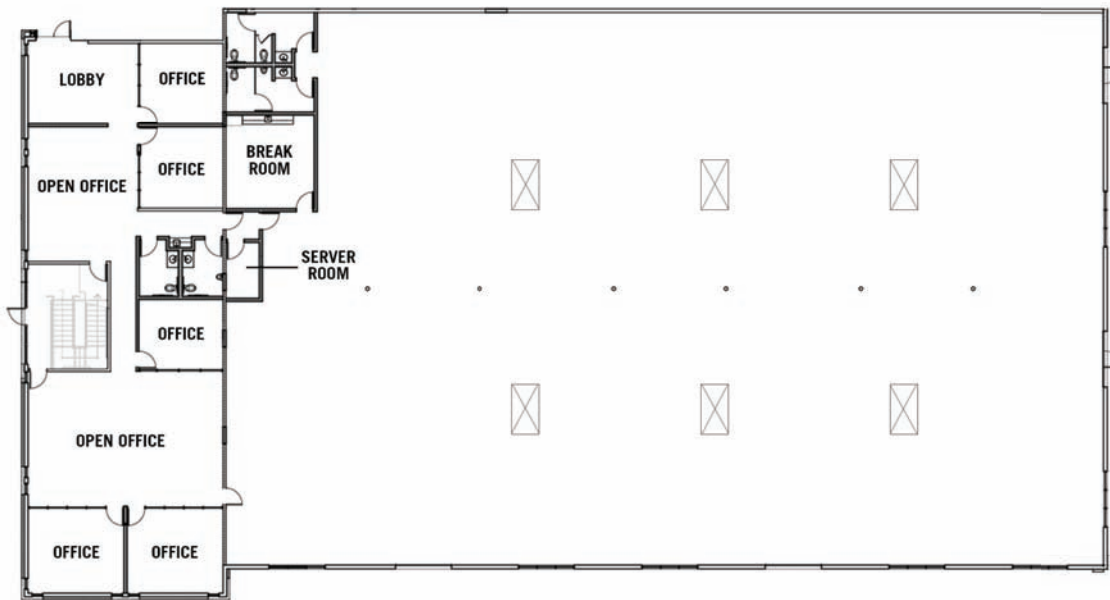
For additional information  
Visit our Website at [www.TricoPacific.com](http://www.TricoPacific.com)



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