

UNIQUE INDUSTRIAL PROPERTY W/ HUGE YARD

JUST SOLD

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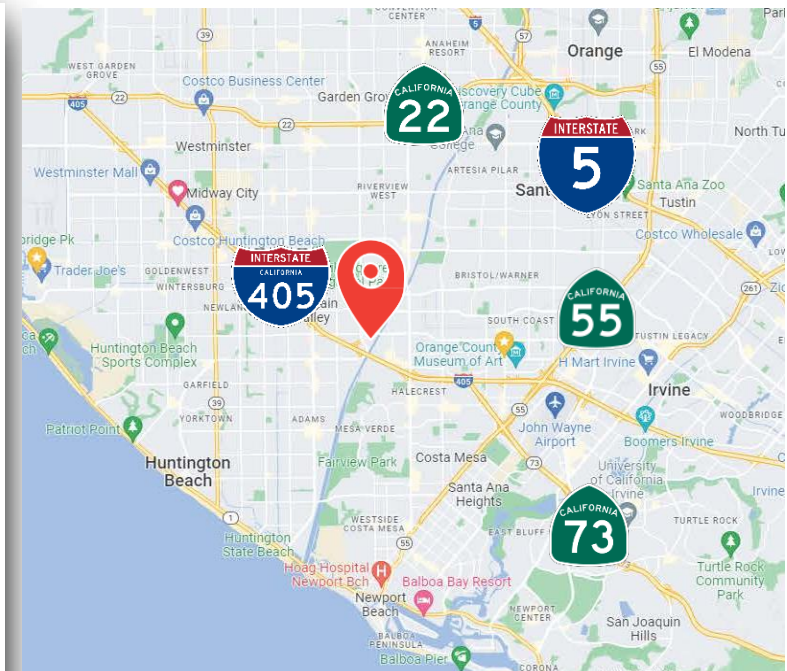
± 5,000 SF BUILDING ON
± 44,184 SF LAND PARCEL

11180 TALBERT AVE.
FOUNTAIN VALLEY, CA 92708

SELLER FINANCING AVAILABLE

PROPERTY FEATURES

- Unique ±44,184 SF Land Parcel (1.02 Acres)
- ±5,000 SF Industrial Building
- ±30,000 SF Secured Parking / Storage Area
- Clear span Warehouse Space w/ minimal office space
- Bonus Overhang area of approximately 4,000 sf in the rear yard
- Possible Development Project/ Value-Add property
- 2 New Electrical Panels: 800 Amps; 480/277V; 3 Phase; 4 Wire
- 1 Restroom w/ Shower
- Skylights throughout Warehouse
- 17-19' Warehouse Clearance
- 2 GL Doors: 15' x 19' & 16' x 19'
- Heavy Duty Gated Yard
- Newly Remodeled: New Roof, Electrical Panels, Asphalt Slurry, GL Doors, Landscaping, Interior/Exterior Paint, New 9' Wall Securing Entire Property, etc.
- Excellent Location with Immediate Access to 405, 55, 5, 73 Fwys
- Bonus 2nd Story Mezzanine Space
- Talbert Avenue Street Frontage with heavy traffic volume (28,223 CPD in 2022) and great signage opportunity
- M1 (Manufacturing) Zoning with overlay that's part of the Fountain Valley Crossings Specific Plan – workplace neighborhood
- Retail Amenities nearby including The Shoppes at Costco Plaza



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