

FOR SUBLEASE > 77,641 SQUARE FEET



Corporate Image Freestanding Industrial Building



Building Amenities

- > 2006 construction
- > ± 15,936 square feet of two-story office area
- > Large production area lunch room in addition to smaller office break rooms
- > ± 2,000 square feet of engineering lab area with dropped ceiling and HVAC
- > Electric security gated site with drive around access
- > 226 car parking
- > Six (6) dock high loading doors
- > Four (4) 12' x 14' grade level doors. Knock out panels for additional doors
- > Thirty foot (30') minimum clear height
- > Metal halide warehouse lighting
- > Electrical service - 2000 amps, 277/480 volts
- > Fire sprinklered - .5 GPM/3,000 square feet
- > Typical bay spacing - 50' x 50'
- > Adjacent to Costco Plaza. Corporate neighbors include Hyundai, Kingston Technologies, D-Link and Mitsubishi Materials.
- > Sublease until January, 2017 with longer term possible

**17620 Mt. Herrmann Street
Fountain Valley, California**

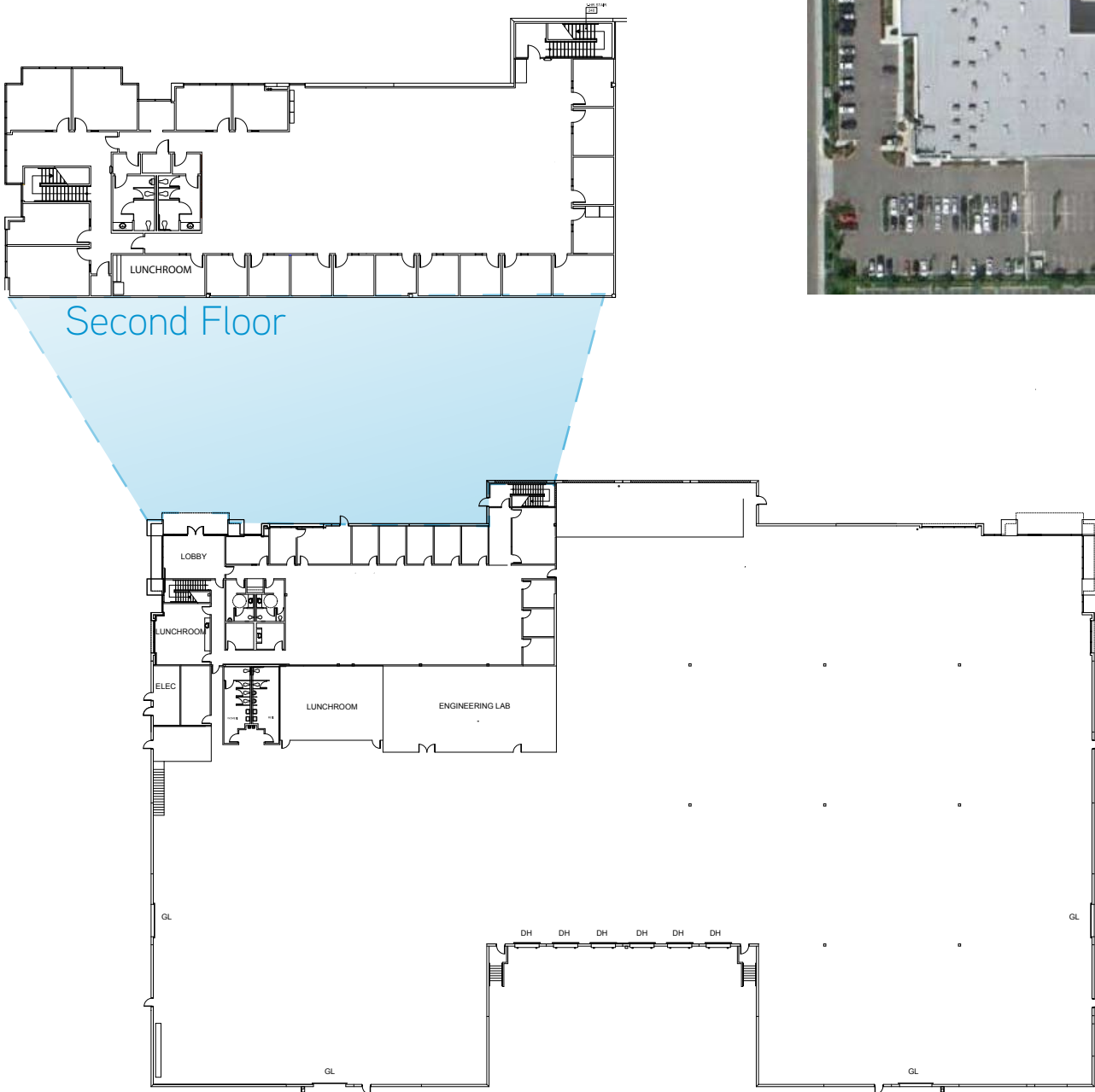


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