

# FOR LEASE | ± 32,040 SF

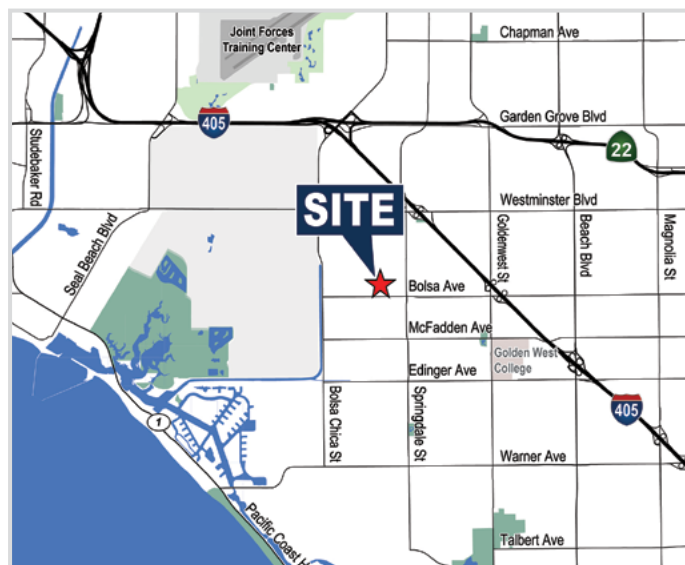
## High Clearance Distribution w/ Dock (Fenced Yard Possible)

14801 Able Lane, Unit 102, Huntington Beach, CA



### BUILDING FEATURES

- ± 32,040 SF Portion Part of a Larger High Image Industrial Building
- ± 4,000 SF of Office with Additional Showroom
- Adjacent to Orange County's Newest Industrial Development
- Fenced Yard Possible, Excellent Truck Access
- 30' Warehouse Clearance
- Some Racking Available with In-Rack Sprinklers (Verify)
- One (1) Ground Level Door
- One (1) Exterior Truckwell
- Upgraded Power, Energy Efficient Lighting
- 2.3:1,000 Parking Ratio
- Close Proximity to the 405 and 22 Freeways



[Property Touring Guidelines](#)



#### ERIC SMITH

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# Voit

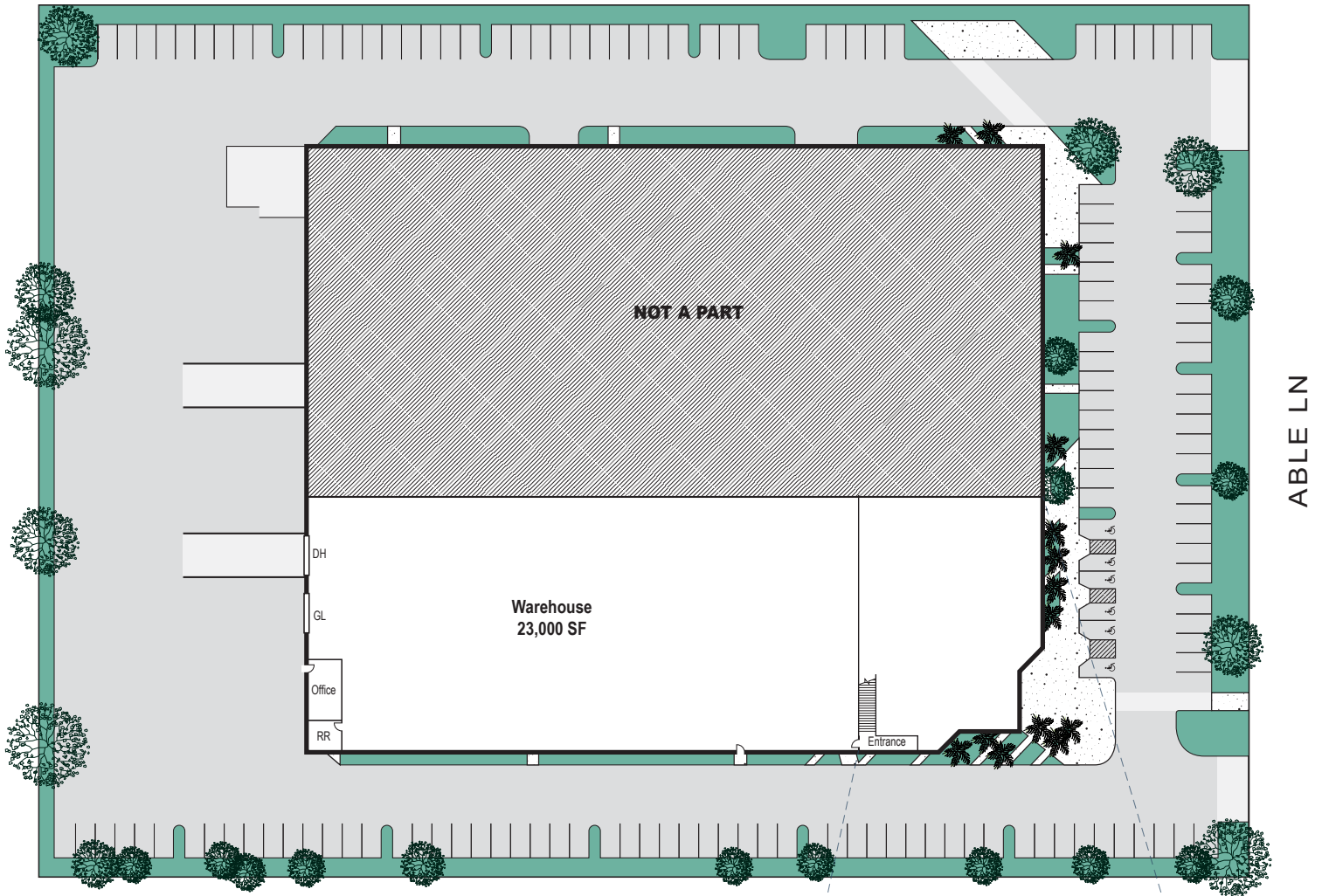
REAL ESTATE SERVICES

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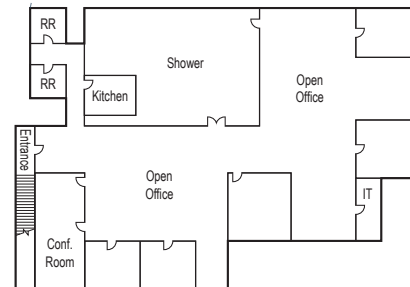
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### SITE PLAN



\*Not To Scale



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