

# FOR SALE | 2,000 SF

## Industrial Unit

711 W. 17th St. #D1, Costa Mesa, CA



### BUILDING FEATURES

- Currently Improved as a Prep Kitchen
- ± 1,000 SF Office Area
- 18' Minimum Warehouse Clearance (Verify)
- One (1) Ground Level Truck Doors
- 200 Amps Electrical Service (Verify)
- Current Improvements include 2 walk - in coolers, quarried tile & drains
- Additional Kitchen Equipment can be included
- Fire Sprinklered
- High Image Business Park Environment
- Great Access to the 55 Freeway, Ideal Costa Mesa / Newport Beach Location



[Property Touring Guidelines](#) >



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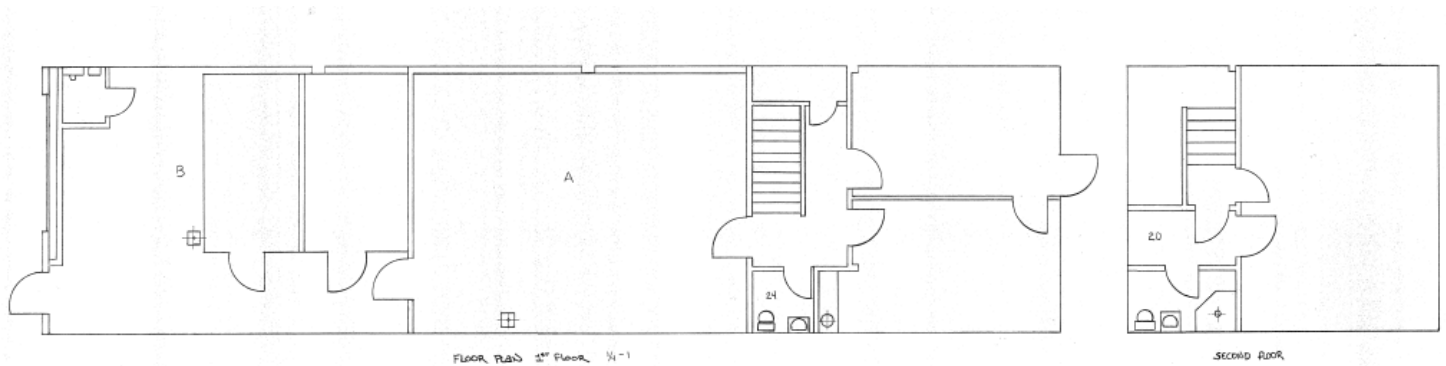
**Voit**  
REAL ESTATE SERVICES

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### FLOOR PLAN



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