

**VALENCIA BUSINESS CENTER**  
 1382 Valencia Avenue, Tustin California

**Cold-Shell**  
**Interior Description**

Floor	Concrete Floor - Broom Swept
Walls	Drywall - Taped
Ceiling	Exposed to Structure
Stairways	Wood - unfinished
Fire Sprinklers	100% Distribution (no dropped heads)
Storefront Entry	Aluminum & Glass Storefront Door w/cylindrical lockset
Utilities	Water line stubbed to rear warehouse Sewer line stubbed to rear warehouse Conduit for electrical service provided from main switchgear area to rear warehouse (200 Amp Service - upgradeable) Conduit for telephone/low voltage service provided from main telephone room to rear warehouse
Loading Doors	10 ft. wide by 12 ft. high Steel Roll-up Doors at rear warehouse (Units C and F roll-up doors are 8' x 12') (Units D and E roll-up doors are 9' x 12')
HVAC	None provided** **Unit D includes 3 existing HVAC units / Unit J includes 4 existing HVAC units These HVAC units vary in age and come in <u>as-is</u> condition.