

Valencia Business Center

14 High Image Industrial Buildings For Sale
3,000 to 9,000 Square Feet

1382 VALENCIA AVENUE ♦ TUSTIN, CA

For Further Information, Please Contact:

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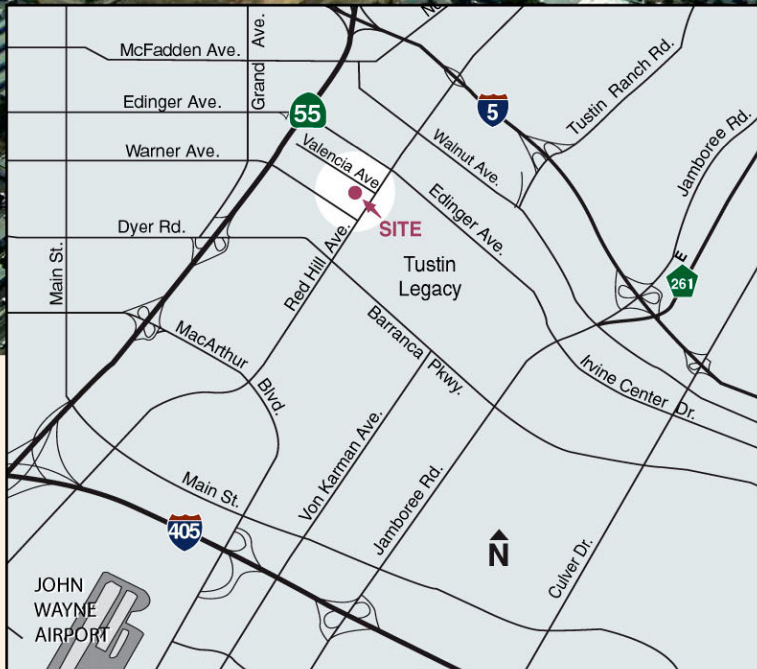
www.valenciabusinesscenter.com

Unit	Size (Sq. Ft.)				
	1st Floor Office	1st Floor Warehouse	2nd Floor Office	Total	
Unit A	*SOLD*	1,159	2,717,	2,130	6,006
Unit B		1,065	2,426	1,828	5,319
Unit C	*SOLD*	1,065	2,171	1,935	5,171
Unit D		1,312	4,481	3,248	9,041
Unit E	*SOLD*	1,193	4,514	3,147	8,854
Unit F	*SOLD*	1,071	2,183	1,942	5,196
Unit G	*SOLD*	1,050	2,215	1,937	5,202
Unit H	*SOLD*	1,261	2,145	1,957	5,363
Unit I		754	1,473	1,128	3,354
Unit J		842	1,651	1,280	3,774
Unit K		849	3,126	2,095	6,070
Unit L		727	3,218	2,074	6,019
Unit M		727	1,927	1,240	3,895
Unit N		805	1,682	1,042	3,528
Total		13,883	35,928	26,982	76,792

Features

- High image industrial buildings with two-story office
- Extensive landscaping and natural features
- Flexible sizes: 3,000 - 9,000 square feet (up to 20,000 sf contiguous)
- High visibility location, frontage on Valencia Avenue
- Ample surface parking
- Ground level loading
- Fire sprinklered
- 200 amps of power
- 21' warehouse clearance
- Excellent 55 and 5 Freeway access





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