

**FOR SALE or LEASE** – 44,184 SF Land Parcel  
with 5,000 SF Building

**TIDEMARK**

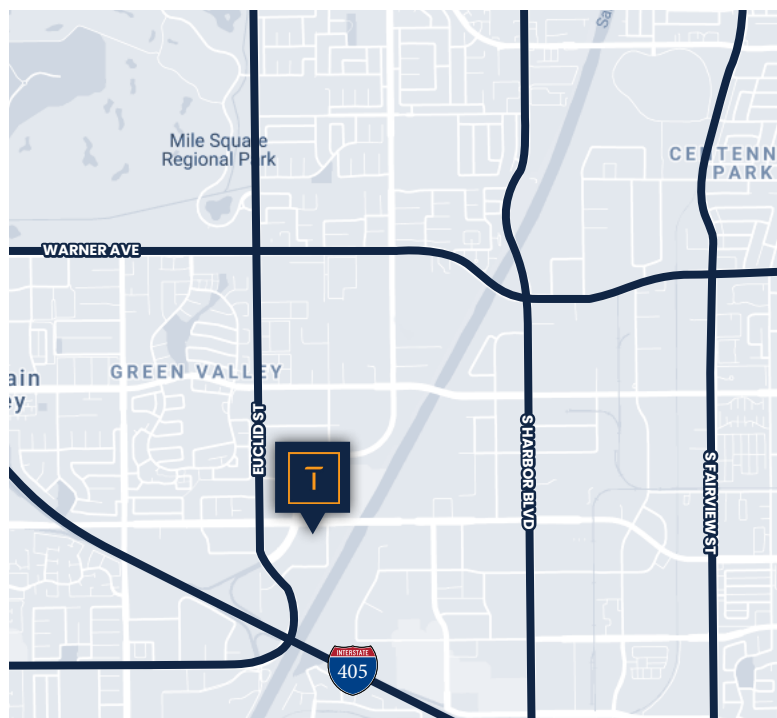
Orange County, CA



**11180 TALBERT AVE  
FOUNTAIN VALLEY, CA 92708**

## PROPERTY FEATURES:

- ◆ Unique ±44,184 SF Land Parcel
- ◆ ±5,000 SF Industrial Building
- ◆ ±30,000 SF Secured Parking / Storage Area
- ◆ 17' Building Clear Height
- ◆ Five(5) Ground Level Loading Doors
- ◆ Clear Span Warehouse
- ◆ Immediate Access to San Diego (405) Freeway
- ◆ Talbert Avenue Street Frontage at Newhope
- ◆ Adjacent Retail Amenities
- ◆ Costco Across Talbert
- ◆ Part of the Fountain Valley Crossings  
Specific Plan - Workplace Neighborhood



**OFFERING RATE: MAKE OFFER**

## CONTACT US:

**JIM SNYDER, CCIM, CPM®**  
SENIOR PARTNER  
(949) 561-1900 ext. 3  
jim@tidemarkrealestate.com  
DRE 00872220

**WILL GREUBEL**  
SENIOR ASSOCIATE  
(949) 561-1900 ext. 2  
will@tidemarkrealestate.com  
DRE 02039807

**TAYLOR SNYDER**  
PARTNER  
(949) 561-1900 ext. 5  
taylor@tidemarkrealestate.com  
DRE 02092420



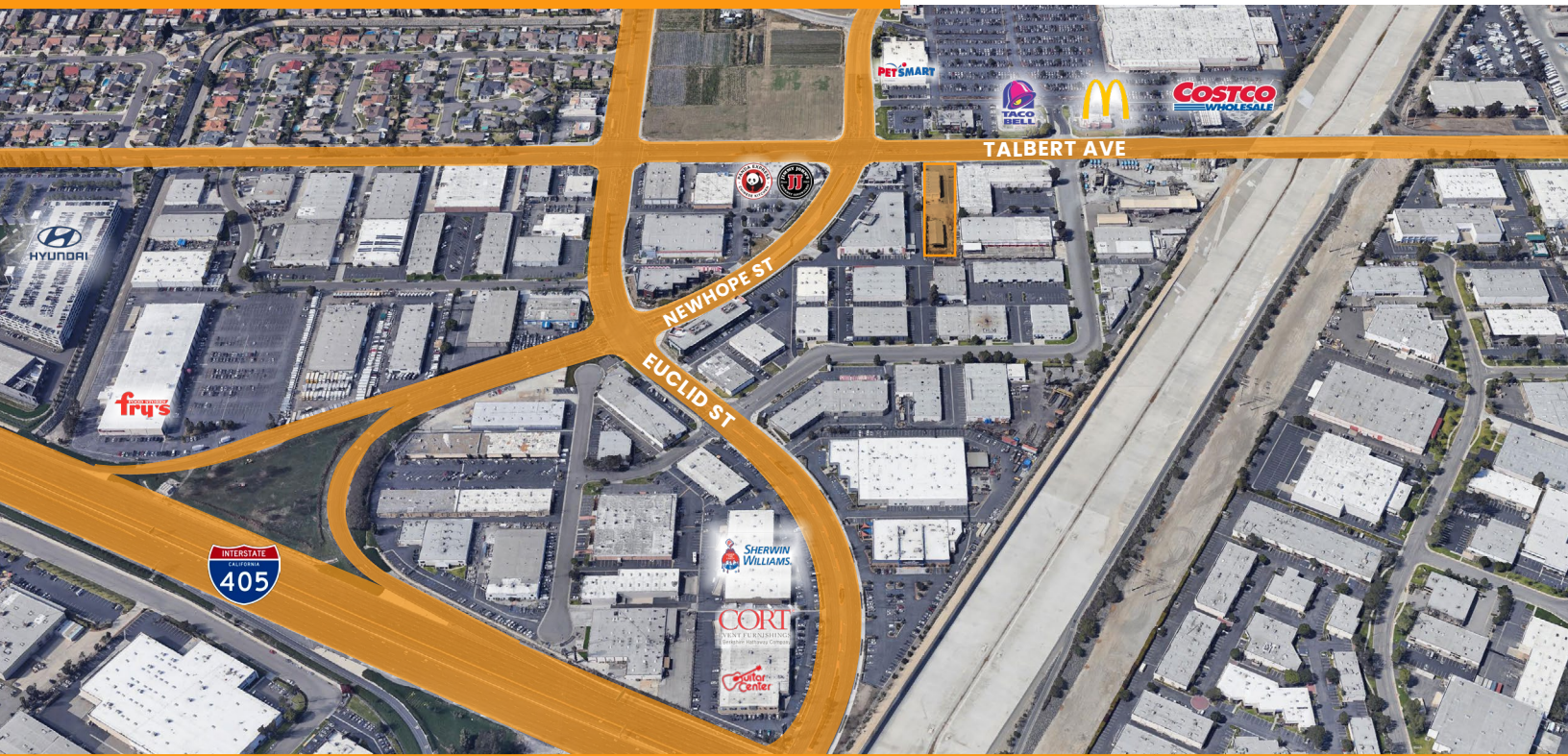
**TIDEMARK**  
Real Estate Services

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