

10770
TALBERT AVENUE
FOUNTAIN VALLEY, CA 92708

RENOVATION IN PROGRESS
AVAILABLE JANUARY 1, 2024

Freestanding **±9,500** Square Foot Industrial
Building in Fountain Valley, California



TIDEMARK
Real Estate Services
BROKERAGE | INVESTMENTS
PROPERTY MANAGEMENT

JIM SNYDER, CCIM, CPM®
(949) 533-1190
jim@tidemarkrealestate.com
DRE Lic. 00872220

TAYLOR SNYDER, MBA
(949) 533-1321
taylor@tidemarkrealestate.com
DRE 02092420

PAT LACEY
(714) 875-4134
pat@tidemarkrealestate.com
DRE 00988663

WILL GREUBEL
(714) 614-7623
will@tidemarkrealestate.com
DRE Lic. 02039807



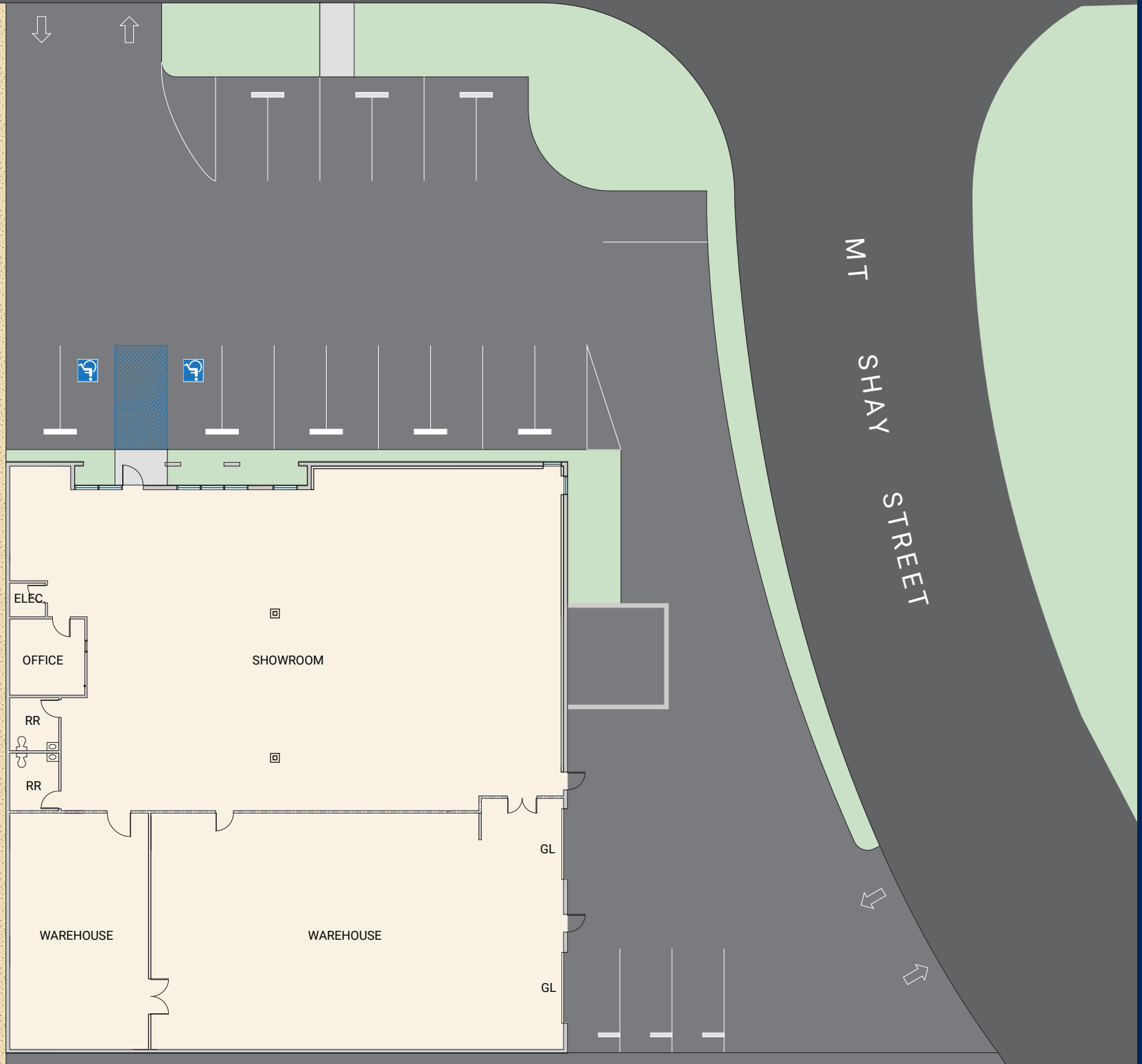
10770 Talbert Avenue, Fountain Valley, CA 92708 is a $\pm 9,500$ square foot freestanding industrial building with Talbert Avenue street frontage and is situated near the Costco Fountain Valley Shopping Center - with abundant amenities.

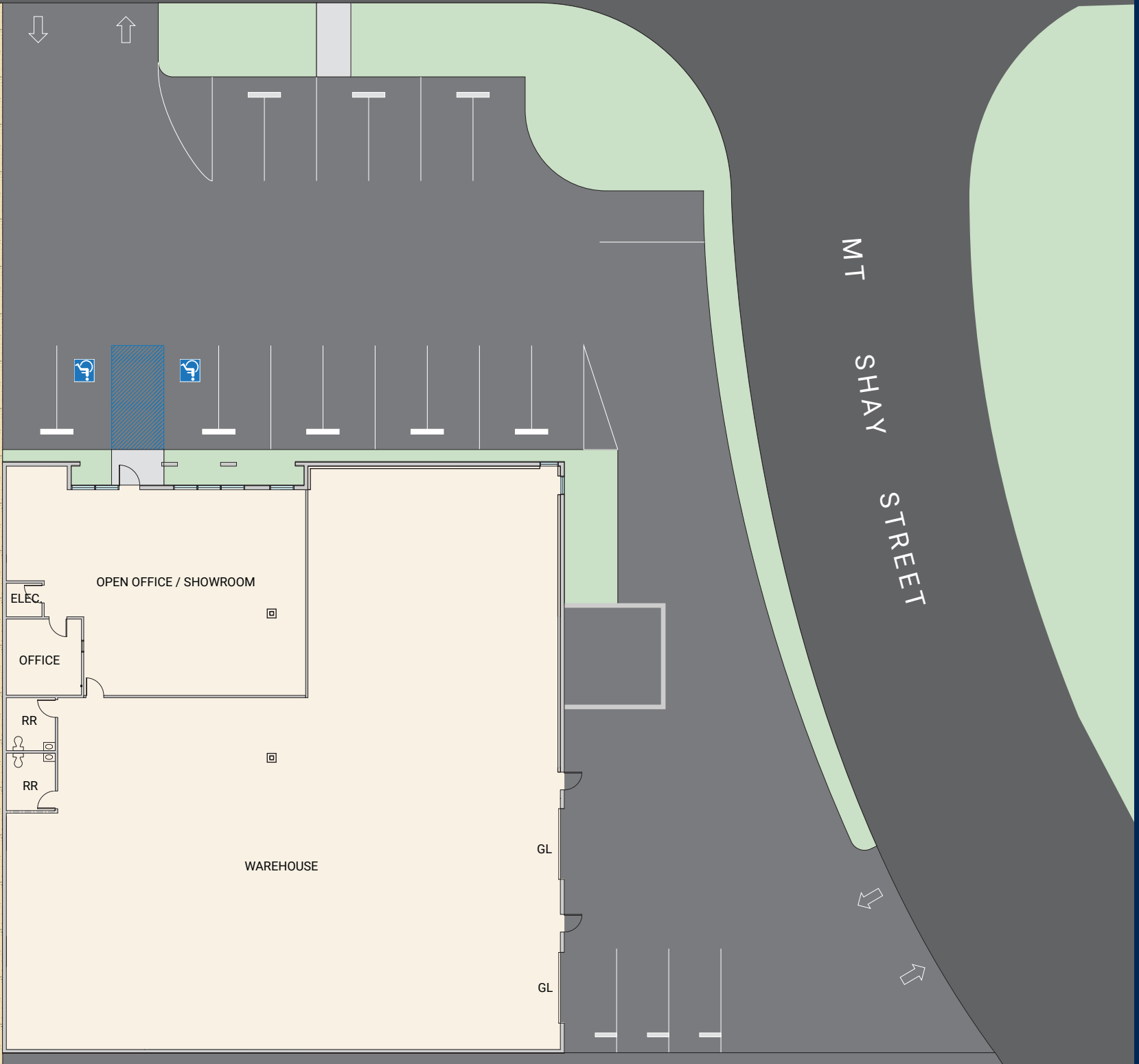
The property is located minutes from the San Diego (405) Freeway on/off ramps at Euclid Street.

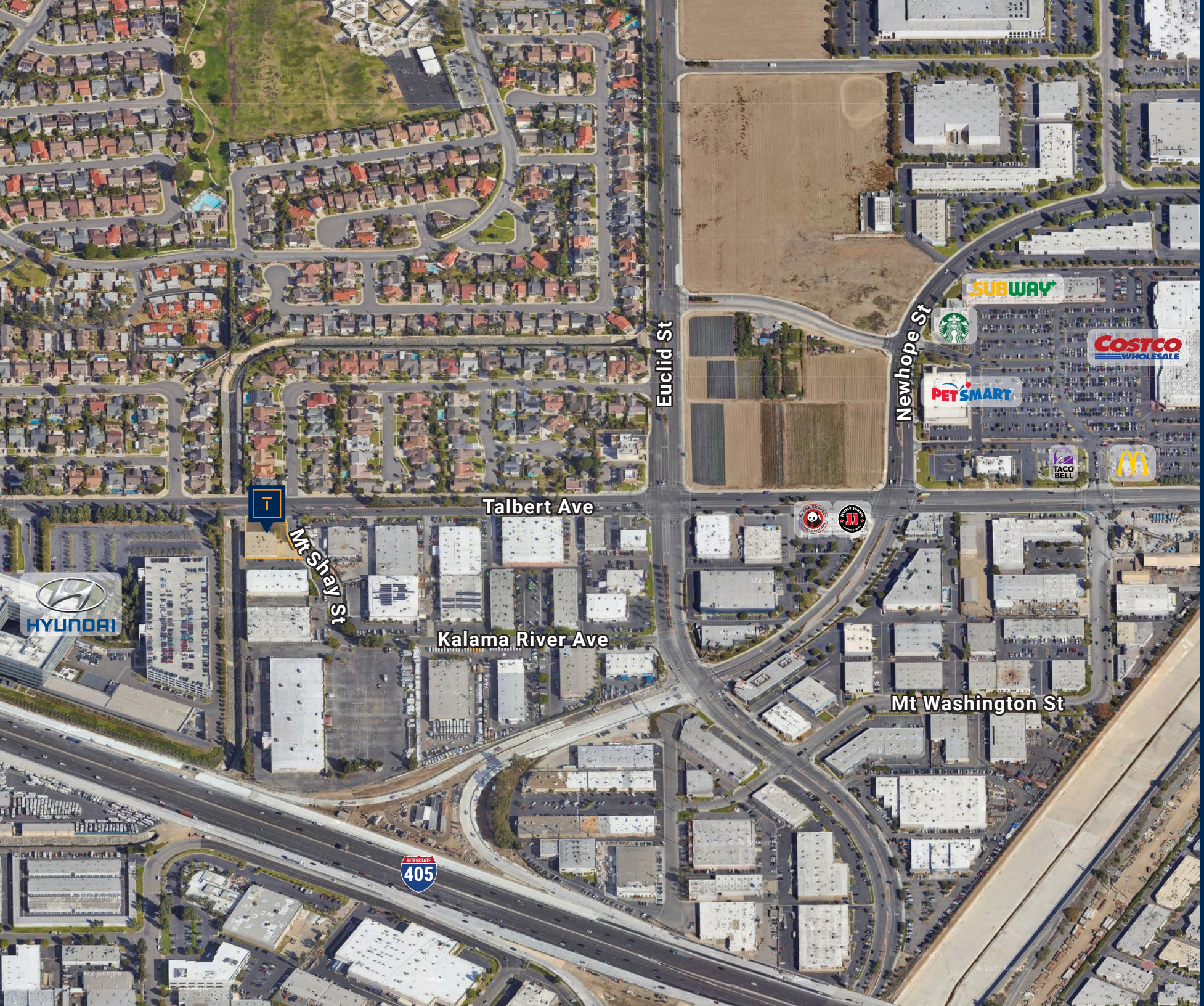
PROPERTY FEATURES

Building Size:	$\pm 9,500$ Square Feet Total
Total Land Area:	$\pm 21,700$ Square Feet
Drop Ceiling Showroom Size:	$\pm 4,853$ Square Feet
Warehouse Size:	$\pm 3,790$ Square Feet
Office:	One (1) Private Office
Loading:	Two (2) Ground Level Doors
Clear Height:	14'
Power:	200 Amps 120/208 V (<i>verify</i>)
Parking Ratio:	2:1,000
Fenced Parking Area:	Possible (<i>verify</i>)

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Tidemark Capital, Inc., its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.







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SUBWAY

PET SMART

COSTCO WHOLESALE



Talbert Ave

Euclid St

Newhope St

Mt Shey St

Kalama River Ave

Mt Washington St