



FOR SUBLEASE - ±12,565 SF INDUSTRIAL

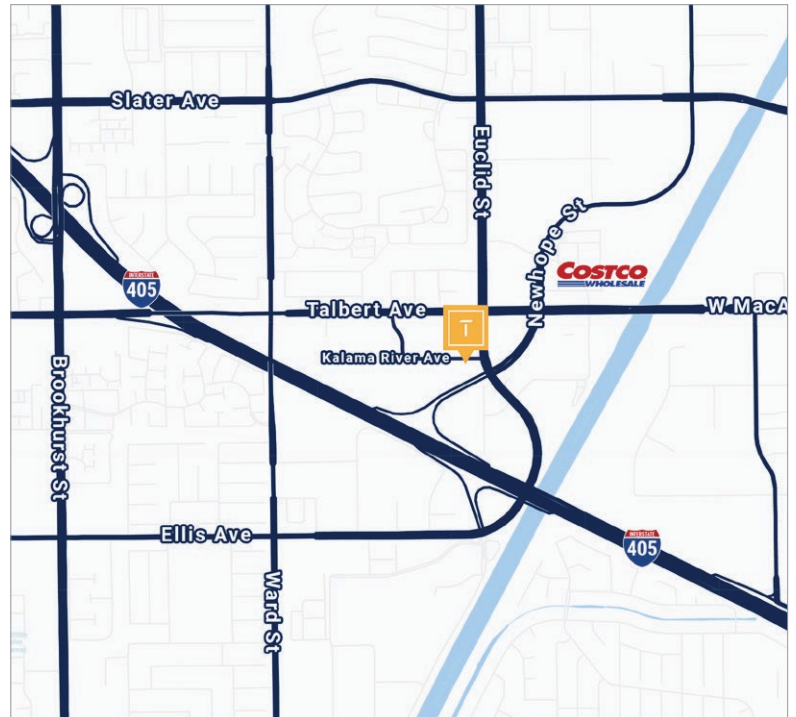
10940 KALAMA RIVER AVENUE, UNIT A | FOUNTAIN VALLEY, CA

LARGE SECURED YARD / PARKING AREA



PROPERTY FEATURES:

- » ±12,565 Industrial Unit
- » ±2,700 SF of Deluxe Office
- » Large Fenced Yard/Parking Area
- » 800 Amps of Power (*verify*)
- » 17' Warehouse Clear Height
- » 2.5:1,000 Parking Ratio
- » Fire Sprinklers
- » One (1) Ground Level Loading Door
- » Euclid Street Freeway Off-Ramp and On-Ramp Signage/Visibility
- » Immediate San Diego (405) Freeway Access
- » Sublease Through July 31, 2027



CONTACT US:

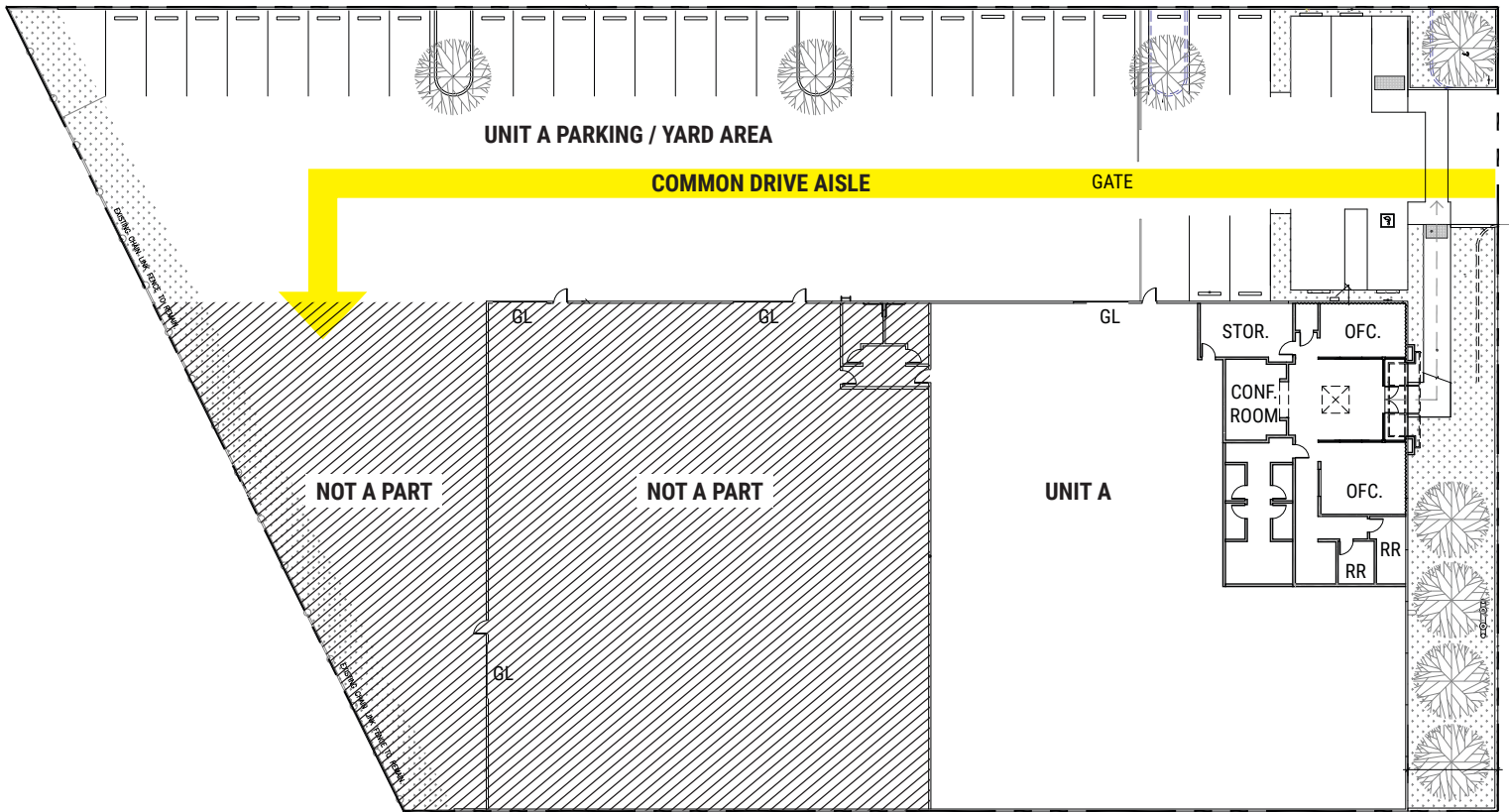


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