



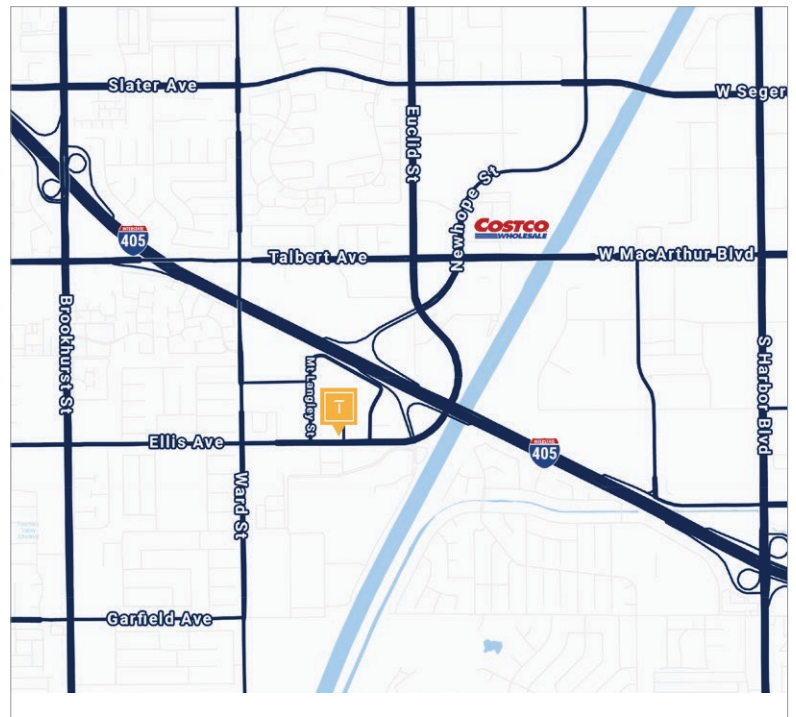
# AVAILABLE - ±16,274 TO 22,308 SF FLEX/INDUSTRIAL

18475 BANDILIER CIRCLE | FOUNTAIN VALLEY, CA



## PROPERTY FEATURES:

- » ±22,308 SF Flex/Industrial Building with ±9,881 SF of Single-Story Office (*Can be Reduced*)
- » Divisible to 16,274 SF with ±7,851 SF of Office (*Can be Reduced*)
- » High-Image Building with Extensive Glass-line
- » High Identity, Located on the Corner of Ellis Avenue and Bandilier Circle
- » Two (2) Ground Level Loading Doors
- » 1,600 Amps of Power (Two 800 Amp Panels) (*verify*)
- » 2:1 Car Parking Ratio
- » 18' Warehouse Clearance
- » Secured Parking/Yard Possible
- » Fire Sprinklers
- » Immediate Access to San Diego (405) Freeway
- » Near Coastal Communities and Irvine Business Complex



## CONTACT US:

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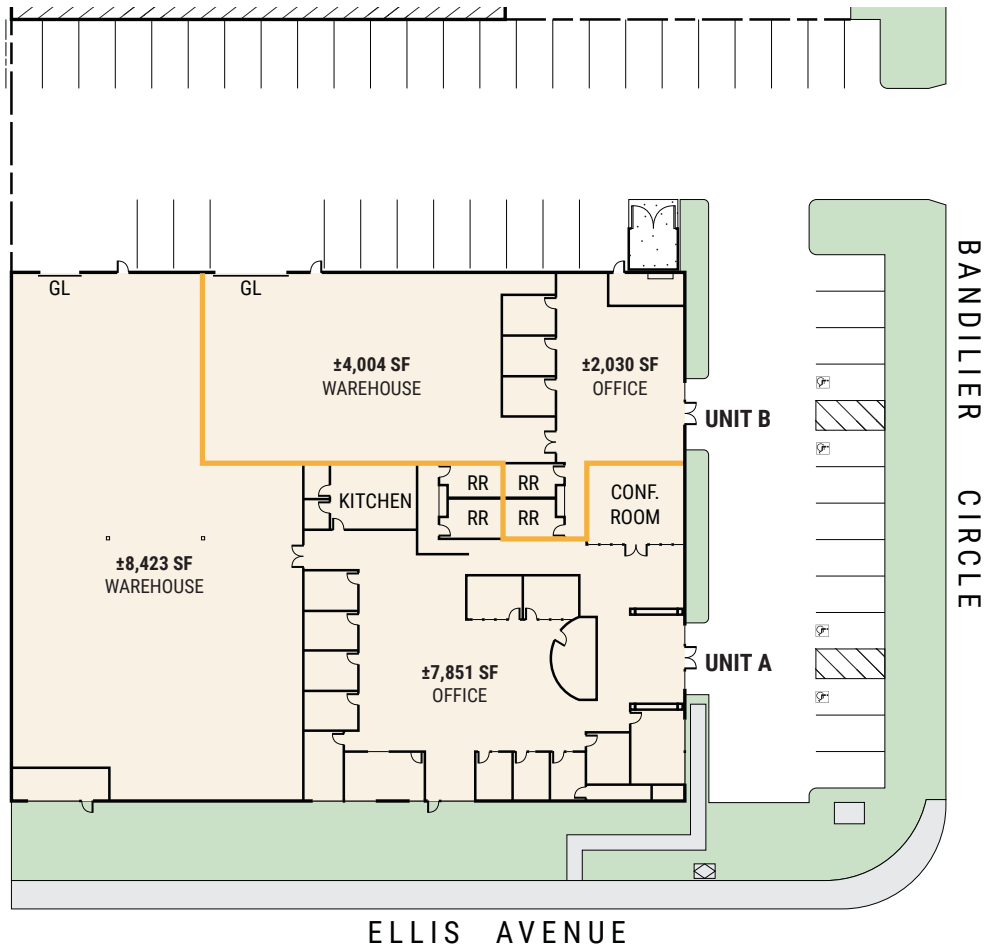
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# EXISTING FLOOR PLAN



# ALTERNATIVE FLOOR PLAN

