

HIGH-IMAGE CORPORATE HQ INDUSTRIAL BUILDING
±55,693 SF FOR LEASE

3184

PULLMAN STREET



3184 PULLMAN STREET, COSTA MESA

Located in the desirable Airport Area market, 3184 Pullman Street is a ±55,693SF high-image corporate HQ industrial building for lease. This prime location offers a deep talent pool, convenient access to Southern California's main transportation arteries, and is home to a large number of corporate occupiers.

[CLICK HERE TO VIEW WEBSITE](#)



PROPERTY HIGHLIGHTS

Address: 3184 Pullman Street, Costa Mesa, CA 92626

Total Available Space: ±55,693 SF building

Improved Area: ±25,260 SF existing (can modify/remove improvements to-suit)

Parking: ±145 spaces

Warehouse Clearance: ±16-19'

Power: ±2,500 amp panel (277/480v, 3-phase)

Sprinklers: Fully sprinklered



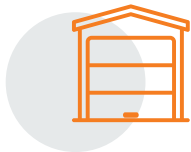
John Wayne/Orange County Airport adjacent



High identity location, freeway exposure
(situated at the 55/405 interchange)



Immediate access to 55,405,5 freeways and 241 toll road



1 dock-high loading position
2 ground-level loading doors
(10'x10' + 10'x12')

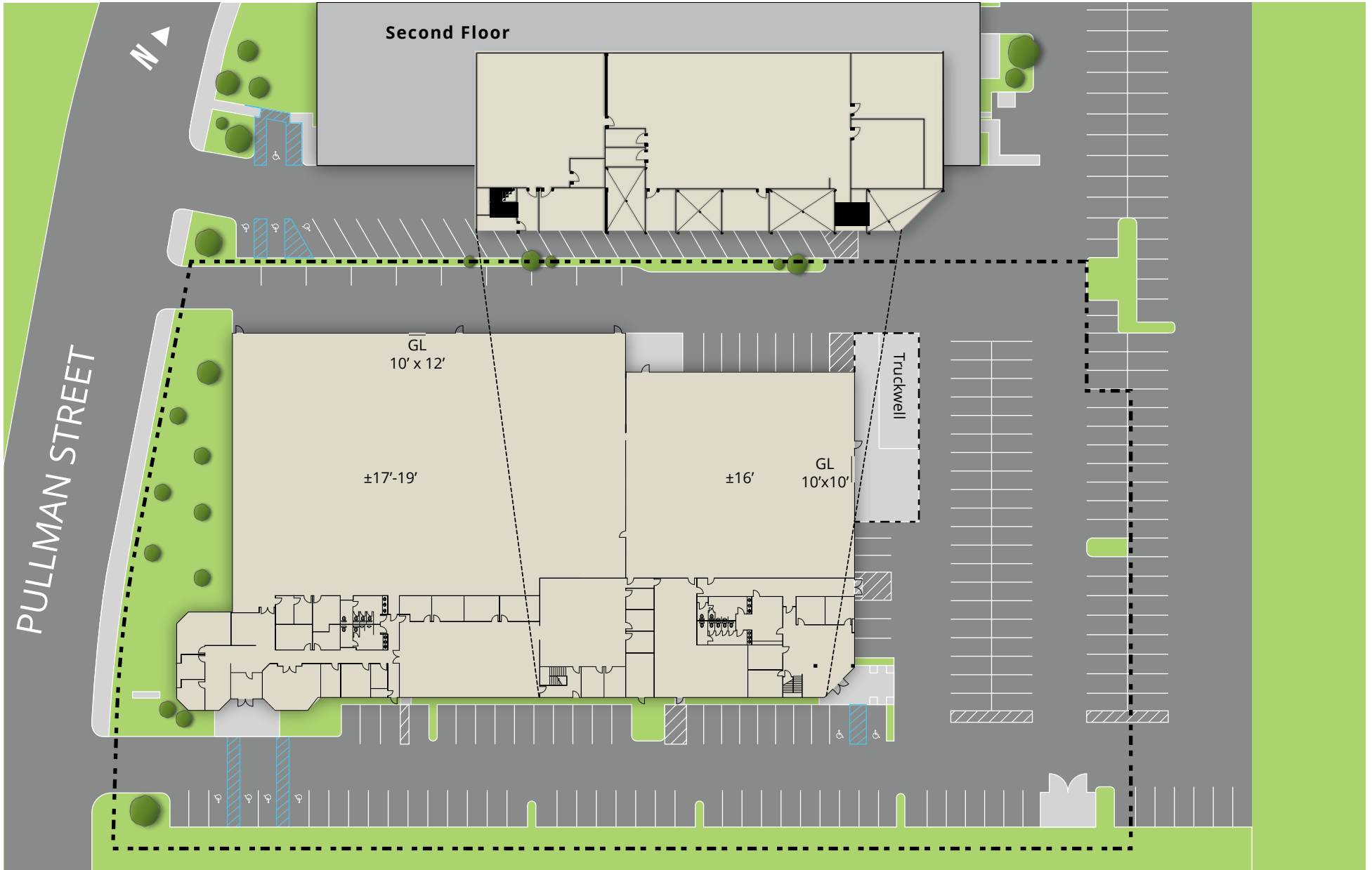


MP - Industrial Park Zoning

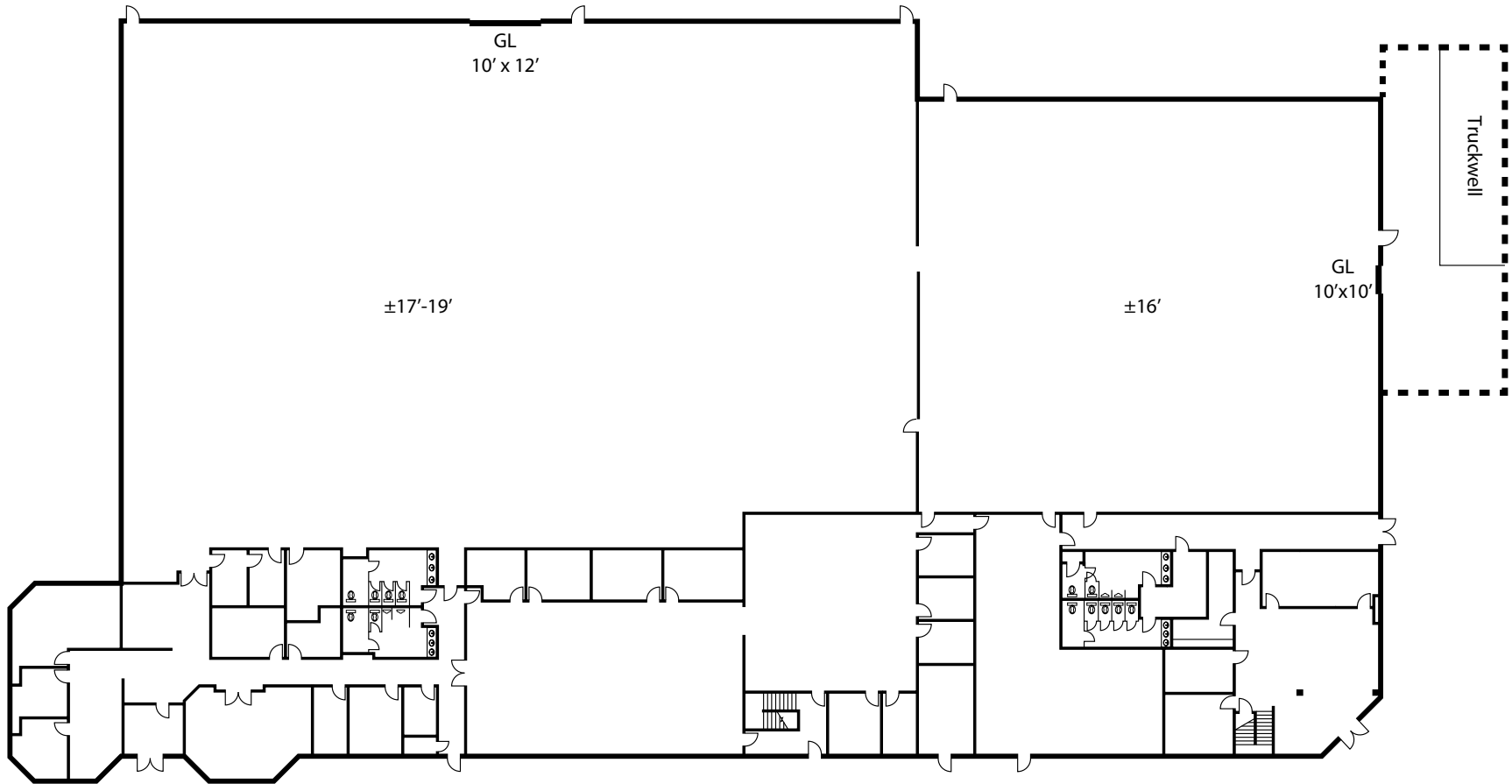
[VIEW ZONING](#)



Power distribution throughout



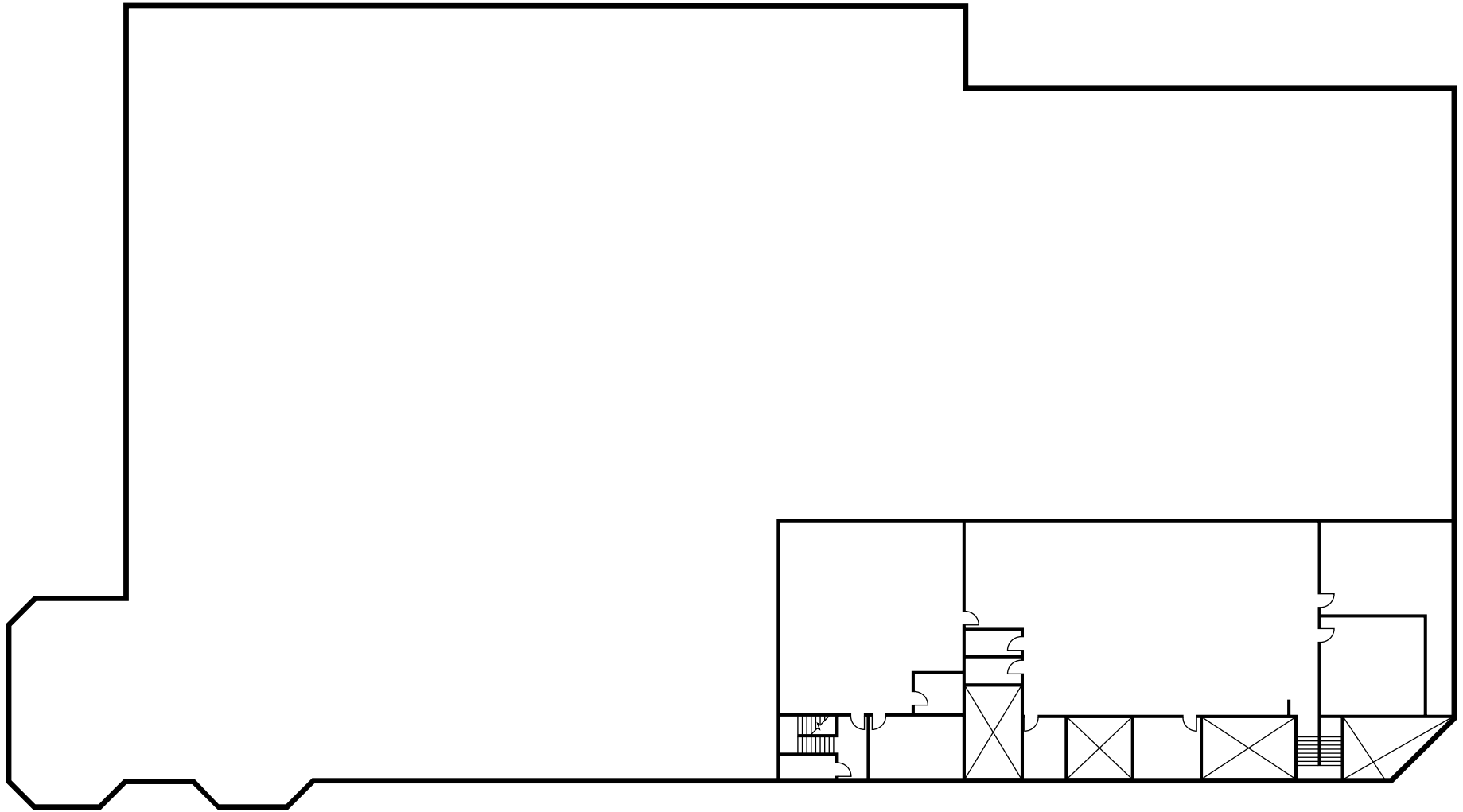
SITE PLAN



FIRST FLOOR **PLAN**



±17,050 SF OF EXISTING IMPROVED AREA
CAN MODIFY/REMOVE TO-SUIT



SECOND FLOOR **PLAN**

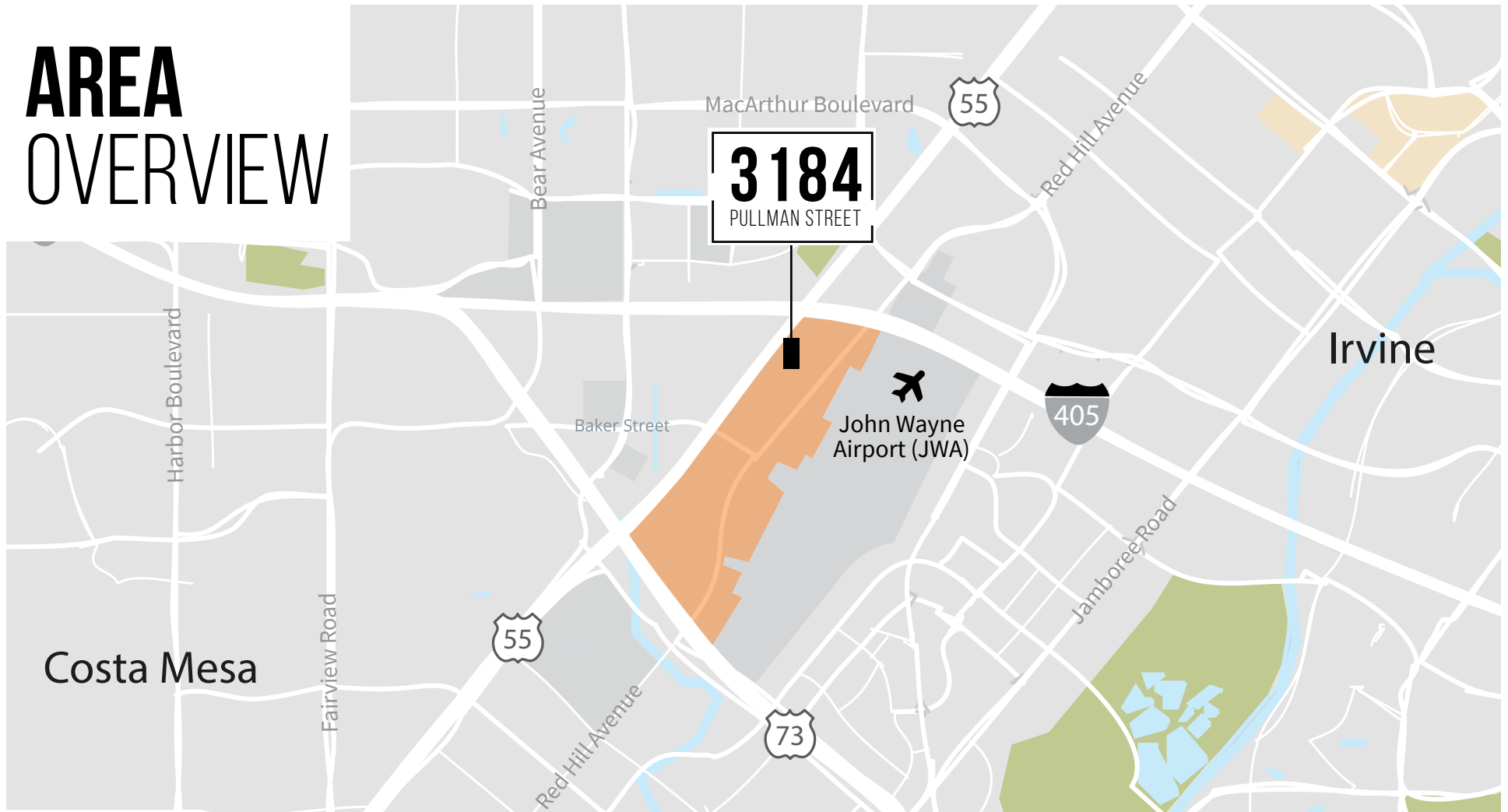


±8,210 SF OF EXISTING IMPROVED AREA
CAN MODIFY/REMOVE TO-SUIT



LOCATION MAP

AREA OVERVIEW

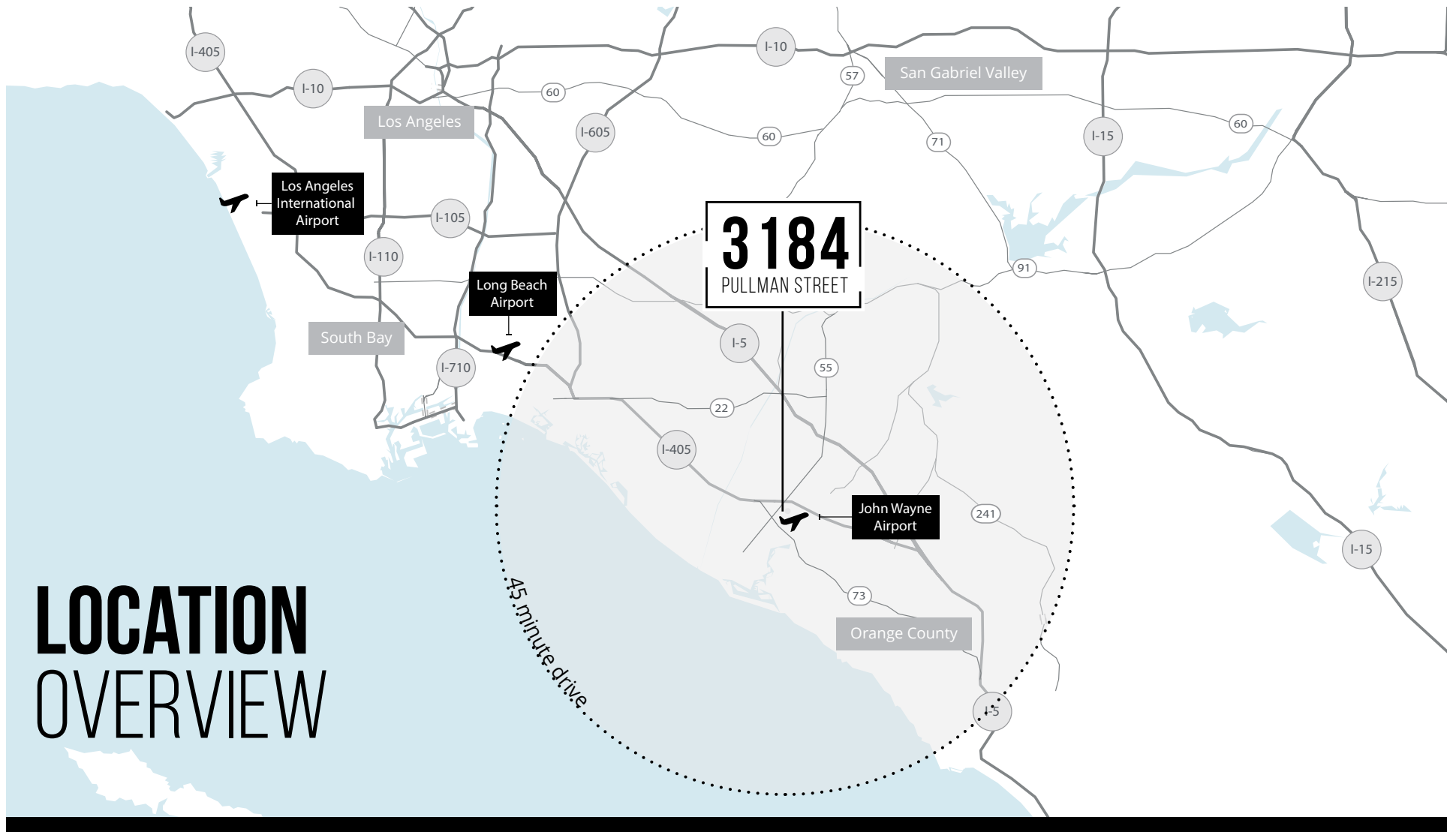


CORPORATE NEIGHBORS

- 24 Carrots
- ARC
- Avid Bioservices
- Canon
- Corradini Corporation
- FXC Corporation
- Precision Optical
- Sanmina Corporation
- Universal Motion Concepts
- Viva Life Science

Auto Related

- Caliber Collision
- Complete Auto Services
- Crevier Classic Car Company
- EuroCar
- European Motor Car Works
- Ferrari & Maserati of Newport Beach
- Finish Line of Auto Club
- Fix Auto Collision
- Fox Rent A Car
- Lucid
- Newport Beach Ferrari & Maserati Collision Center
- OC Benz
- Rivian
- Stillen
- Tesla Service
- Toyota Racing Development



LOCATION OVERVIEW

2026 total population estimates for the below cities are as follows:



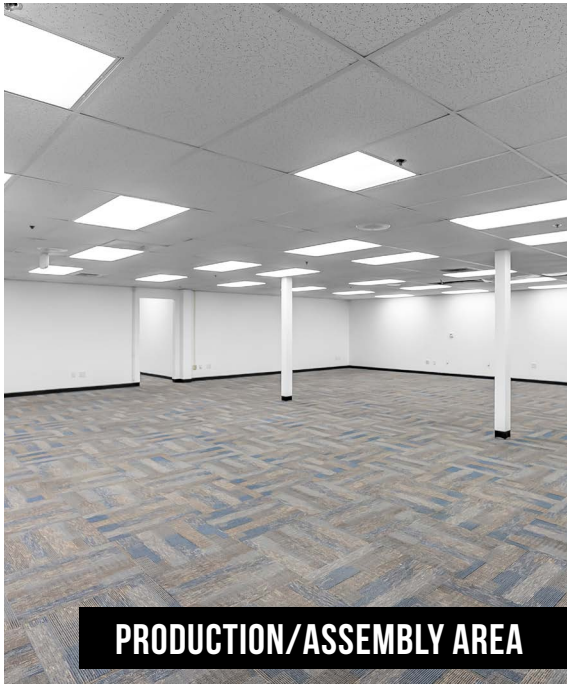
Los Angeles County
9,853,435
 population



Orange County
3,202,179
 population



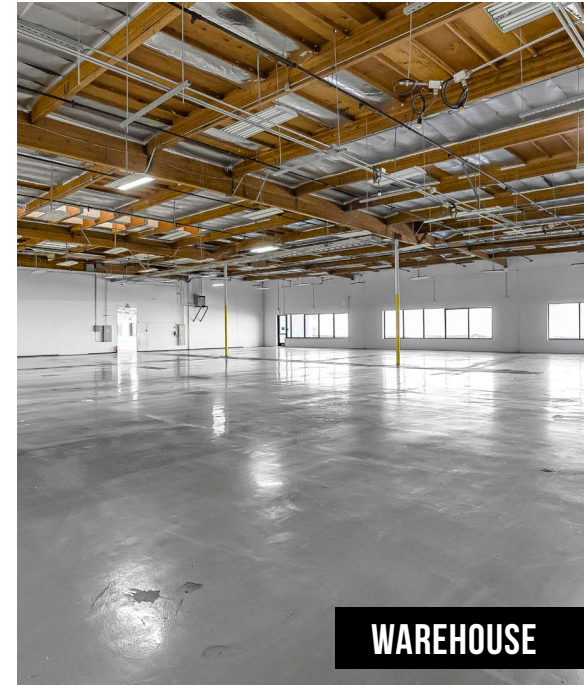
City of Costa Mesa
112,742
 population



PRODUCTION/ASSEMBLY AREA

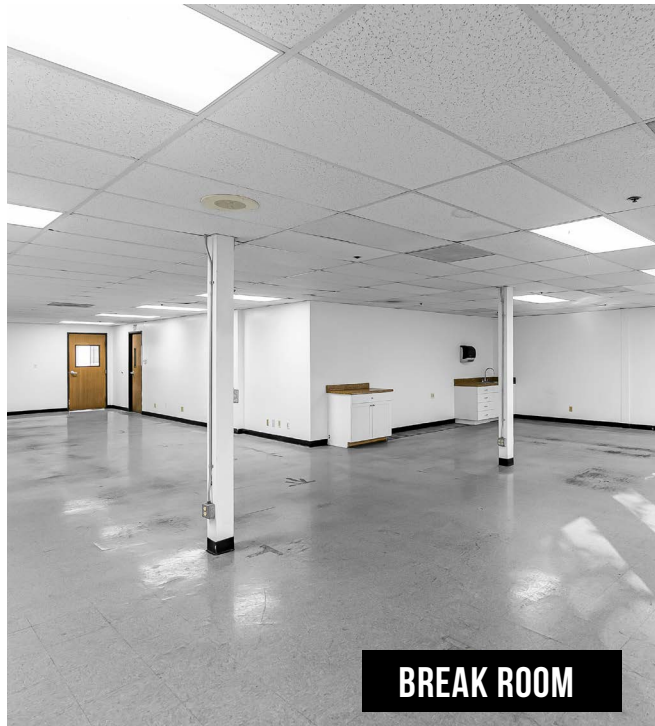


OFFICE

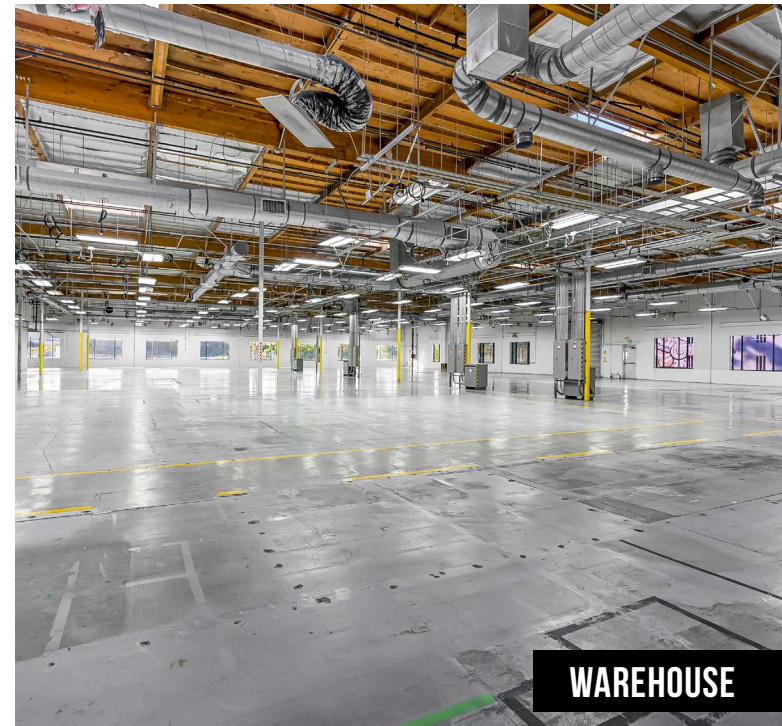


WAREHOUSE

PROPERTY PHOTOS



BREAK ROOM



WAREHOUSE



*PHOTO IS REPRESENTATIVE OF PLANNED ASPHALT UPGRADES

3184

PULLMAN STREET

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