



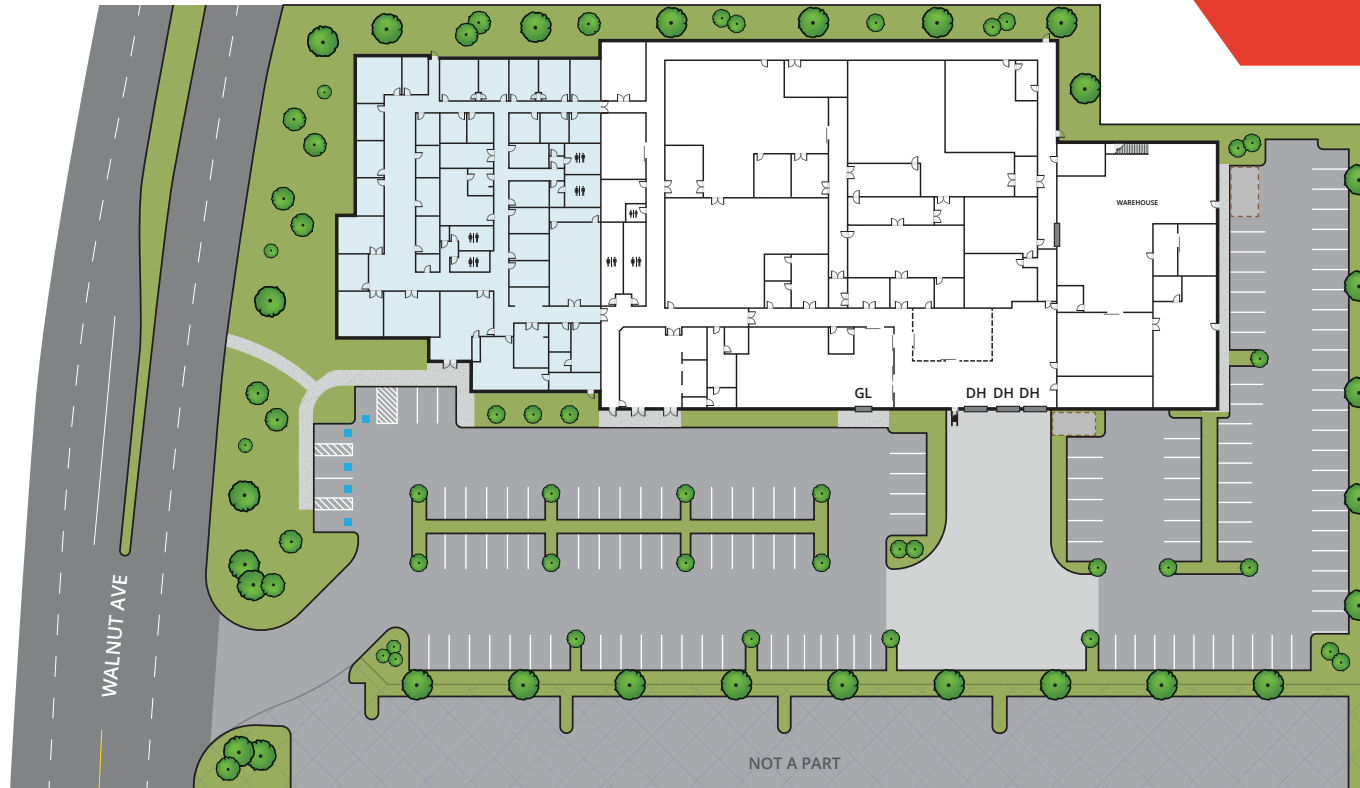
WAREHOUSE + MANUFACTURING  
+ CORPORATE HQ

±55,029 SF  
FOR SALE



**2761 WALNUT AVENUE**  
TUSTIN, CA 92780

# PROPERTY OVERVIEW/SITE PLAN



- Office Area
- Lab/Production Area (can be removed)

**N** \*\* All building areas, site areas and parking spaces are approximate and to be verified.

**±55,029 SF** total building area

**±14,909 SF** office area

**±3.12** acre site

**3** dock high doors

**1** grade level door

**1,000 amps 277/480V** power (verify)

**24'** minimum warehouse clear height

**Fire** sprinkler system (.25 GPM/1,000 SF)

**±137** parking stalls (2.74/1,000 ratio)

**Served by** natural gas

**Newly installed Solar Panels** (629.10 kW DC)

**Immediate proximity 5, 55 & 405 Freeways**

# PROPERTY OVERVIEW/PHOTOS

WAREHOUSE + MANUFACTURING  
+ CORPORATE HQ

±55,029 SF  
FOR SALE



Discover an exceptional purchase opportunity at **2761 Walnut Avenue in Tustin, CA**. This industrial building presents a unique blend of functionality and modern amenities, featuring nicely appointed single-story office space, state-of-the-art Class 7 ISO cleanrooms, and 24' minimum clearance warehouse. The property boasts heavy power (1000amp 277/480 V switchgear), both dock and grade level loading, two (2) HVLS fans in the warehouse, and ample parking. 2761 Walnut has immediate access to both the 5 and 55 freeways, ensuring seamless connectivity throughout Southern California. A newly installed leased solar panel system further enhances this offering, significantly reducing utility costs and providing an efficient, sustainable solution for your business operations. Buyer must assume the solar panel system lease. Please contact listing brokers for more details.



# LOCATION HIGHLIGHTS



**2761  
WALNUT  
AVENUE**

Ports of Los Angeles | .....  
Ports of Long Beach | .....

- 0.75 miles ▶ 5 Freeway
- 1.90 miles ▶ 55 Freeway
- 3.30 miles ▶ 405 Freeway
- 2.65 miles ▶ John Wayne Airport
- 22.0 miles ▶ LAX Port of LA/LB
- 37.0 miles ▶ LAX



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