



WAREHOUSE + MANUFACTURING
±55,263 FOR LEASE

15541
MOSHER AVENUE

Tustin, CA 92780

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PROPERTY OVERVIEW



±55,263 SF
building area



±5,230 SF
1st floor office area



±4,000 SF
bonus office
mezzanine



±3,050 SF
bonus enclosed
storage area



3 DH / 1 GL
loading doors



1,200 amps
277/480V power
(verify)



22' minimum
warehouse
clear height



.21/1,500 SF
fire sprinkler system



±65 parking stalls
(1.20/1,000 ratio)



2" natural gas line
(verify)



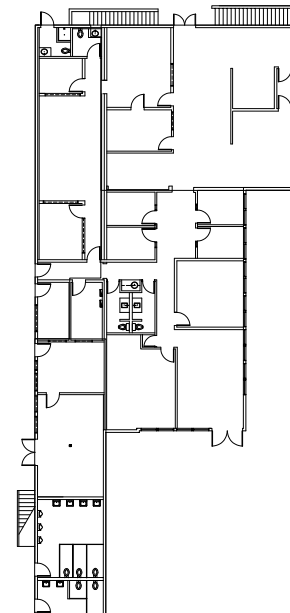
large
fenced yard



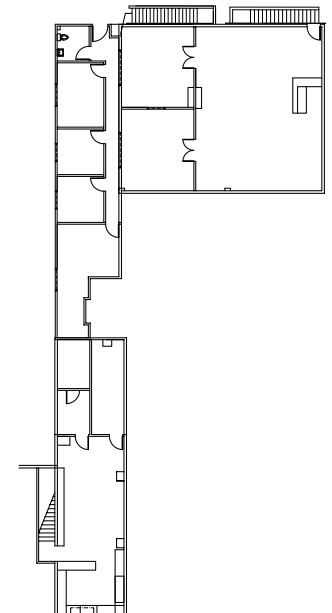
immediate proximity
55, 5 & 405 freeways



OFFICE AREA - FLOOR 1



BONUS MEZZANINE OFFICE & STORAGE - FLOOR 2



*Not to scale & to be verified.



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