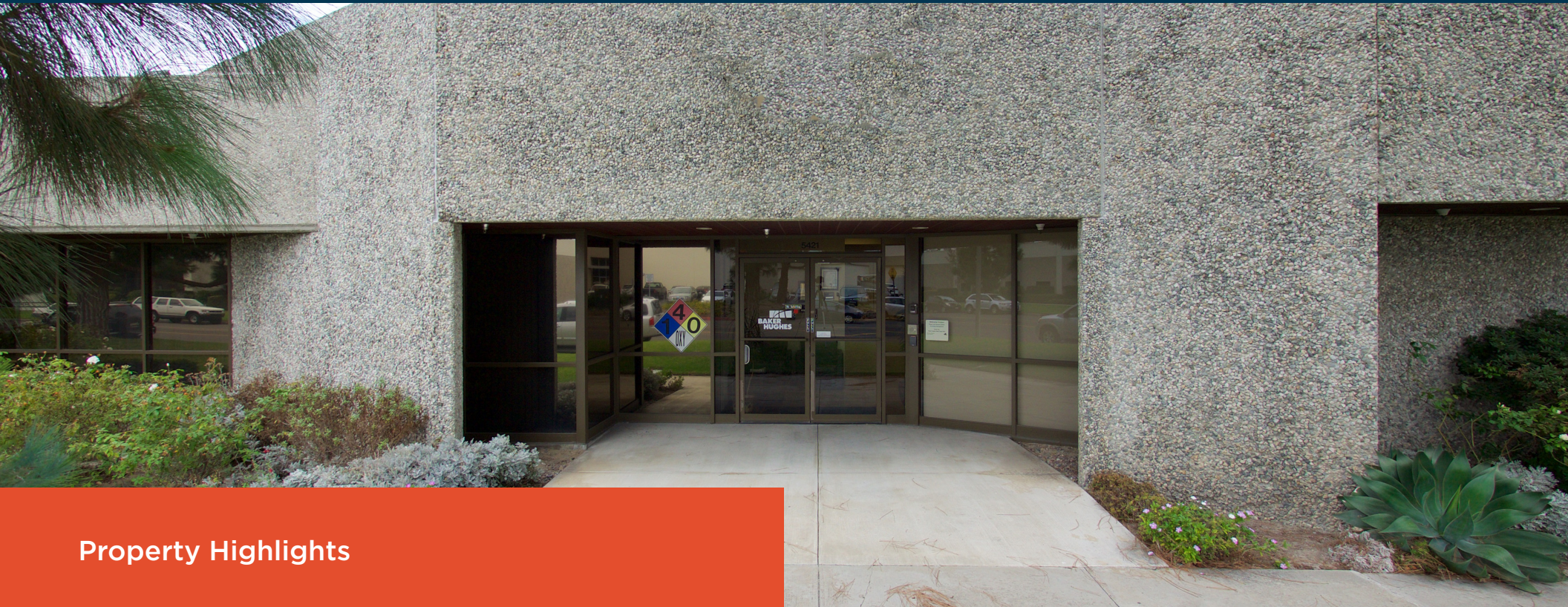


**MAKE-READY
IMPROVEMENTS
UNDERWAY**



+36,354 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE/MANUFACTURING BUILDING AVAILABLE
5421 Argosy Avenue | Huntington Beach, CA 92649



Property Highlights

- **±36,354 SF building on a ±1.96 acre parcel**
- **±5,898 SF of single-story office space**
- **±30,456 SF of warehouse space**
- **18' warehouse clearance**
- **6 grade level doors**
- **Fire sprinkler system**
- **±70 parking stalls**
- **Large secured yard**
- **Heavy power supply***

**The property has two panels; 1200amps and 400amps – both at 277/480V. Buyer to verify electrical load, upstream electrical capacity, and transformation with the public utility (Southern California Edison).*





PLAN LEGEND	
	GRADE LEVEL DOOR SYMBOL
	DOCK HIGH DOOR SYMBOL

AUTO PARKING: 19 STALLS

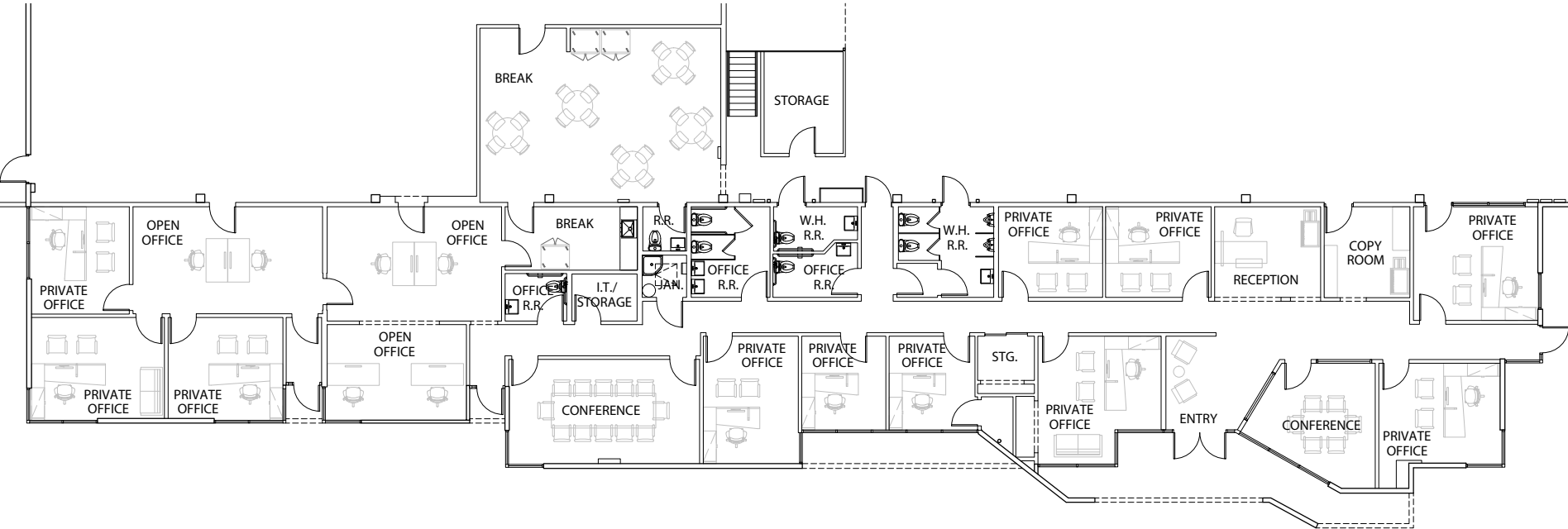
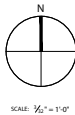
ARGOSY AVENUE

WAREHOUSE
±30,456 SF

OFFICE
±5,898 SF

TOTAL
±36,354 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



WAREHOUSE
±30,456 SF

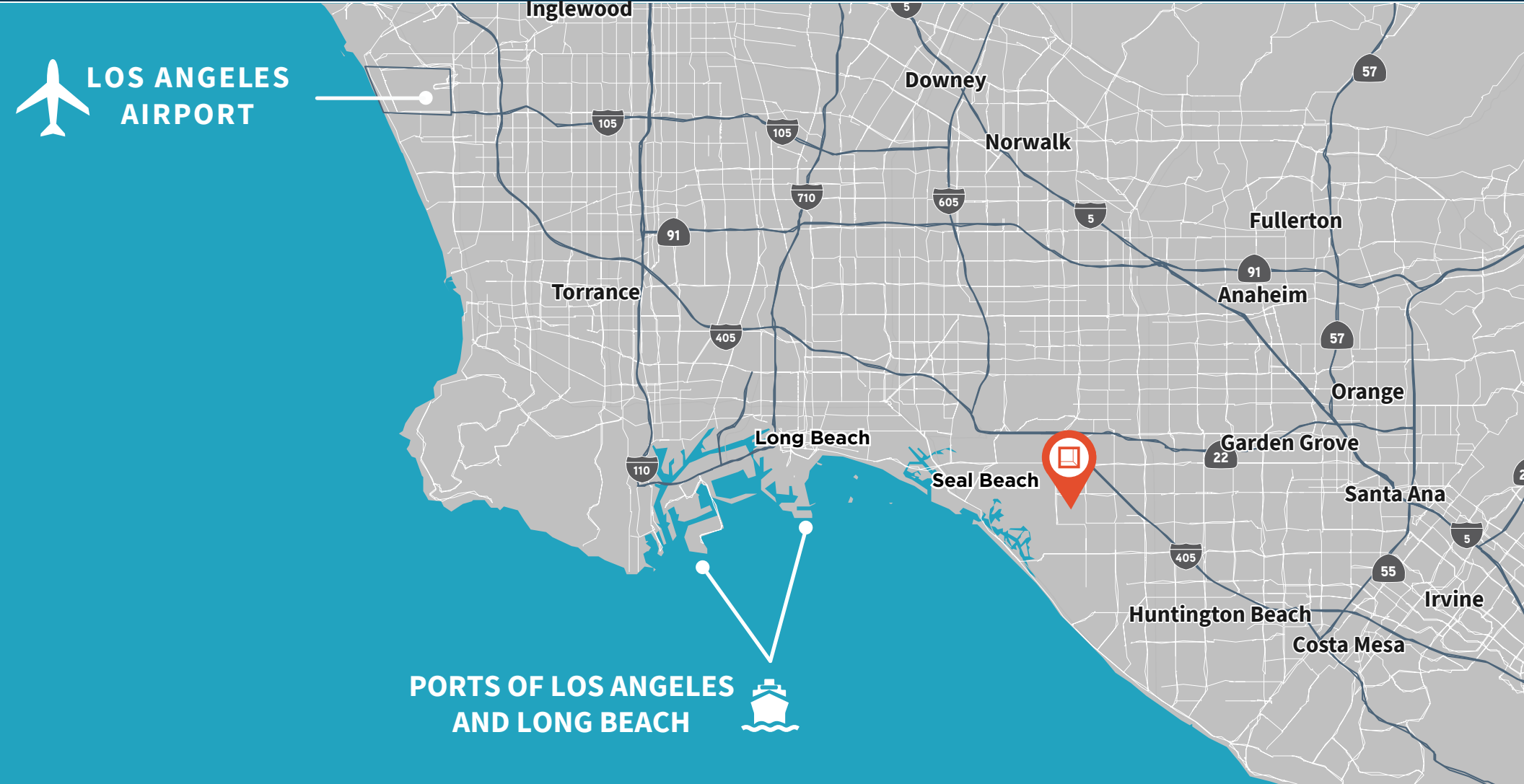
OFFICE
±5,898 SF

TOTAL
±36,354 SF

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Location

5421 ARGOSY AVE



1.4 Miles
to I-405 freeway

2.2 Miles
to 22 freeway

4.9 Miles
to I-605 freeway

9.5 Miles
to 55 freeway

25 Miles
to LAX

12.7 Miles
to Ports of LA & Long Beach



**Rexford
Industrial**

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