

# COSTA MESA BUSINESS CENTER

Sunflower & Hyland

COSTA MESA, CALIFORNIA

## AVAILABILITY

As of January 2010

### INDUSTRIAL/OFFICE-WAREHOUSE

Total Size	Office Size	Address	Rate	Description	Available	Broker Bonus
16,931	±3,500	1575 Sunflower Avenue	TBD	Ground level & dock high loading ±18' warehouse clearance single story offices	2/2010	\$0.50 PSF
5,352	1,200	1579 Sunland Lane	\$0.78 PSF NNN	Ground level loading ±18' warehouse clearance single story offices	LEASED	
4,821	1,200	1573 Sunland Lane	\$0.78 PSF NNN	Ground level loading ±18' warehouse clearance single story offices	LEASED	
10,745	2,300	1565 Sunflower Avenue	\$0.78 PSF NNN	Ground level and dock high loading ±18' warehouse clearance freestanding building fire sprinklers	LEASED	

- 1) 200 Amps, 120/208 Volt
- 2) Ground level loading
- 3) 2:1 Parking Ratio
- 4) 18' Warehouse clearance height.
- 5) Located at Hyland & Sunflower Avenues in the City of Costa Mesa

Call for Lock Box location



For More Information, Contact:

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**Kevin Turner**

Lic. #00968394

**(949) 851-5100 • (949) 261-9092 (FAX)**

2020 Main Street, Suite 100

Irvine, California 92614



# COSTA MESA BUSINESS CENTER

## 4,821 TO 17,384 SQUARE FEET

**TOTALLY  
REFURBISHED**

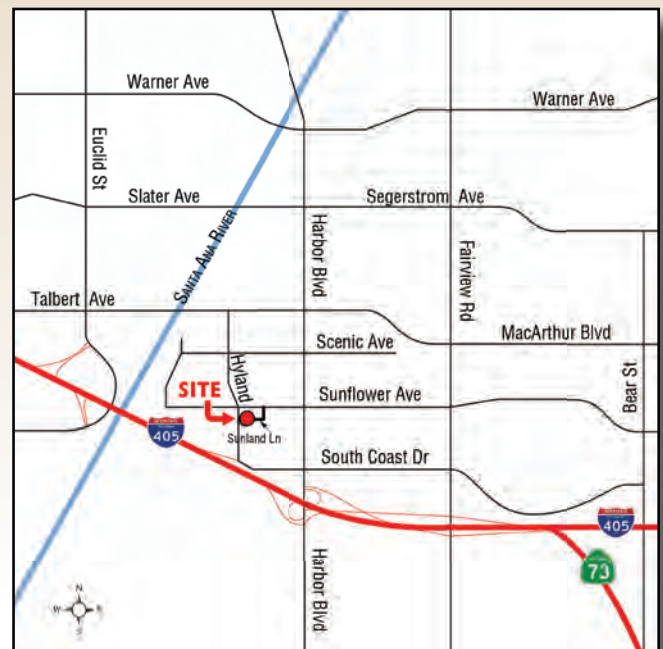
**MOVE-IN  
READY**



**HYLAND AVENUE & SUNFLOWER AVENUE ■ COSTA MESA, CA**

### FEATURES

- Ready for Immediate Occupancy
- High Image, Single-Story, Freestanding Industrial Buildings
- Refurbished Offices and Warehouse
- Ground Level and Dock High Loading as shown on Site Plan
- 2.25/1,000 Parking Ratio
- Minimum 200 Amps, 120/208 Volts Electrical Service
- 18' Clear Height
- Excellent Access to the 405 Freeway via Hyland Ave. (northbound) and Harbor Blvd. (southbound)



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**Voit**  
Real Estate Services

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International

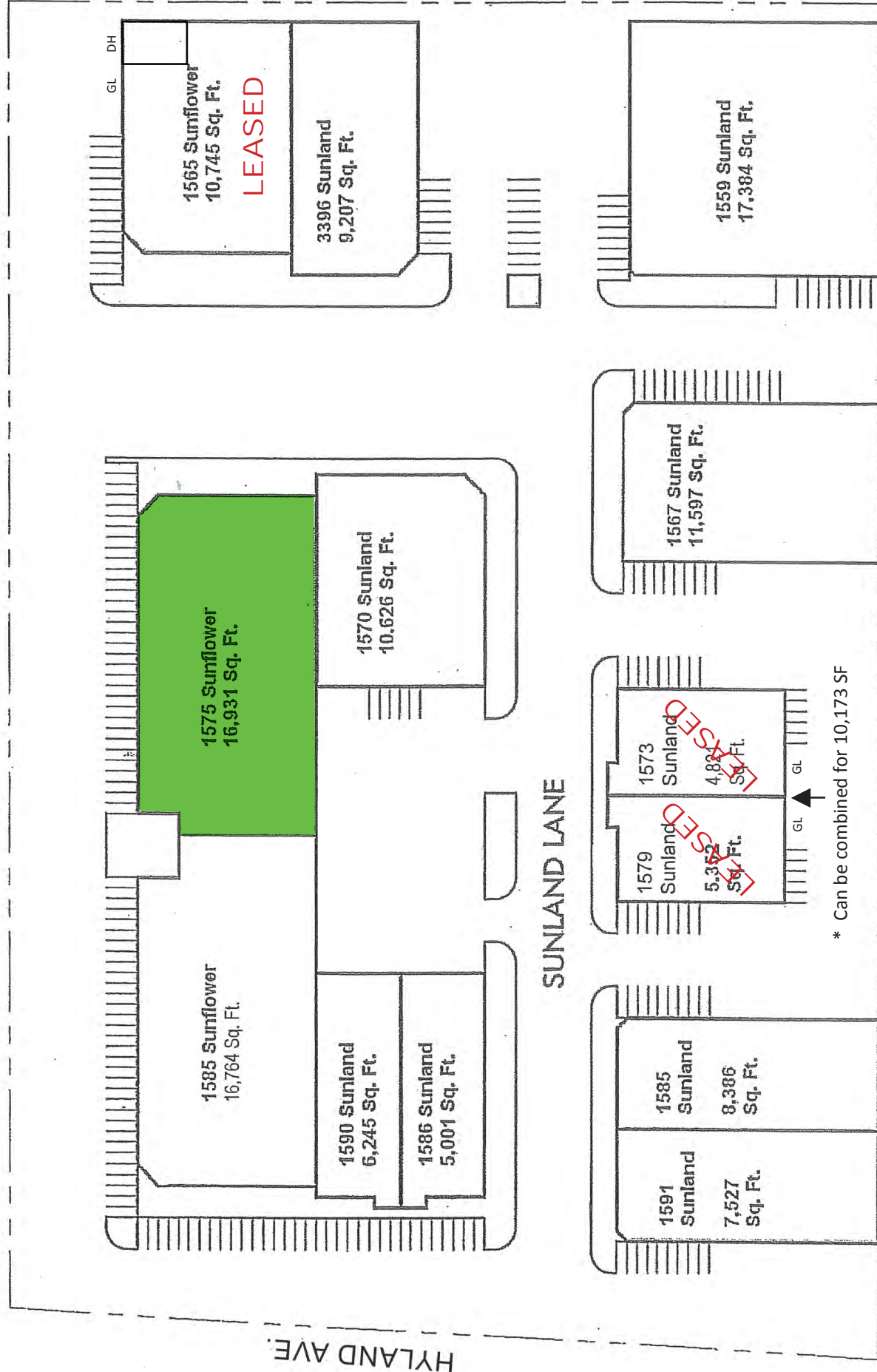
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## SITE PLAN

SUNFLOWER AVE.



BUILDINGS ARE LOCK BOX COMBO: REF

■ = Available Space

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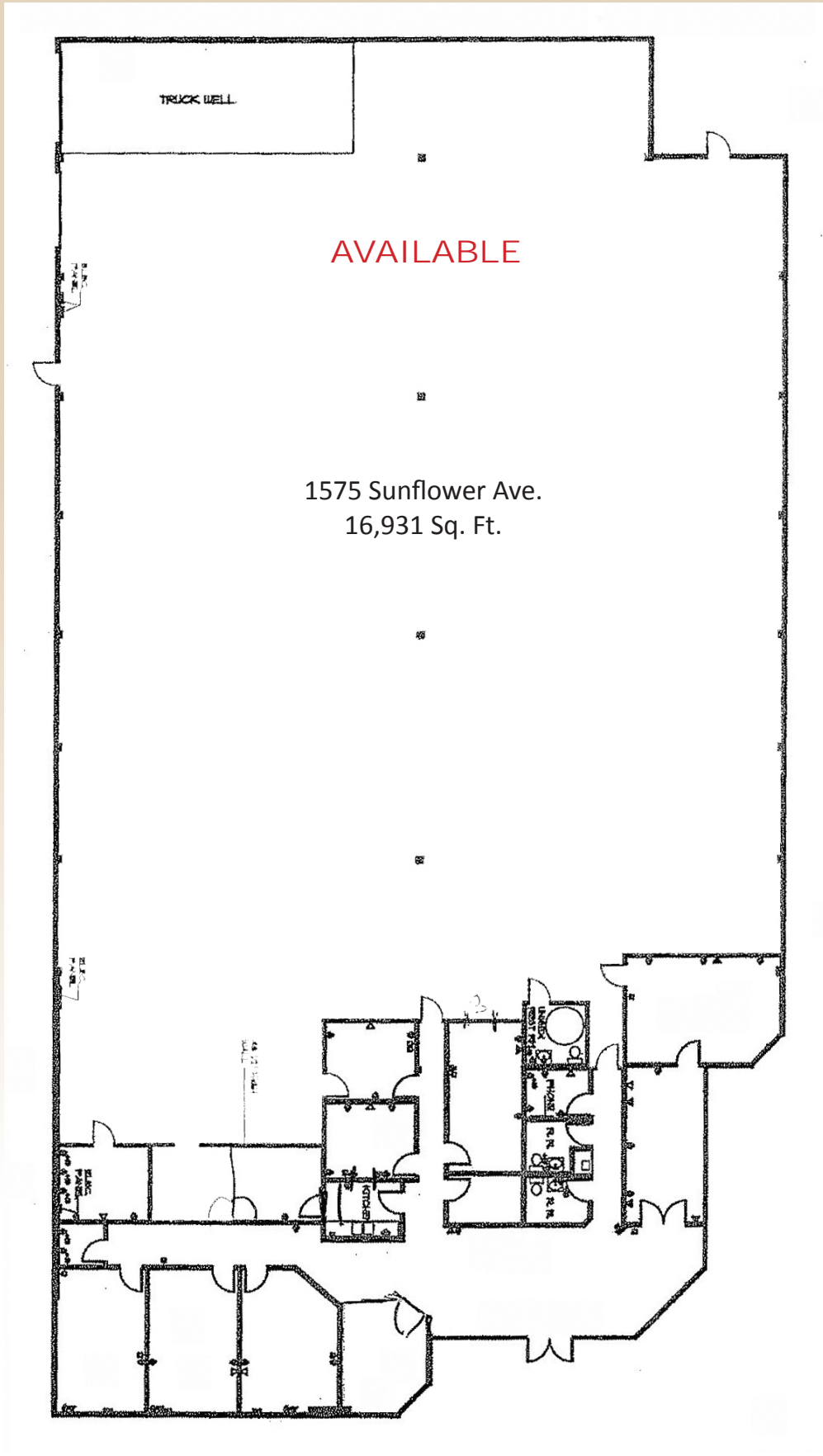
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