

# Industrial Manufacturing/Warehouse Units

For Lease

7680 Talbert Avenue, Huntington Beach, CA



## Highlights

- 9-unit industrial building with street frontage
- Expansive exposure along Talbert Avenue
- Industrial General (IG) zoning
- Central Southern California location with great access to ports and airports
- Pro-business environment with ample corporate and retail neighbors close by
- Immediate access to the 405 and 22 Freeways

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## Corporate Neighbors

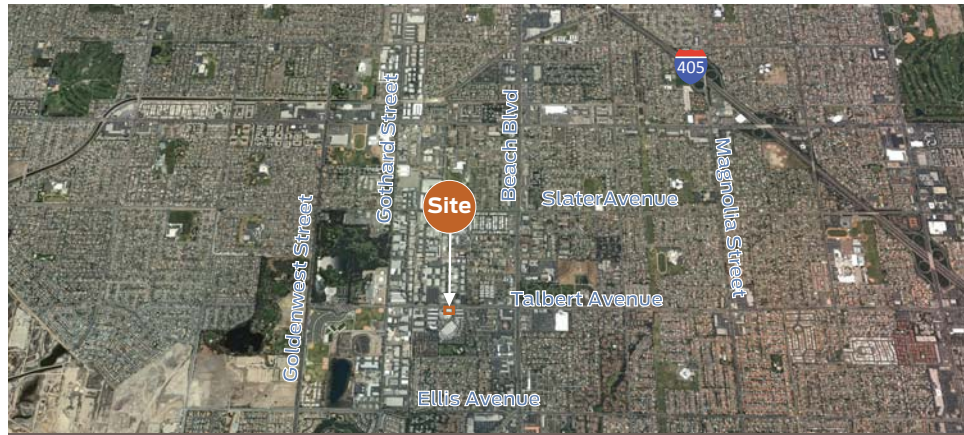
- Boeing
- Trivec-Avant Corporation
- Linkway Corporation
- Benson's Import Corporation
- FBN Corporation
- Urethane Products Corporation

## Local Amenities

- Abundant restaurants and on-the-go dining
- Close proximity to the beach
- WalMart Supercenter
- Westminster Mall
- Trader Joes
- Kohl's
- Westminster Park
- The Home Depot

## Location Features

- High-visibility site with Talbert frontage
- Central, freeway-close Central So Cal location
- Great access to ports and airports



AERIAL



LOCATION MAP

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LOADING

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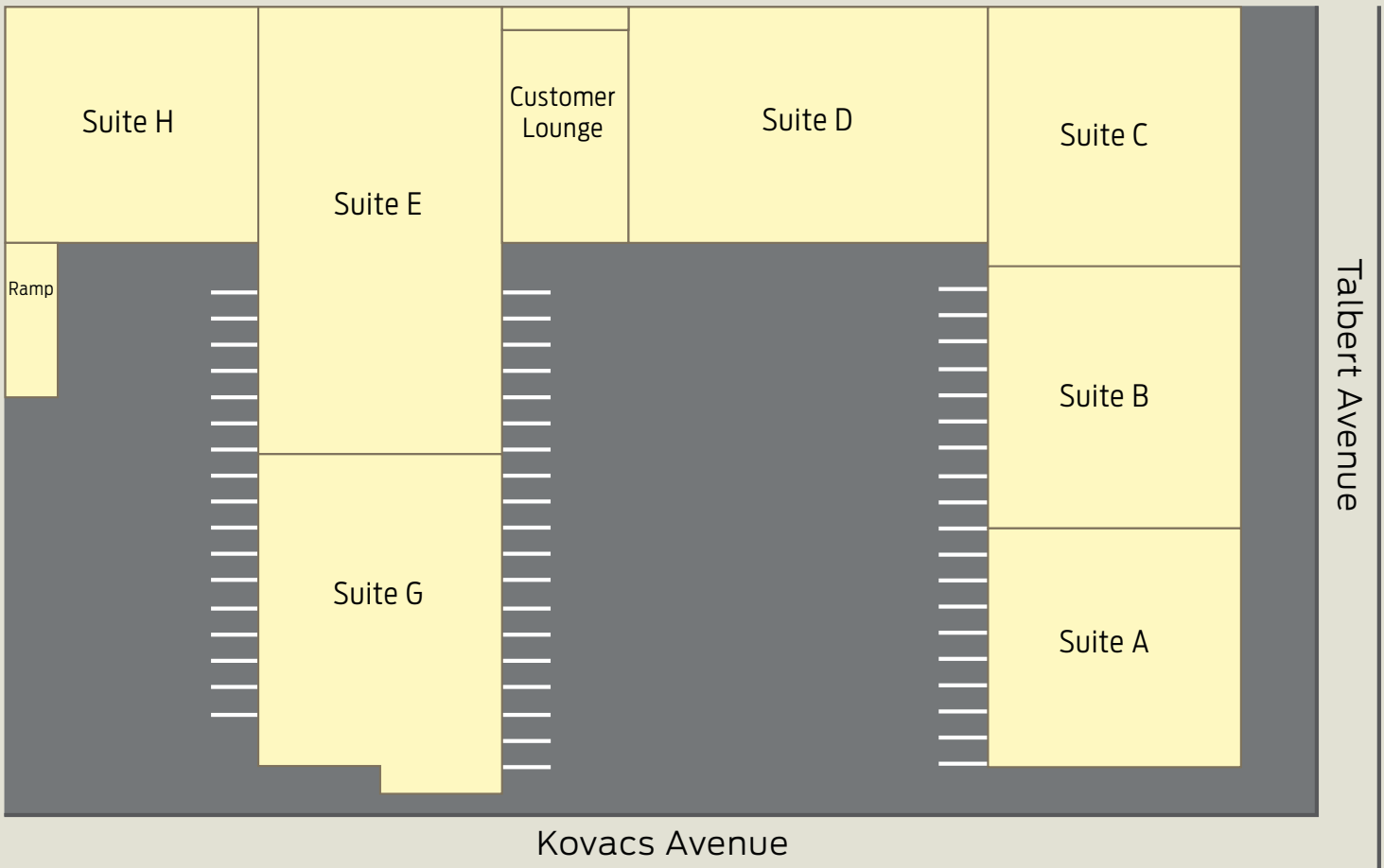
## AVAILABILITY CHART

### 7680 Talbert - Current Availability

<i>Unit</i>	<i>Sq. Ft.</i>	<i>Ofc. Sq. Ft.</i>	<i>Loading</i>	<i>Clear</i>	<i>Rental Rate</i>
H	5,000	600	1-GL	16'	\$4,400 IG

## SITE PLAN

### Ground Floor



- Site Plan not to scale

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