

**325 BAKER STREET**  
COSTA MESA, CA

**FOR LEASE**

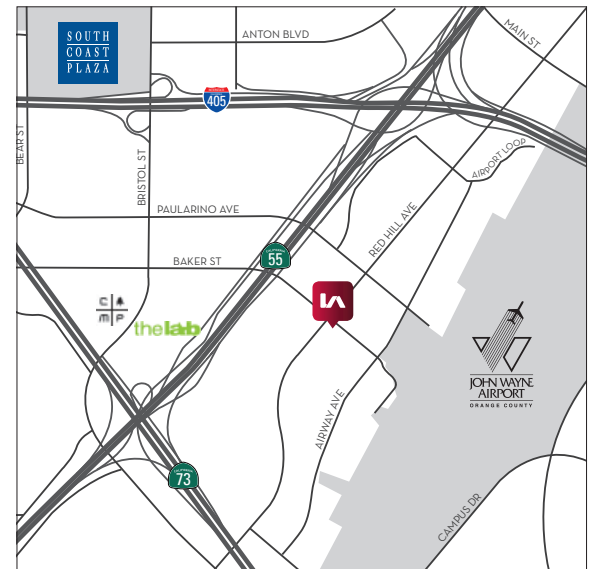
±15,206 SF INDUSTRIAL FLEX BUILDING ON ±2.60 ACRES



## PROPERTY FEATURES

- » Freestanding Building Located near the Signalized Corner of Redhill Avenue & Baker Street
- » ±3,917 SF of Open Office Area
- » 14:1 Car Parking (216 Spaces)
- » Two (2) Ground Level Loading Doors
- » 16' Warehouse Clearance
- » Fire Sprinklers
- » Ideal for Industrial, R&D, Office Campus and Some Automotive Uses
- » Immediate 405, 73 and 55 Freeway Access
- » Highly Desirable Irvine Business Complex Location Adjacent to John Wayne Airport

## PROPERTY MAP



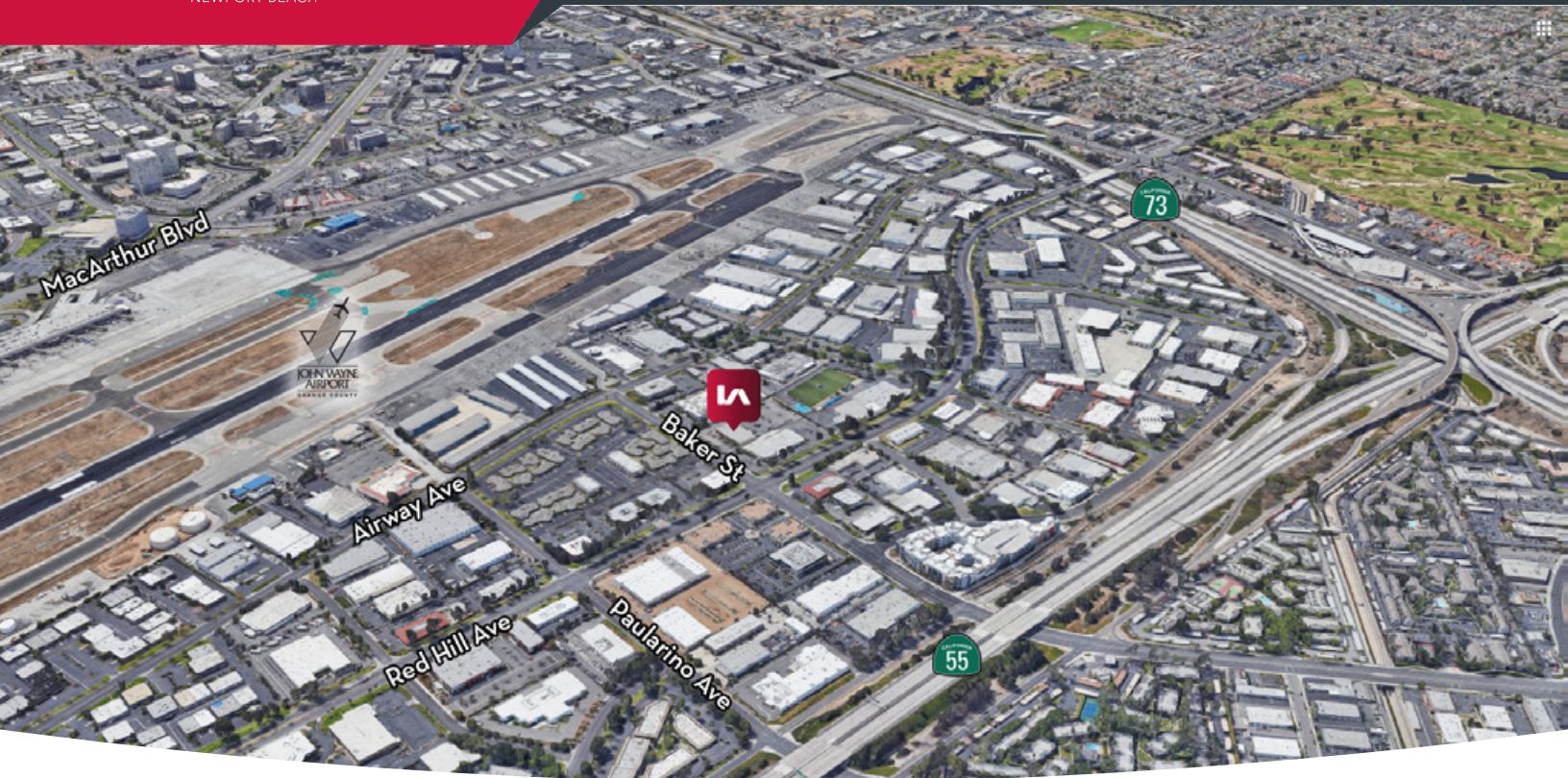
For more information, please contact:

**JIM SNYDER, CCIM, CPM®**  
jsnyder@lee-associates.com  
949.724.4731  
DRE # 00872220

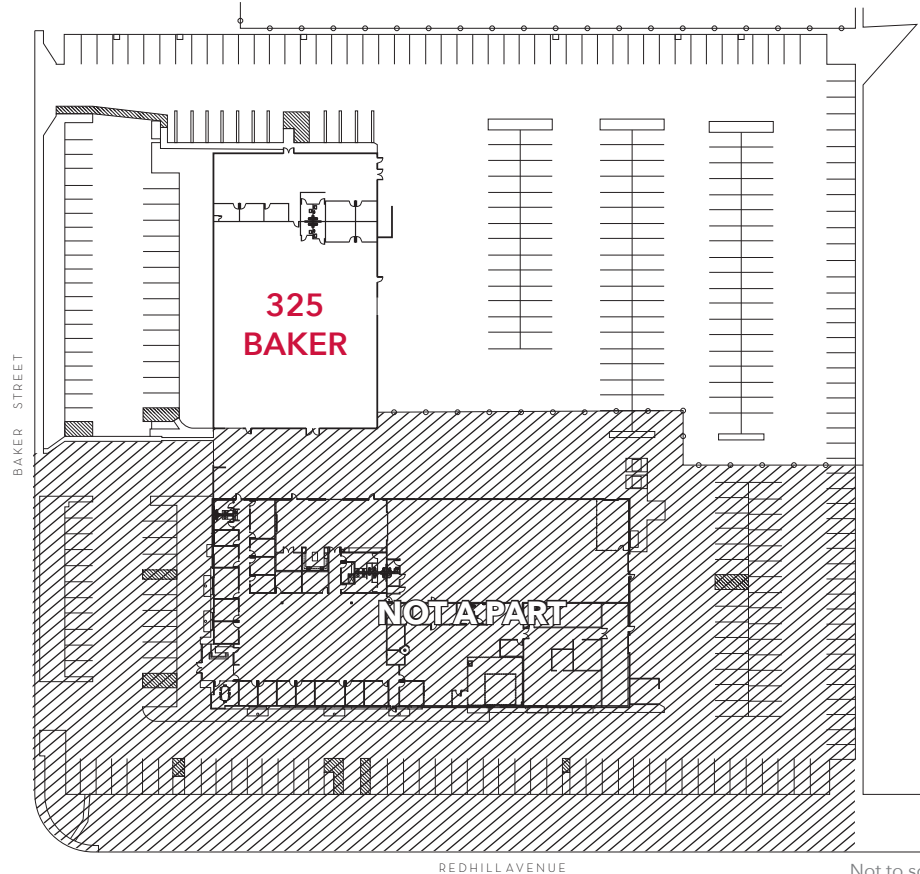
**PATRICK LACEY**  
placey@lee-associates.com  
949.724.4760  
DRE # 00988663

**WILLIAM GREUBEL**  
wgreubel@lee-associates.com  
949.724.4746  
DRE # 02039807





**SITE PLAN**



Not to scale. Not as built

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