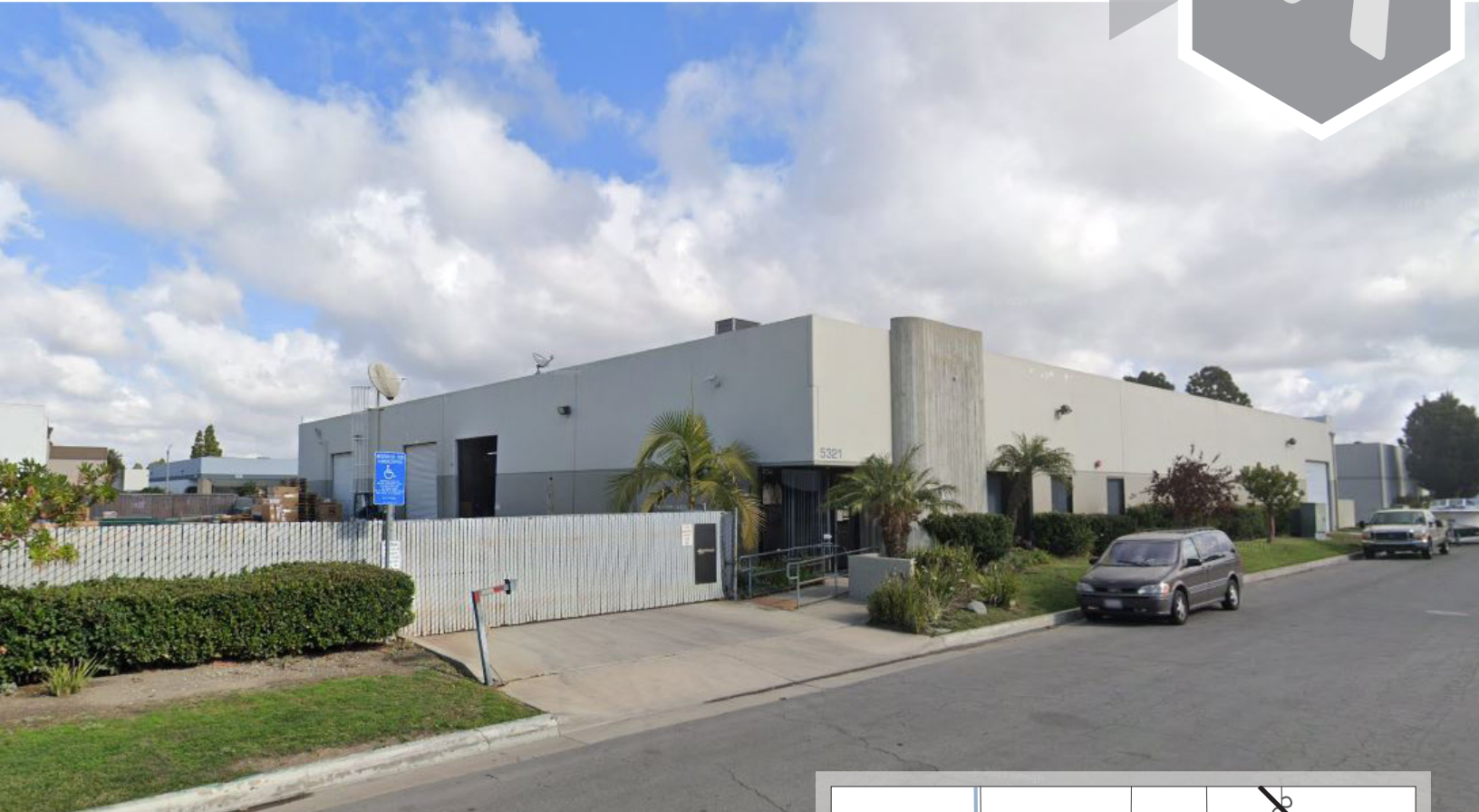


# ±21,171 SF FOR LEASE INDUSTRIAL BUILDING

5321 SYSTEM DRIVE | HUNTINGTON BEACH, CA 92649



## PROPERTY FEATURES

- » ±3,100 SF of Office Space
- » 18' Warehouse Clearance
- » Four (4) Ground Level Doors
- » Large Concrete Fenced Yard
- » Fully Sprinklered
- » 400 Amps, 120/208V Power (verify)
- » Convenient San Diego (405) Freeway Access
- » Outstanding Corporate Neighbors



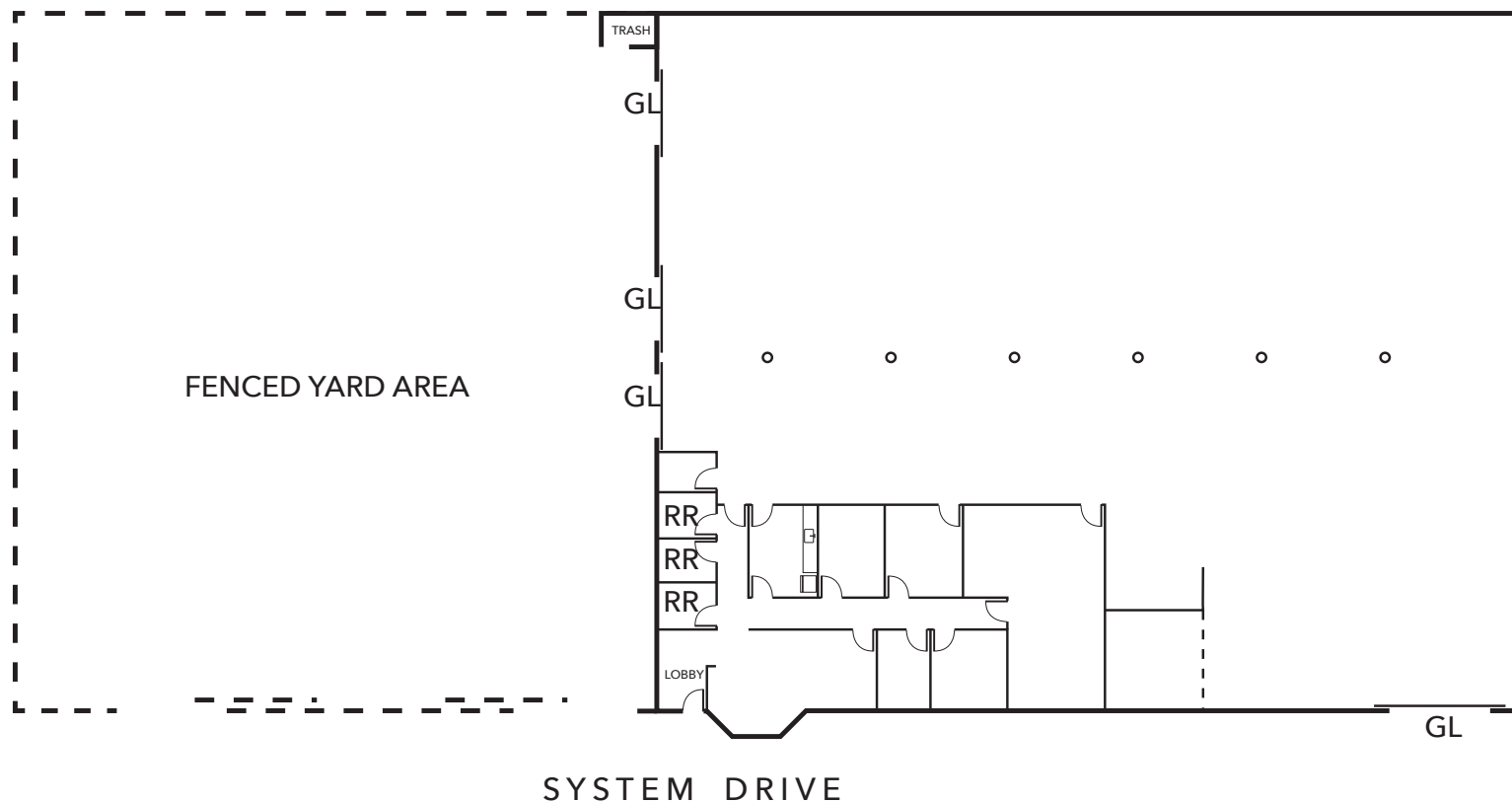
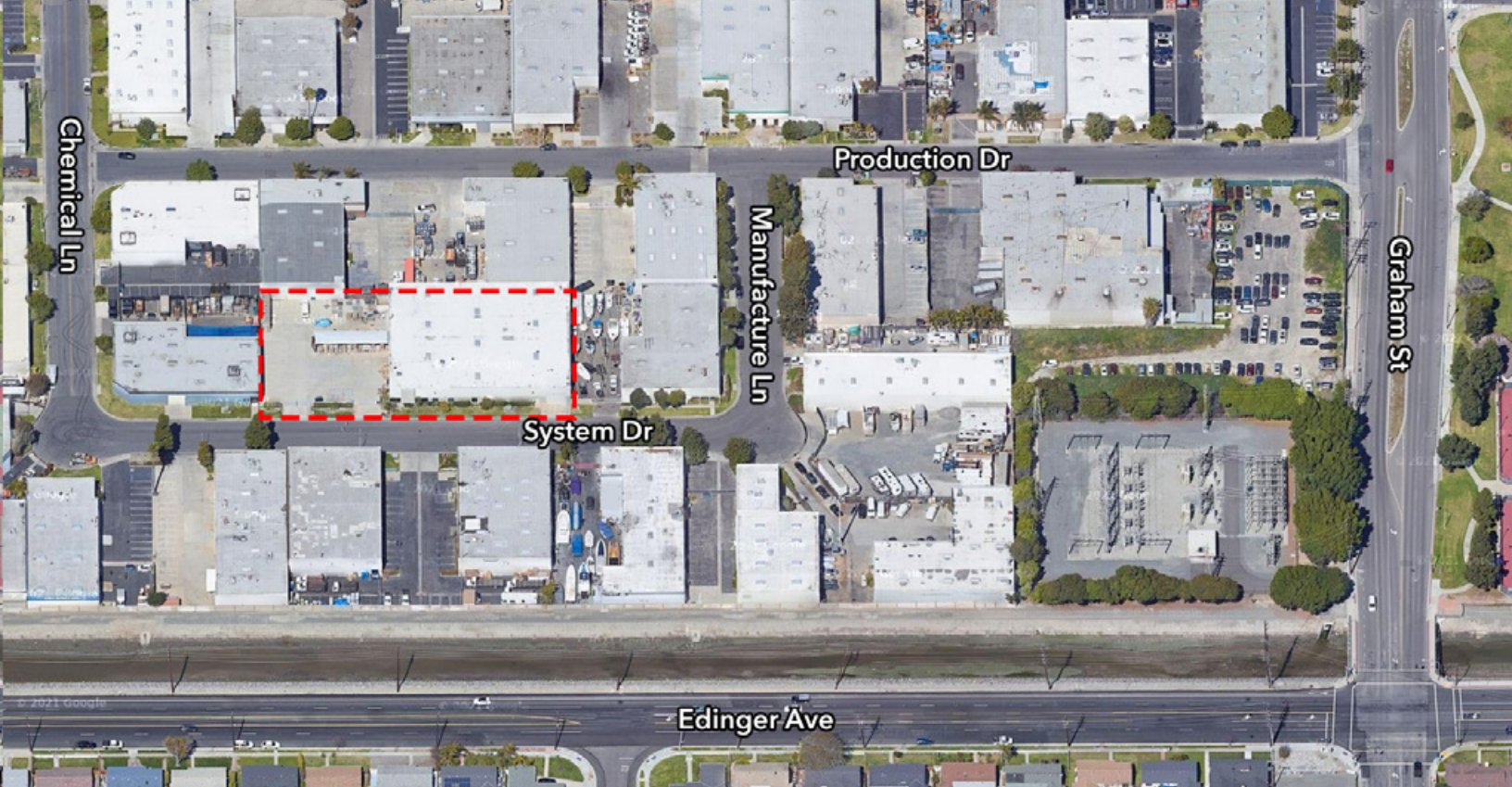
## CONTACT US

BRAD SCHNEIDER, SVP/Principal  
949.724.4708  
bschneider@lee-associates.com  
DRE #: 01887613

NICK KRAKOWER, Senior Associate  
949.724.4720  
nkrakower@lee-associates.com  
DRE #: 02100512

**LEE & ASSOCIATES**  
**NEWPORT BEACH**

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



Not to scale. Not as built.

## CONTACT US

BRAD SCHNEIDER, SVP/Principal  
949.724.4708  
bschneider@lee-associates.com  
DRE #: 01887613

NICK KRAKOWER, Senior Associate  
949.724.4720  
nkrakower@lee-associates.com  
DRE #: 02100512

**LEE & ASSOCIATES**  
**NEWPORT BEACH**

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.