

FOR SALE OR LEASE

±37,289 SF - INDUSTRIAL /R& D BUILDING

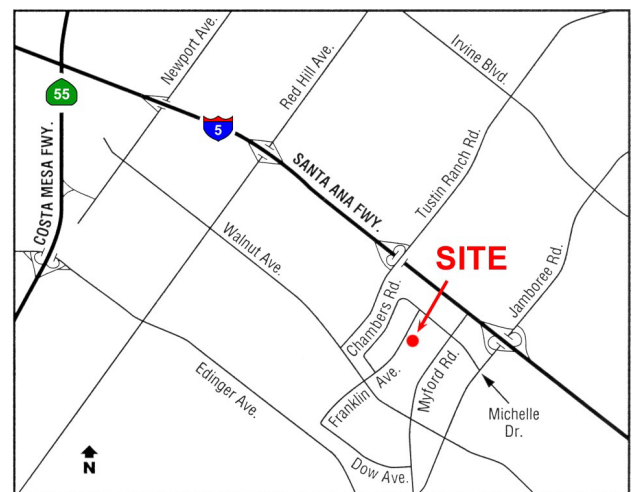
±6.3:1000 PARKING RATIO



14312 Franklin Avenue, Tustin CA

FEATURES:

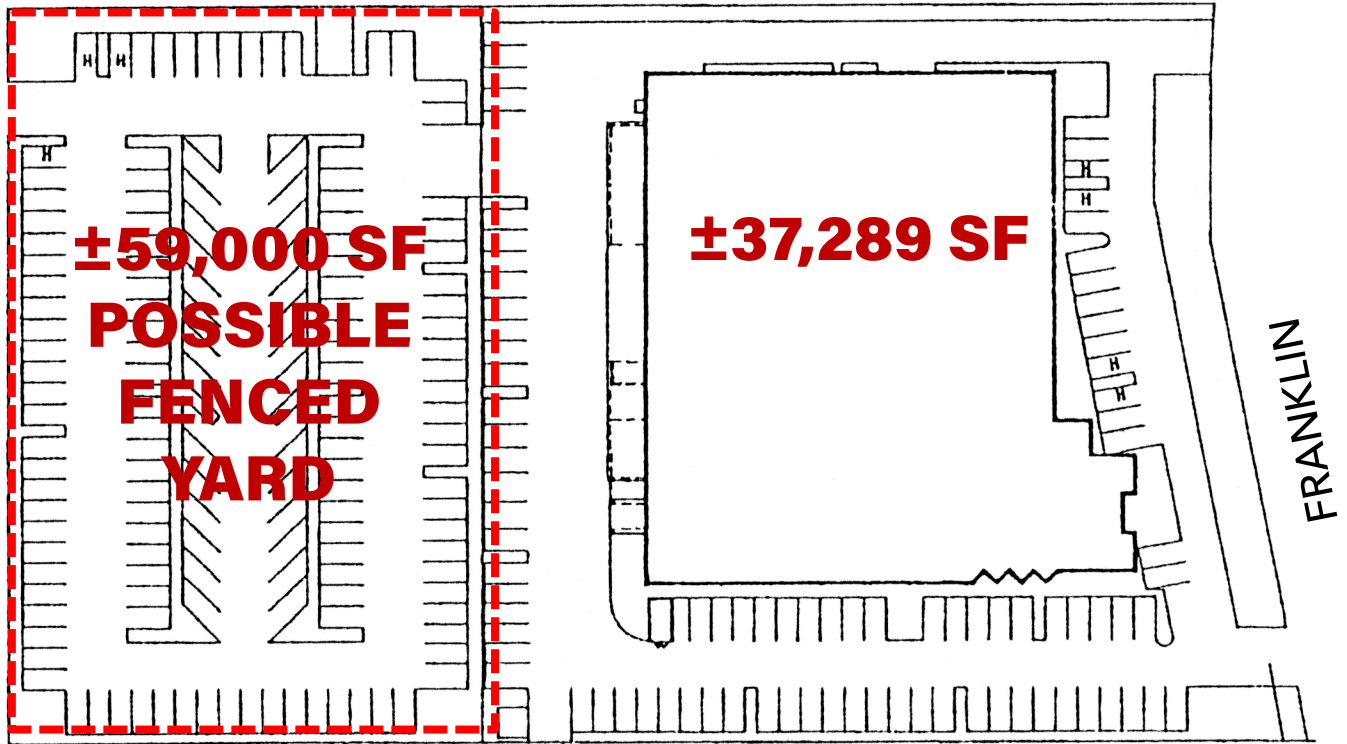
- Approximately 35,424 S.F. of R&D Space
- 3.54 Acre Parcel
- Two (2) Ground Level Doors
- 4000 Amp of 480 Volt (verify) power panel
- 235 Existing Parking Stalls, 6.3:1000 Ratio
- ±2,000 SF of Bonus Covered Outside Storage
- Fully Fire Sprinklered
- 90% HVAC
- Drive Around Building
- Located in The Irvine Business Complex Tustin
- Excellent access to the (5) Freeway and 261 Toll Road
- Close Proximity to the Tustin Marketplace Which
- Includes a Variety of Restaurant and Retail Amenities
- Site Plan on Reverse



3991 MacArthur Blvd., Suite 100 • Newport Beach, California 92660
(949) 724-1000 • Fax (949) 833-0608

For Further Information, Contact
SEAN AHERN: 949.724.4733
ROBERT GRIFFIN: 949.724.4743
sahern@lee-associates.com
bgriffin@lee-associates.com

14312 Franklin Avenue, Tustin CA



For Further Information, Contact

SEAN AHERN

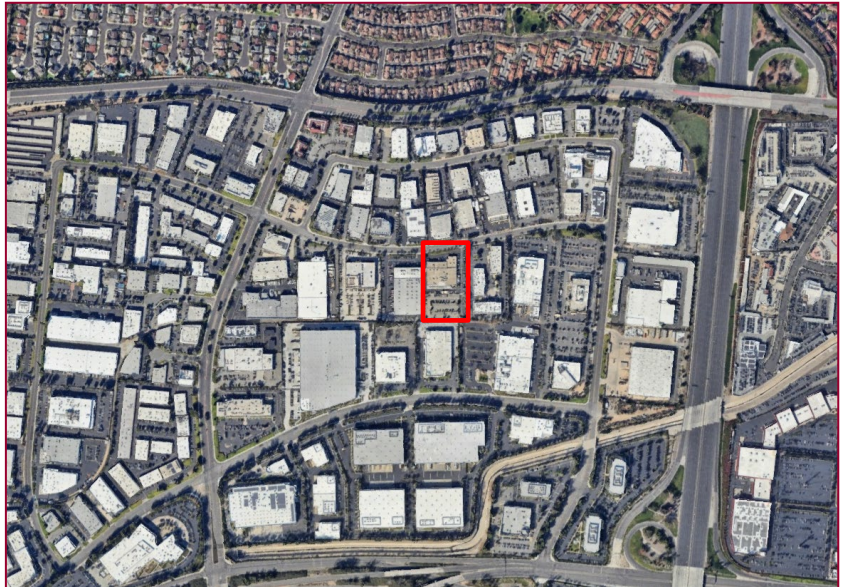
949.724.4733

ROBERT GRIFFIN

949.724.4743

sahern@lee-associates.com

bgriffin@lee-associates.com



3991 MacArthur Blvd., Suite 100
Newport Beach, California 92660
(949) 724-1000 • Fax (949) 833-0608