

HIGH-IMAGE MULTI-TENANT INDUSTRIAL BUILDING

2133 - 2183 Laguna Canyon Road, Laguna Beach,



Exclusively Offered By:

RYAN HARMAN
Senior Vice President
License ID #01399616
949.790.3136
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KEVIN BAYLESS
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JESSE KNIGHT
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lee-irvine.com | listings@leeirvine.com | 949.727.1200

PROPERTY FEATURES

2133 - 2183 Laguna Canyon Road, Laguna Beach, CA

- ±2,320, ±2,397 or ±3,015 SF Available
- Asking \$2.75/PSF NNN
- Tenant Improvements Offered
- Free Rent Negotiable with Long Term Lease
- Industrial Zoned
- Automotive Uses are Welcome
- Close Proximity to Main Beach Amenities
- Sky Lights
- Tenant Rep Lease Commissions Offered



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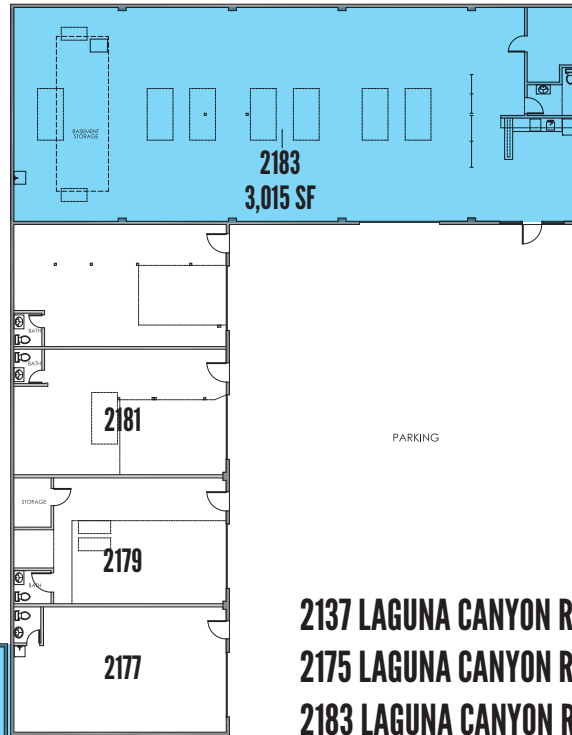
COMMERCIAL REAL ESTATE SERVICES

COASTAL INVESTMENT GROUP

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BUILDING SITE PLAN

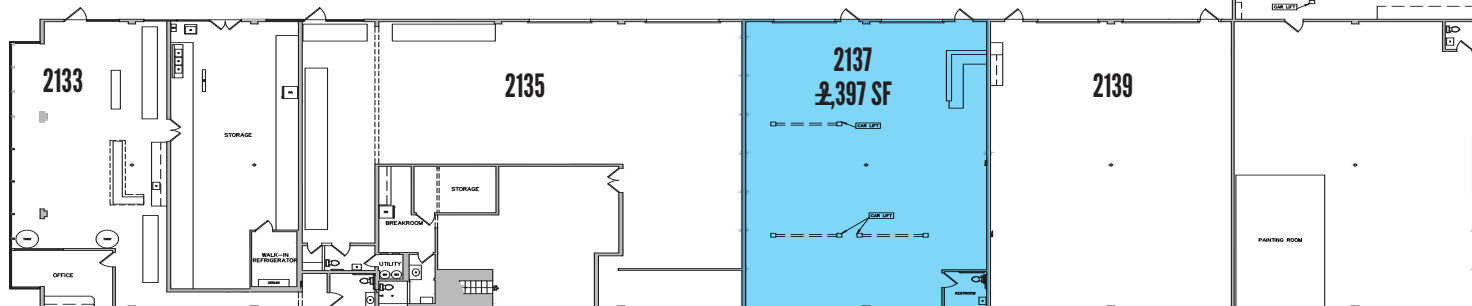
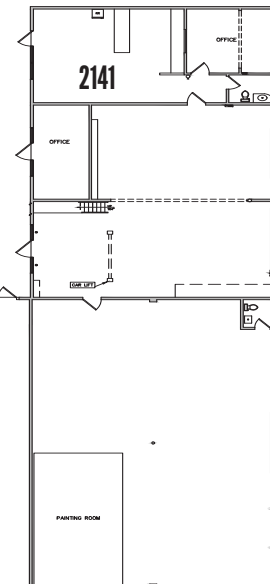
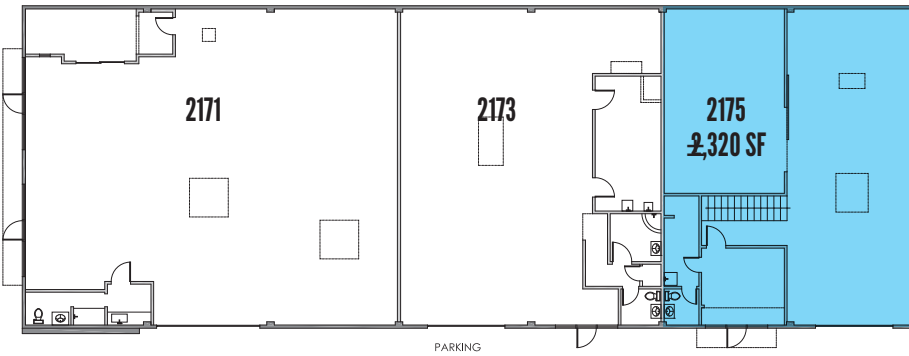
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- 2137 LAGUNA CANYON ROAD:** 2,397 SF - \$2.75 PSF NNN
- 2175 LAGUNA CANYON ROAD:** 2,320 SF - \$2.75 PSF NNN
- 2183 LAGUNA CANYON ROAD:** 3,015 SF - \$2.75 PSF NNN

*Landlord will re-paint, epoxy floor, and install new bathroom fixtures.

LAGUNA CANYON ROAD



OVERVIEW

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 **LEE &
ASSOCIATES**
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