

# MOUNT BALDY INDUSTRIAL PARK

**MULTI-TENANT INDUSTRIAL UNIT**

**— FOR LEASE —**

**1,752 SF**

**18231-18299 MT. BALDY CIRCLE | FOUNTAIN VALLEY, CA**

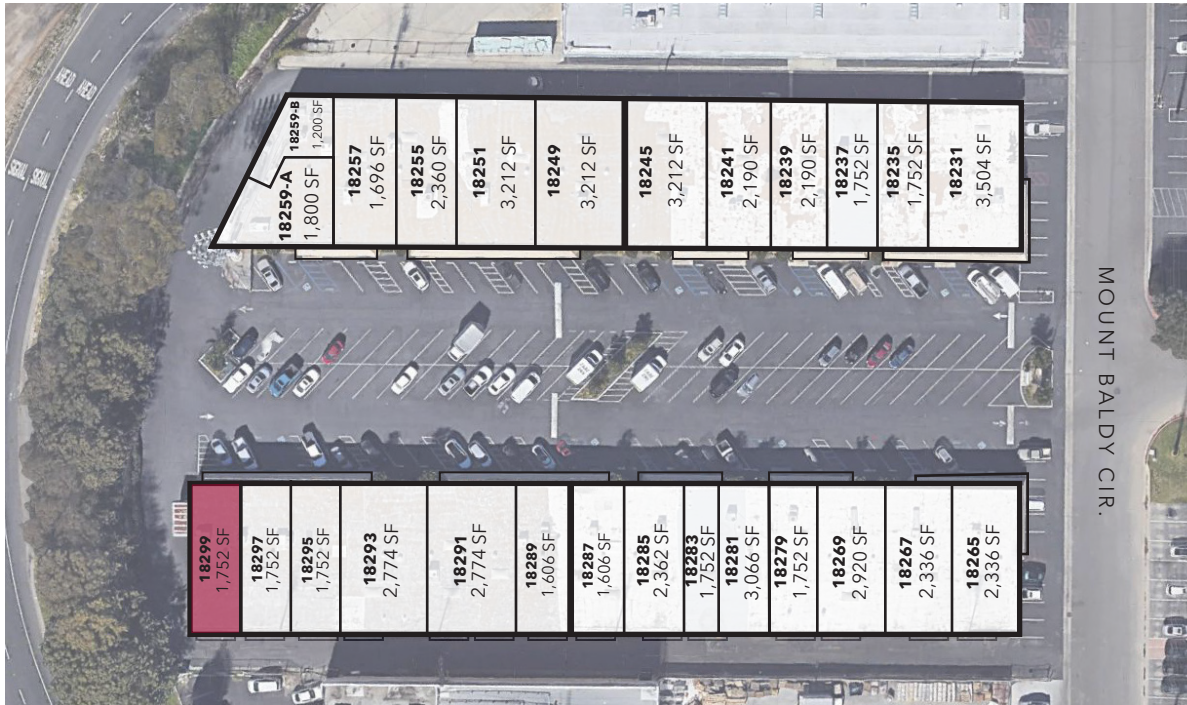


COMMERCIAL REAL ESTATE SERVICES  
909.989.7771 | lee-assoc.com | Corp ID 00976995

**CHRIS COYTE**

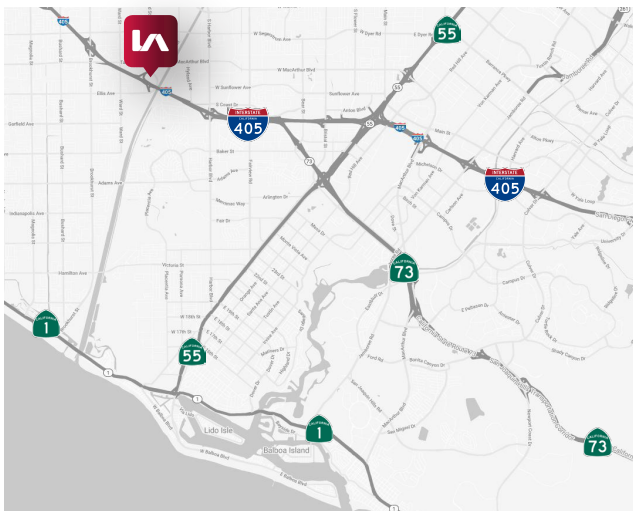
Senior Vice President/Principal  
909.373.2935 | DRE # 01017328  
ccoyte@lee-assoc.com

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## PROPERTY FEATURES:

- Immediate Occupancy
- Fully Fire Sprinklered
- 2.4:1,000 Parking Ratio
- Ground Level Loading
- 100 Amp Power Service (verify)
- 14' Warehouse Ceiling Height
- Excellent San Diego (405) Freeway Access
- No CAM Fees



## CURRENT AVAILABILITY

ADDRESS	AVAILABLE SF	PRICE PSF	DATE AVAILABLE
18299 Mount Baldy Circle	1,752 SF	\$1.50 IG	03/01/2023



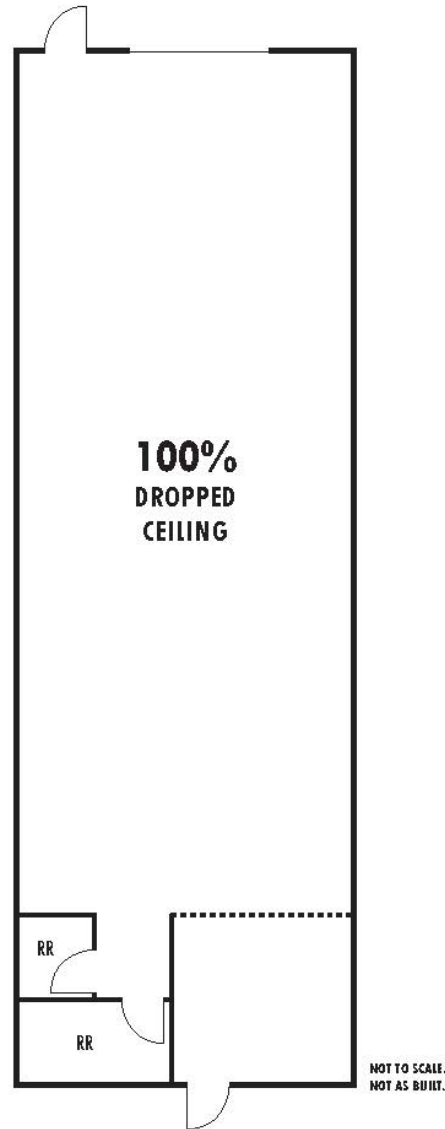
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