



# For Sale

11208 YOUNG RIVER AVENUE  
FOUNTAIN VALLEY, CA 92708



FOR SALE

## PROPERTY FACTS

±11,560 square foot freestanding

industrial/flex building

±4,350 square feet of office

±25,598 square foot parcel

2 GL Truck Doors

AT&T Fiber

±14-15 foot warehouse clearance

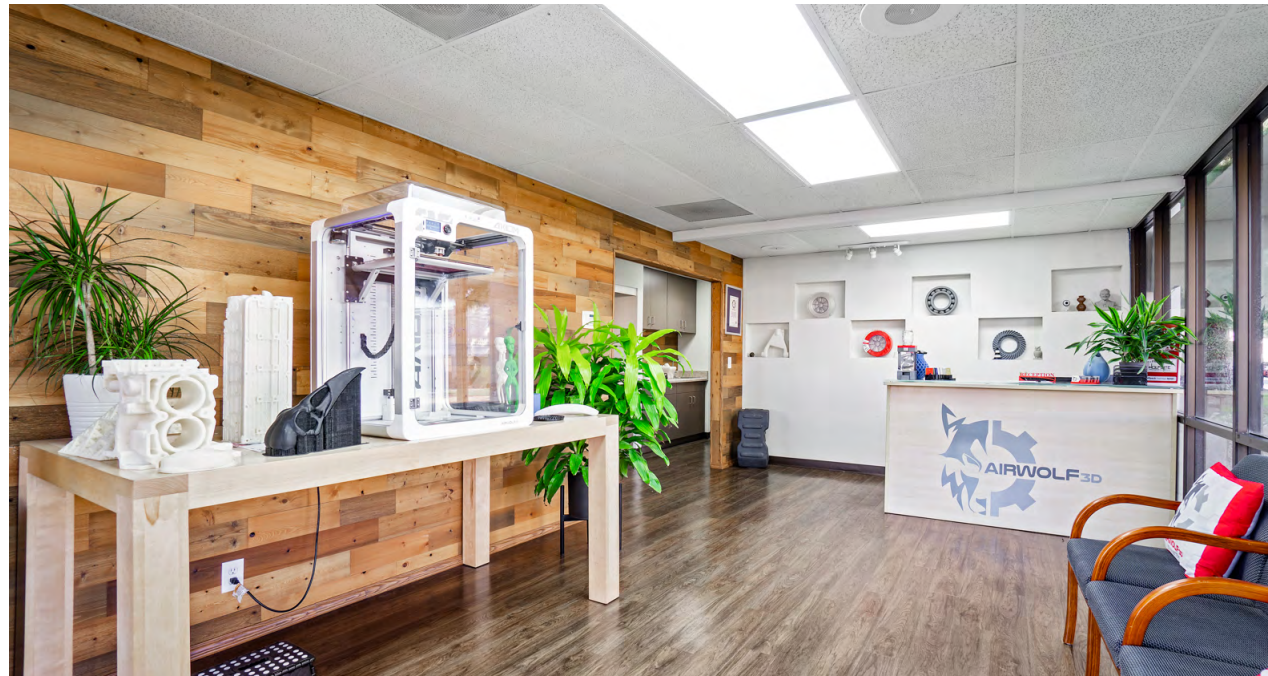
Epoxy warehouse floor

200 AMPS [Buyer to verify]

Monument Signage

Easy access to 405 FWY

Available for occupancy within 45 days following COE



Ethan Alvidrez

REAL ESTATE BROKER  
CA DRE 01431561

949.677.9704

ETHAN@FARWESTCOMMERCIAL.COM

18012 COWAN, SUITE 200, IRVINE, CA 92612

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ADDITIONAL PHOTOS



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