



For Lease

1382 VALENCIA AVENUE, UNIT B
TUSTIN, CA 92780



[WATCH VIDEO TOUR](#)

PROPERTY FACTS

±5,319 SF flex condominium

±1,300 SF of warehouse

1 Truck Door (12 ft. high x 10 ft. wide)

±21 ft. clear height

4 reserved parking spaces

Creative/Exposed Ceilings

Ample parking

Two HVAC units (Recently Replaced)

Fiber Optic Lit Building

400 AMPS, 3 Phase (Tenant to Verify)

CAT5 Wired

2 Restrooms

Available within 45-60 days



Ethan Alvidrez

REAL ESTATE BROKER
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949.677.9704

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18012 COWAN, SUITE 200, IRVINE, CA 92612

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AREA INFORMATION

Adjacent to TAPS Brewery

Easy access to 5/55 Freeways

Close Proximity to the District



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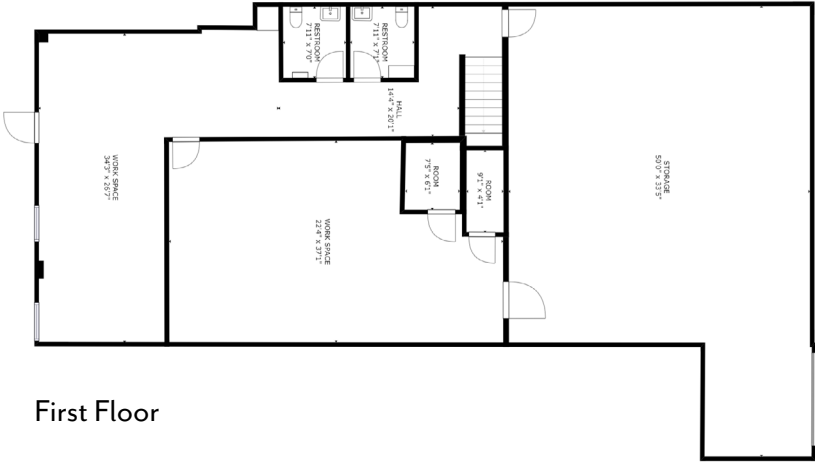
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BUILDING FLOOR PLAN / AERIALS



First Floor



Second Floor



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ADDITIONAL PHOTOS



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