

OFFERING MEMORANDUM

21561 SURVEYOR
CIRCLE #2B

HUNTINGTON BEACH, CA

FLEX / INDUSTRIAL CONDO OPPORTUNITY



WSC REALTY
ADVISORS
BROKERAGE | MANAGEMENT | LONG BEACH
#2099569

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#01270278

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Huntington Beach, CA 92646



DISCLAIMER

Information contained in this document and any other means of presentation consists of both verified and unverified data and estimates. All of the information herein comes from sources deemed reliable but neither WSC Realty Advisors Inc nor Eric Christopher warranty the accuracy or validity of any of the information.

Buyers of any real property are encouraged to verify all information by conducting a thorough due diligence process during the contractual phase of the transaction and to engage their own third party experts to assist them in this process.

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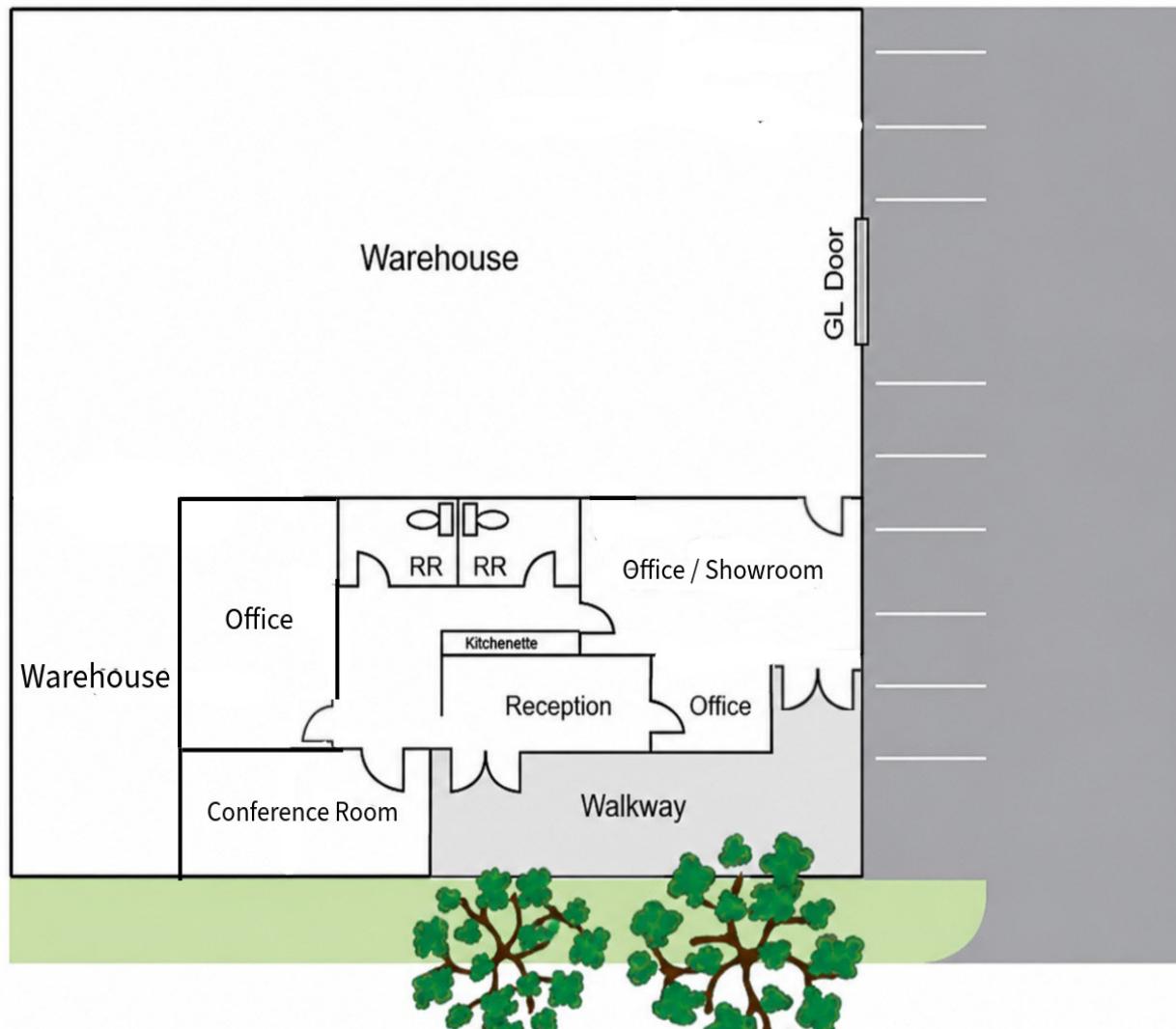


PROPERTY DETAILS

Price	\$3,100,000
APN	939-480-05
Address	21561 Surveyor Circle #2
City, State, Zip	Huntington Beach, CA 92646
Year Built	1981 (EST)
Space Total	+/- 6,500
Office Size	+/- 1,300
Including reception area, right side main office, conference room, kitchen, (2) upgraded restrooms, rear executive office	
New Roof & Skylights	2019
13 Reserved Parking Stalls	
16-18' Warehouse Clear Height	
One Ground Level Door - 10' x 12'	
Sprinklered	
Fiber Optic Internet	
Close to Major Arteris - PCH, I-405, I-55, SR 73	
Professionally Managed By Carlsberg Business Park	

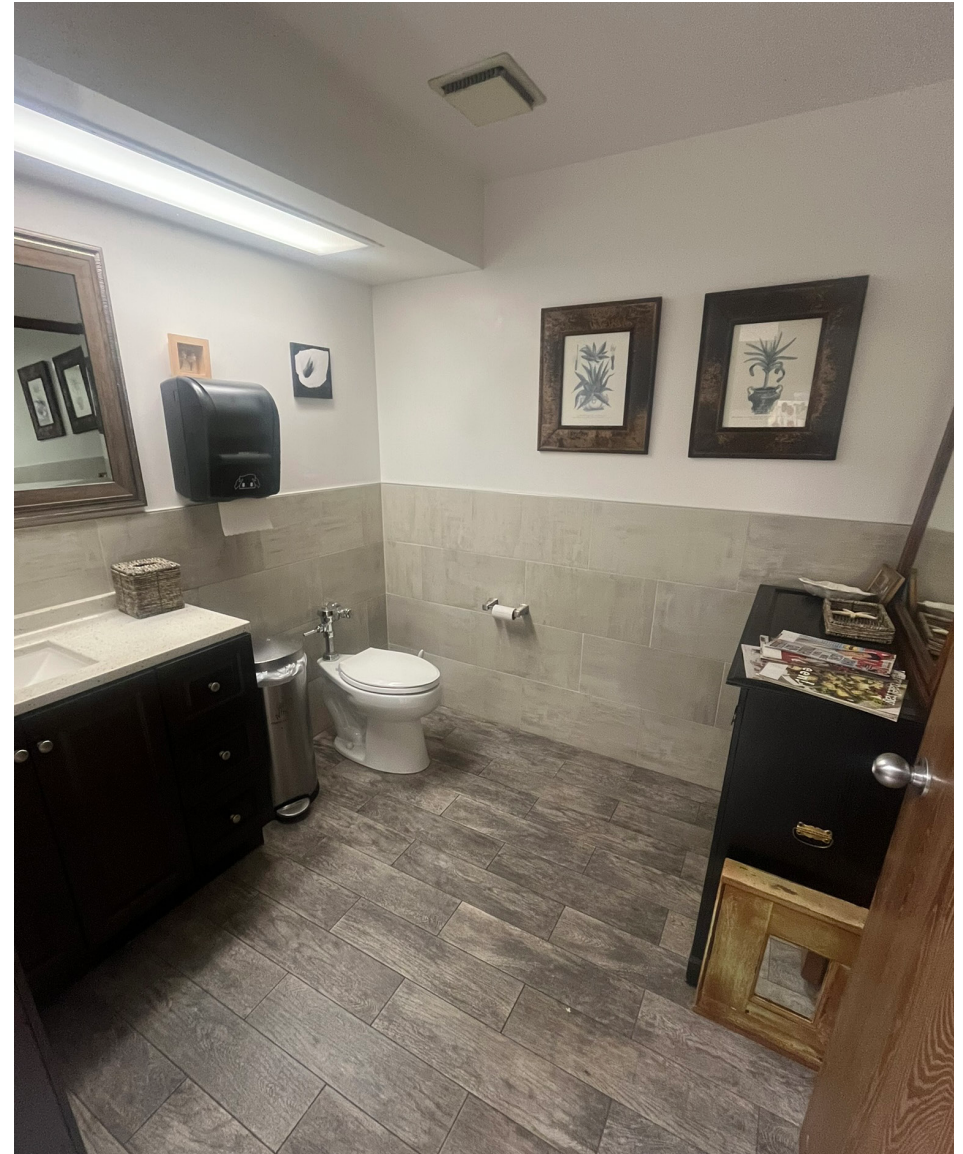


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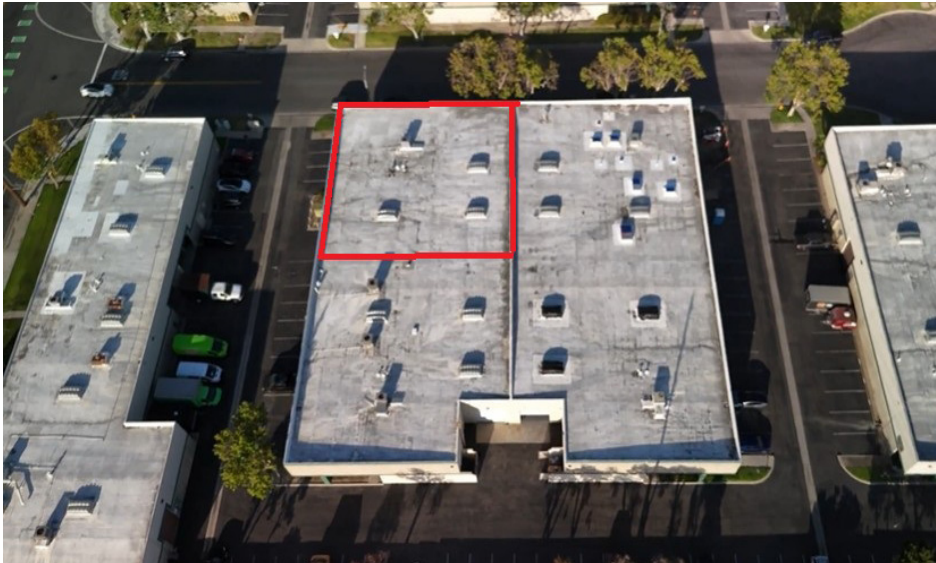
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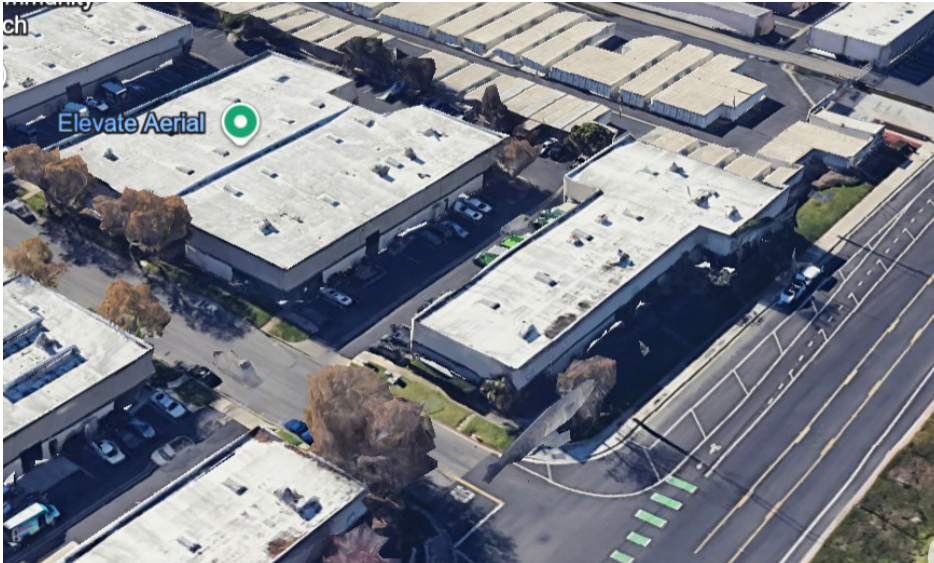
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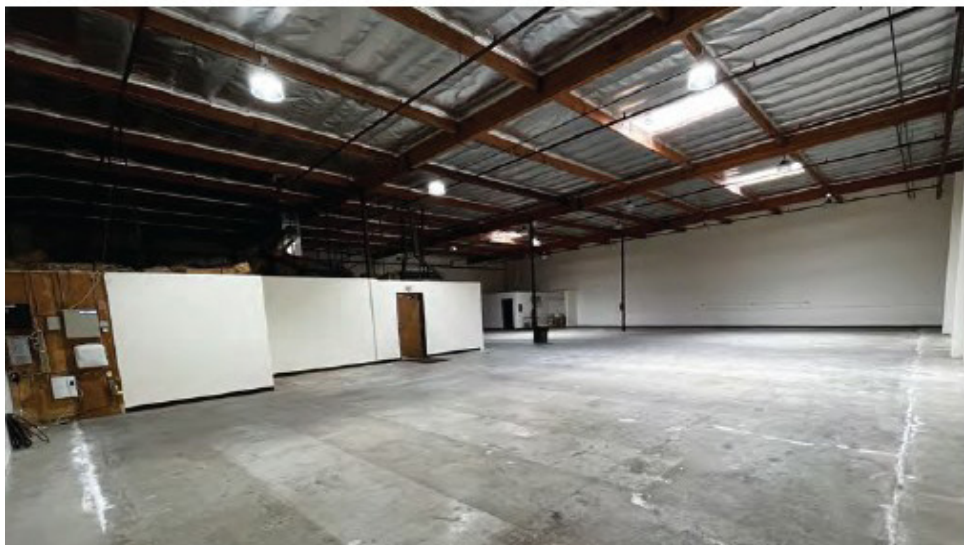
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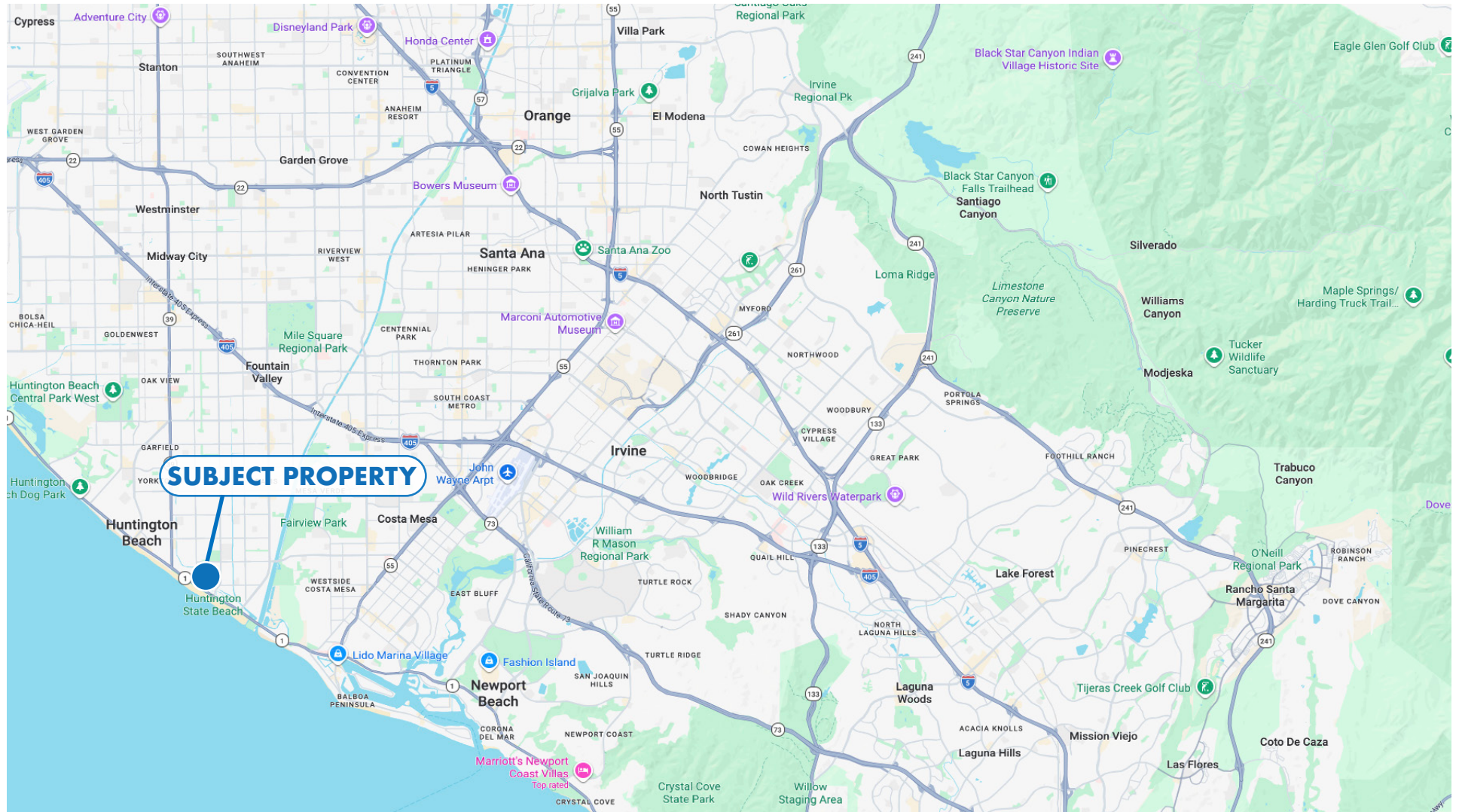


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