

# For Sale or Lease

# 62,642 Sq. Ft.

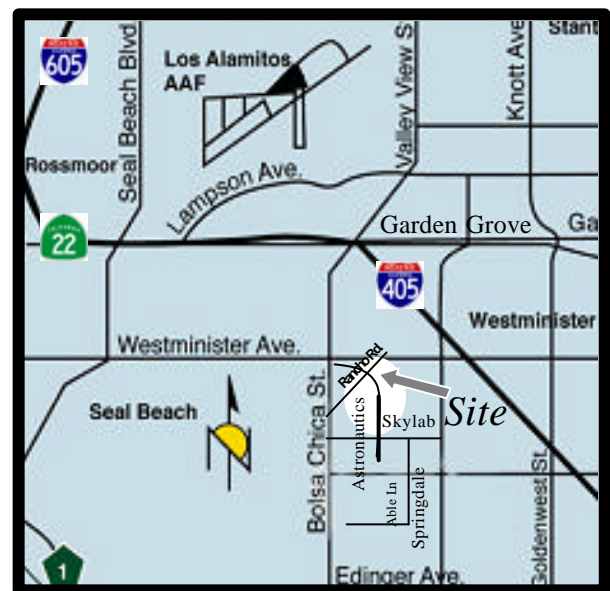
*High Image State-of-the-Art Construction  
Corporate Headquarters  
Build-to-Suit*



## ---- Astronautics Dr., Huntington Beach, CA

### Features:

- New Freestanding Building
- Footprint 60,192 Sq. Ft.
- 2,450 Sq. Ft. 2<sup>nd</sup> Story Office
- Total Land Area 3.5 Acres
- 5,000 Sq. Ft. Office Space
- 30' Clear Height
- 8 Dock High Loading Positions (Expandable)
- Three (3) Ground Level Loading Positions
- Sprinklered (.60/ 3,000)
- 800 Amps of Power
- Fully Gated with Concrete Truck Apron
- 100 Parking
- Large Fenced Yard
- Closing Proximity to 405, 22, 605 Freeways
- Will Build-to-Suit until May 31, 2004



### Corporate Neighbors

The Boeing Company  
Konica  
Sharp Electronics  
Dynamics Cooking System  
Cleveland Golf  
Dix Metals

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