



SHEA CENTER HUNTINGTON BEACH | 17242-17332 GOTHARD ST. | HUNTINGTON BEACH, CALIFORNIA

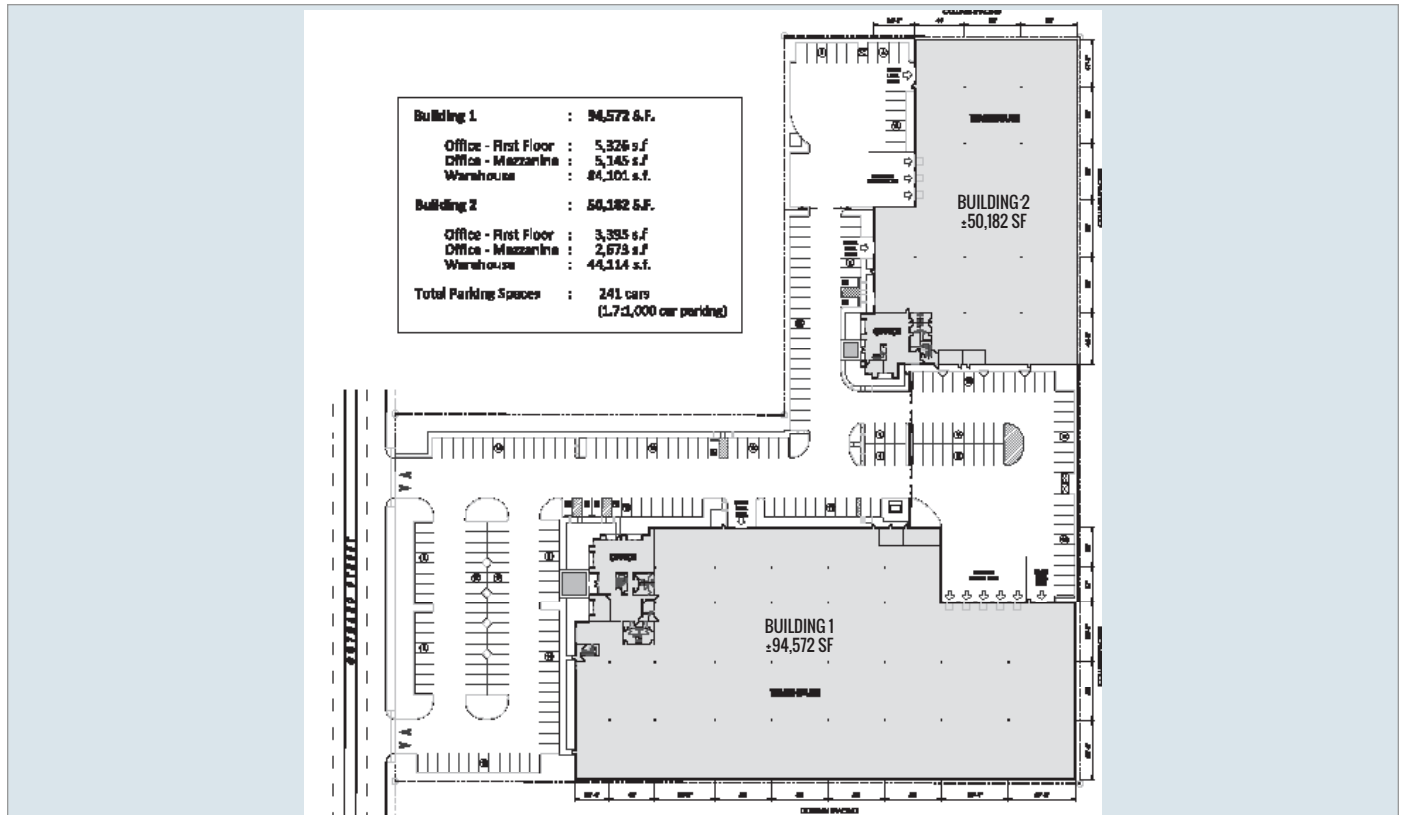
Shea Center Huntington Beach is a two building (approximately 50,182 SF and 94,572 SF) state-of-the-art industrial center located on the former site of the Randall Lumber Company in Huntington Beach. The center is built to CALGreen standards, with both buildings having the potential for fenced yards, up to 30' clear heights, multiple dock-high and ground-level loading doors and ESFR sprinkler systems.

With a planned parking ratio of 1.7:1,000, Shea Center Huntington Beach will also accommodate above average parking requirements.

For more about She Center Huntington Beach, or any of our other outstanding properties, visit [SheaProperties.com](https://www.sheaproperties.com).

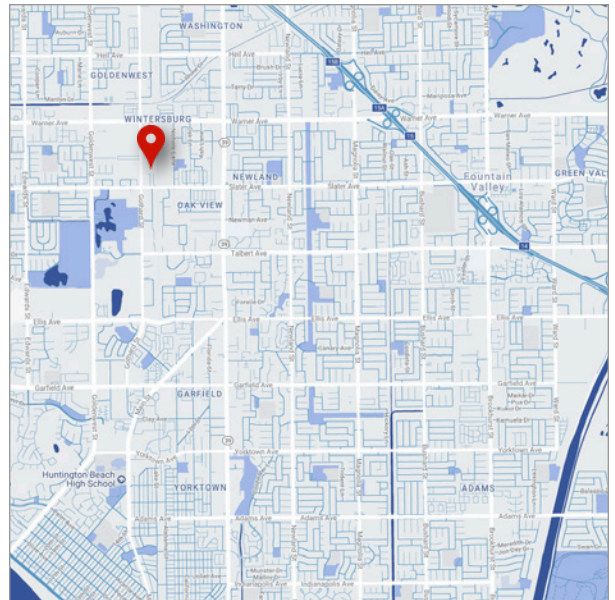


Loading docks at 17332 Gothard



Building Features & Amenities:

- 2 Industrial buildings, ±144,754 SF total
- CalGreen construction
- Up to 10% Office (will modify to suit)
- Ten (10) dock-high loading doors
- Four (4) ground-level loading doors
- 28' & 30' Clear heights
- ESFR sprinkler system
- Fenced yard potential
- 800 & 1200 Amp power
- 1.7:1,000 Parking ratio

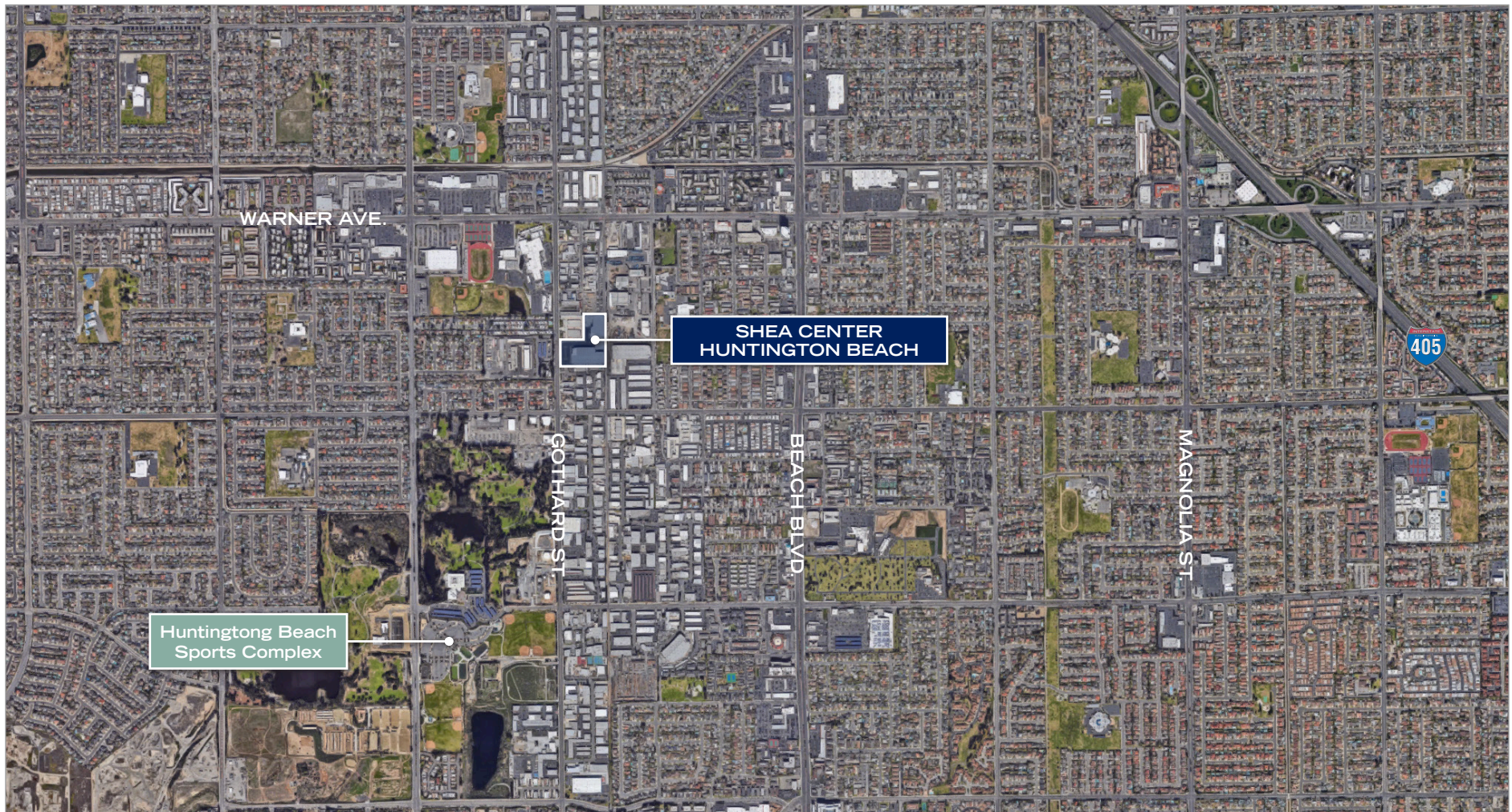


Location Map

CB RICHARD ELLIS • CBRE.COM **CBRE**

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Chris Bates (LIC. 00671391) • (949) 725-8581 • chris.bates@cbre.com

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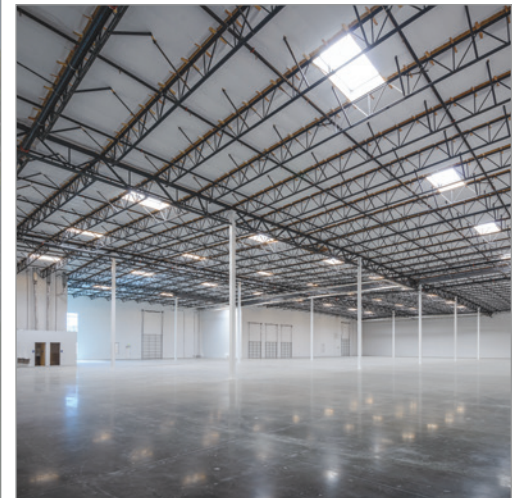
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