FOR LEASE

7602

TALBERT AVE. | HUNTINGTON BEACH | CA



±1,040 SF
INUSTRIAL UNITS

±705 - 1,410 SF
INDIVIDUAL OFFICE UNITS AVAILBLE

RENOVATED
IN 2026 WITH NEW IMPROVEMENTS

PROFESSIONALLY
MANAGED BUSINESS PARK

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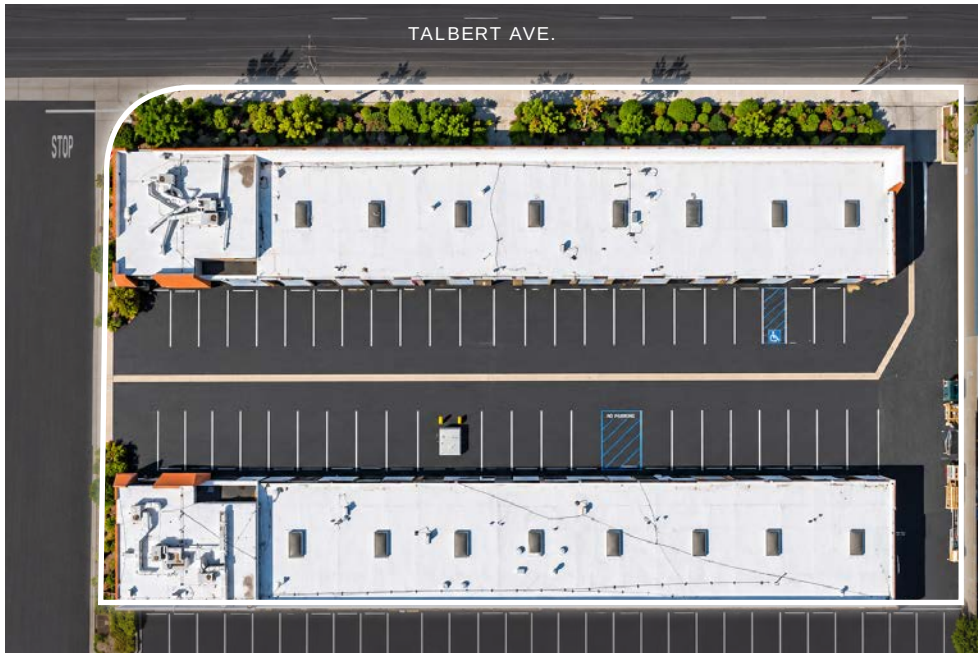
PROPERTY OVERVIEW

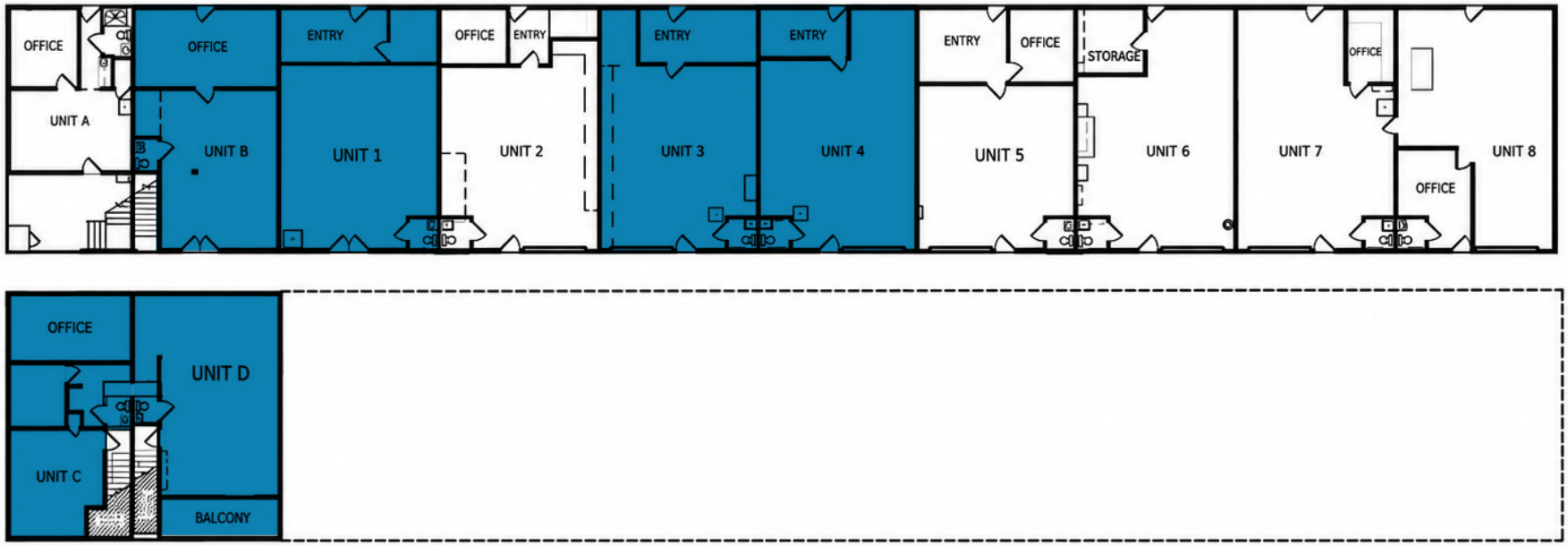
ADDRESS:	7602 Talbert Ave. Huntington Beach, CA
BUILDING SF:	±22,382 SF
INDUSTRIAL UNITS:	Industrial: ±1,040 SF
OFFICE UNITS:	±705 -1,410 SF
RESTROOMS:	1 Per Unit
DOORS:	16 Drive-In Bays (10’x10’)
POWER:	100 Amps (120/208 Volts) Verify
CLEAR HEIGHT:	12’ 5”
PARKING:	2:1,000
ZONING:	IL – Light Industrial
BUILT/RENOVATED:	1978 / 2026

- Newly Renovated Industrial Business Park (2026)
- Professionally Managed Multi-Tenant Industrial Park
- Desirable North Huntington Beach Location





FLOOR PLAN - NORTH BUILDING

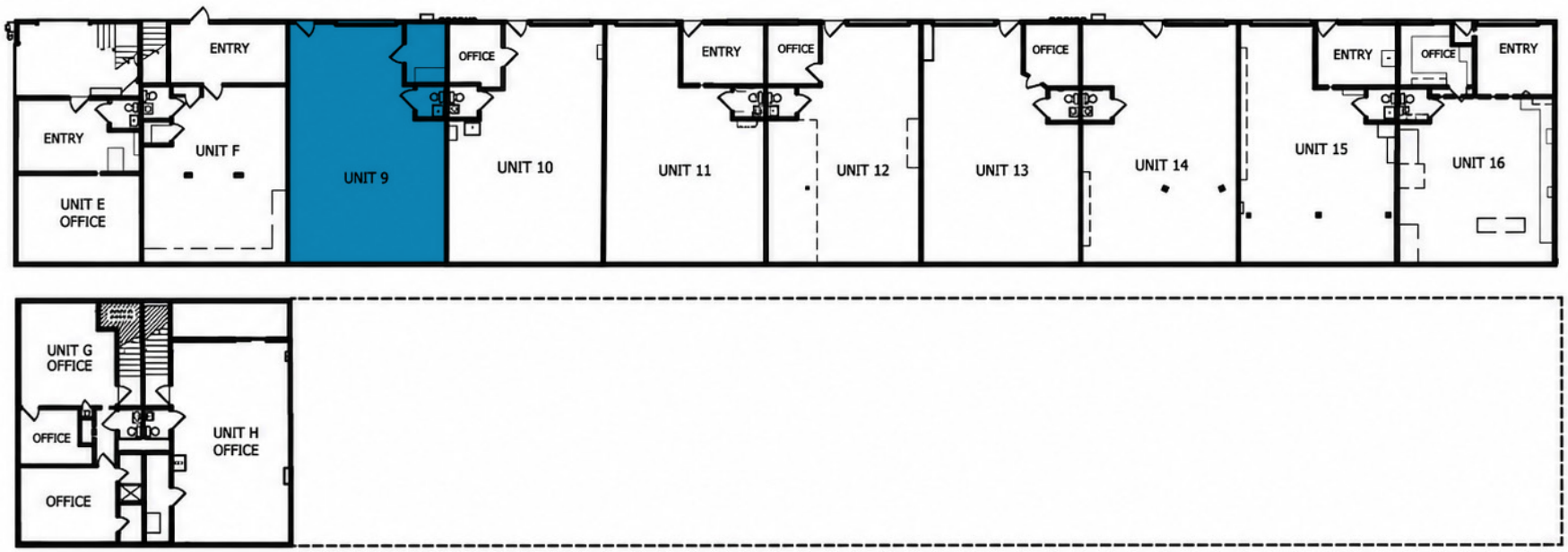


AVAILABLE

*NOT TO SCALE

Unit #	SF	Restrooms	Grade Level Door(s)	Unit Type
Unit 1	±1,040 SF	1	1	Industrial
Unit 3	±1,040 SF	1	1	Industrial
Unit 4	±1,040 SF	1	1	Industrial
Unit B	±890 SF	1	None	Office/Storage
Unit C	±705 SF	1	None	Office
Unit D	±705 SF	1	None	Office

FLOOR PLAN - SOUTH BUILDING

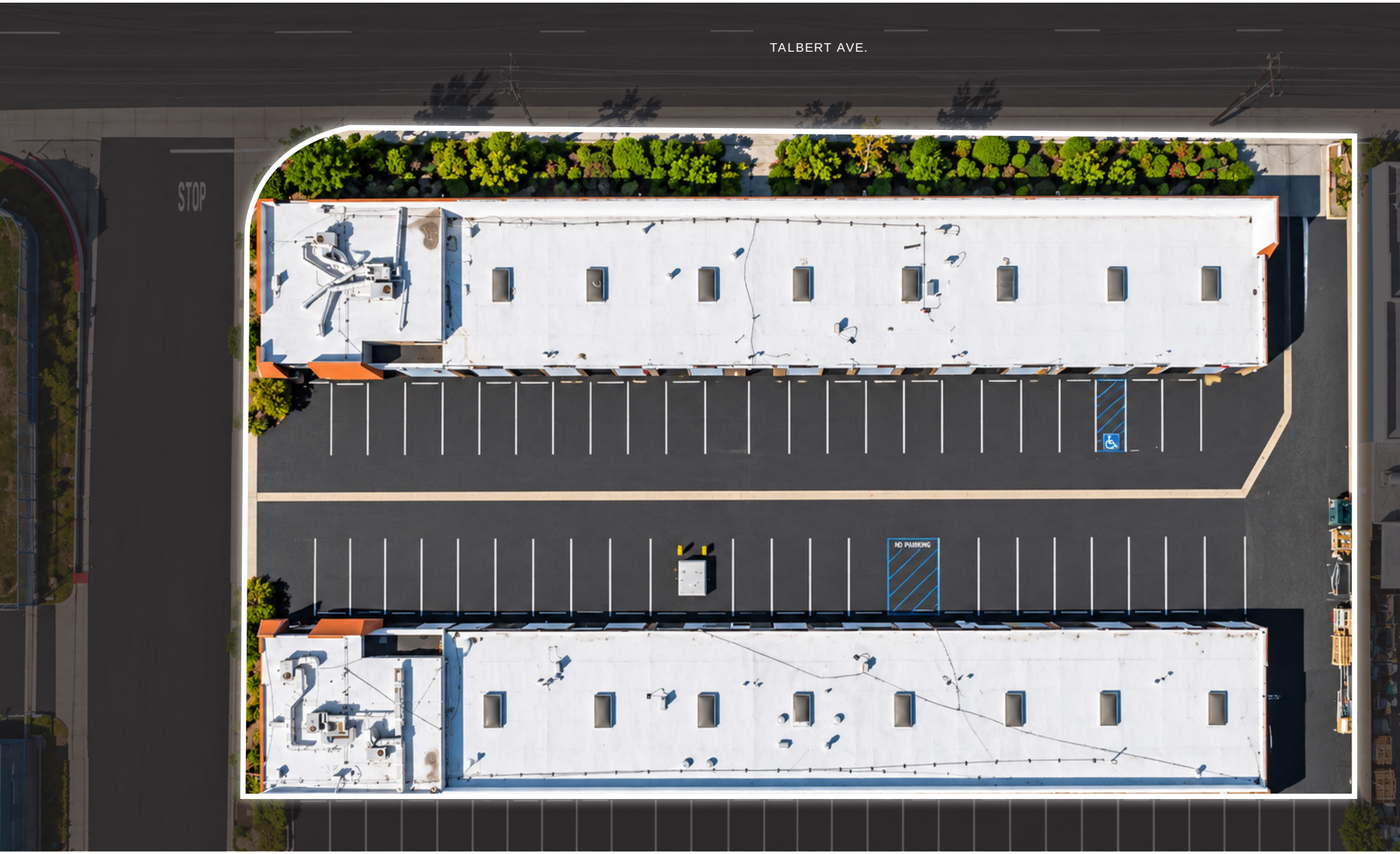


AVAILABLE

*NOT TO SCALE

Unit #	SF	Restrooms	Grade Level Door(s)	Unit Type
Unit 9	±1,040 SF	1	1	Industrial

PROPERTY OUTLINE



AERIALS







PHOTO



AMENITIES MAP



LOCATION MAP



KEY DISTANCES

JOHN WAYNE AIRPORT
7.9 Miles

LONG BEACH AIRPORT
16.2 Miles

LOS ANGELES INT'L AIRPORT | 35.1 Miles

SR - 39 FWY
2.7 Miles

CA - 405 FWY
2.7 Miles

SR - 22 FWY
5.2 Miles

PORT OF LONG BEACH
24.8 Miles

PORT OF LOS ANGELES
26.0 Miles

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