

FOR SALE

COSTA MESA, CALIFORNIA

± 6,320 SF FLEX/INDUSTRIAL BUILDING

3505 J5
CADILLAC AVENUE



NEWMARK

J5

5050 CADILLAC AVENUE



3505-J5 CADILLAC AVENUE | COSTA MESA, CALIFORNIA

FEATURES:

- 6,320 SF flex/industrial building
- 2 grade level loading doors
- 18' clearance
- Corner unit
- 3:1,000 parking ratio
- 600 amps of power (verify)
- 2 storefront entrances
- Upstairs bonus mezzanine (not included in SF)

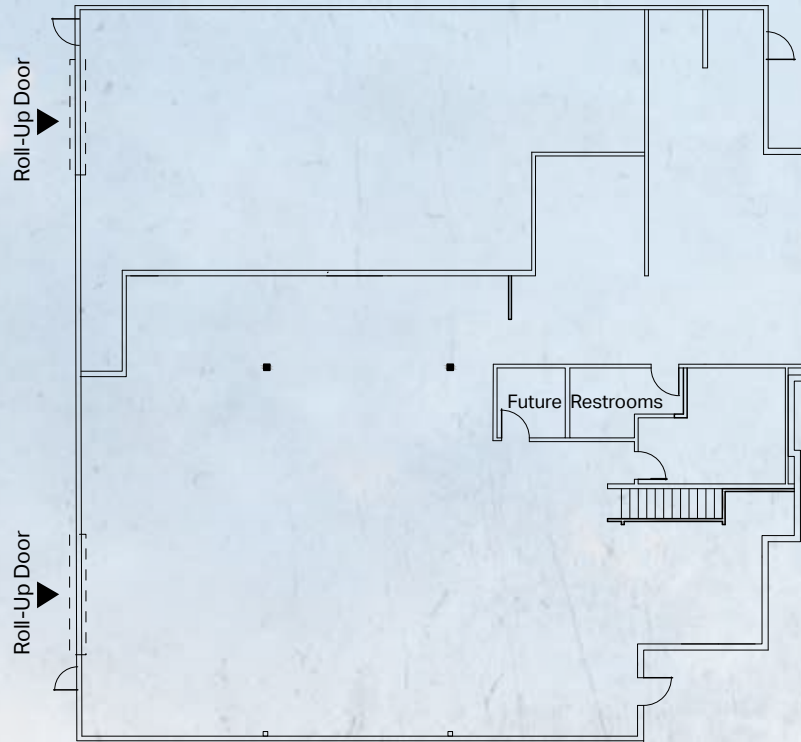


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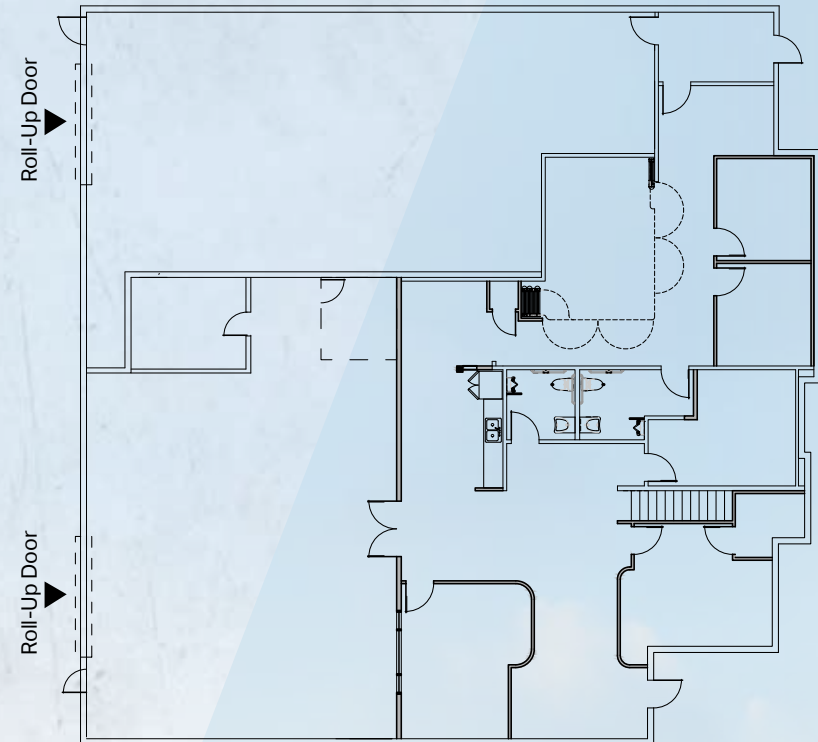
FLOOR PLANS

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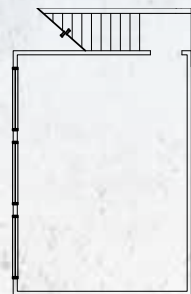
As-Built Ground



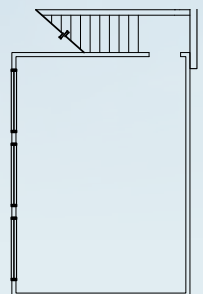
Hypothetical



As-Built Upper



Hypothetical Upper



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soco ^{the OC} MiX

3505-J5 Cadillac Avenue is located within walking distance of SOCO and The OC Mix. South Coast Collection (SOCO) is the ultimate design and culinary experience, with over 70 carefully curated restaurants, showrooms and stores, SOCO is Orange County's central shopping destination and will inspire the decorator, designer, chef, trendsetter and the creative in you.





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