

±72,736 SQ. FT. INDUSTRIAL BUILDING FOR LEASE

567

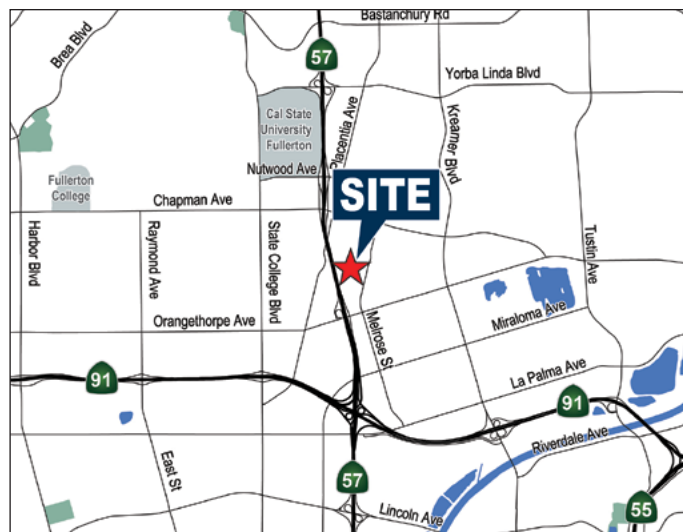
S. MELROSE ST.

PLACENTIA, CA



PROPERTY FEATURES

- ± 72,736 Sq. Ft. High-Image Industrial Building
- ± 4,561 Sq. Ft. of Office
- Five (5) Dock High Positions
- Seven (7) Grade Level Doors
- Two Large Fenced Yard Areas
- Fully Gated and Secured Property
- 2,000 Amps, 277/480 Volt - Tenant to Verify
- Extensive Power Distribution
- .45 GPM/3,000 Fire Sprinklers
- 24' Minimum Warehouse Clearance
- Built in 1999
- Excellent Freeway Access (57 & 91)
- 57 Freeway Frontage/Signage
- Competitive Operating Expenses at \$0.19 PSF
- Renovations Planned



EXCLUSIVELY LISTED BY:

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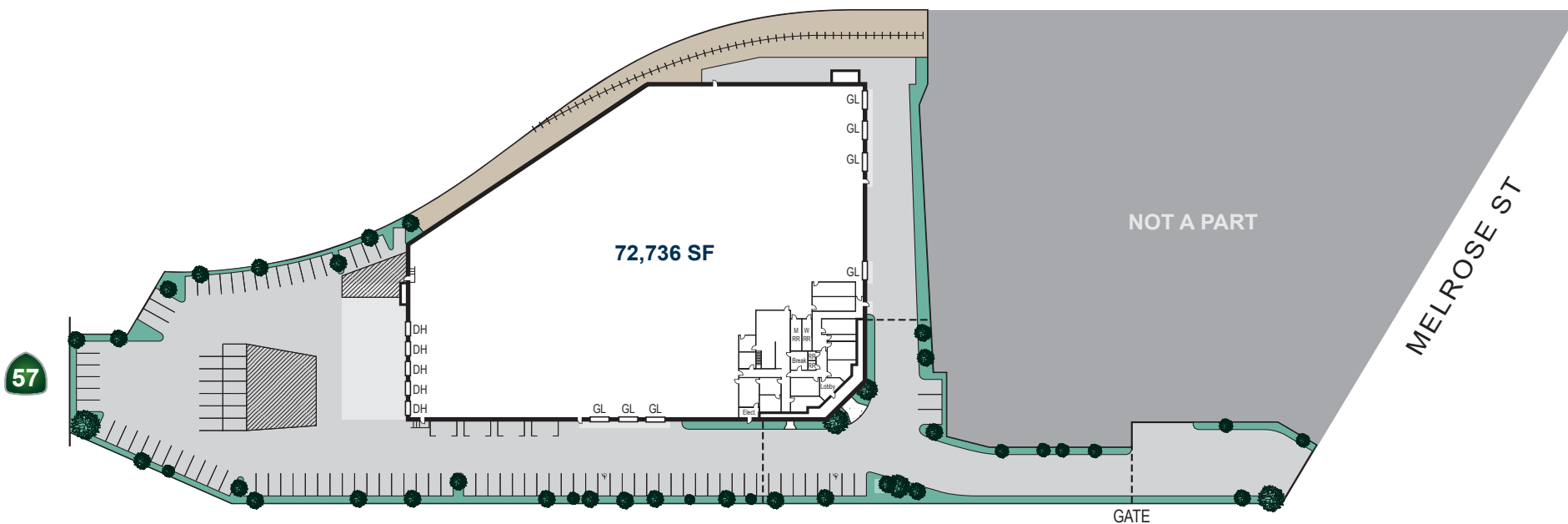
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

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DIRECT FREEWAY EXPOSURE



*Site Plan Not to Scale.

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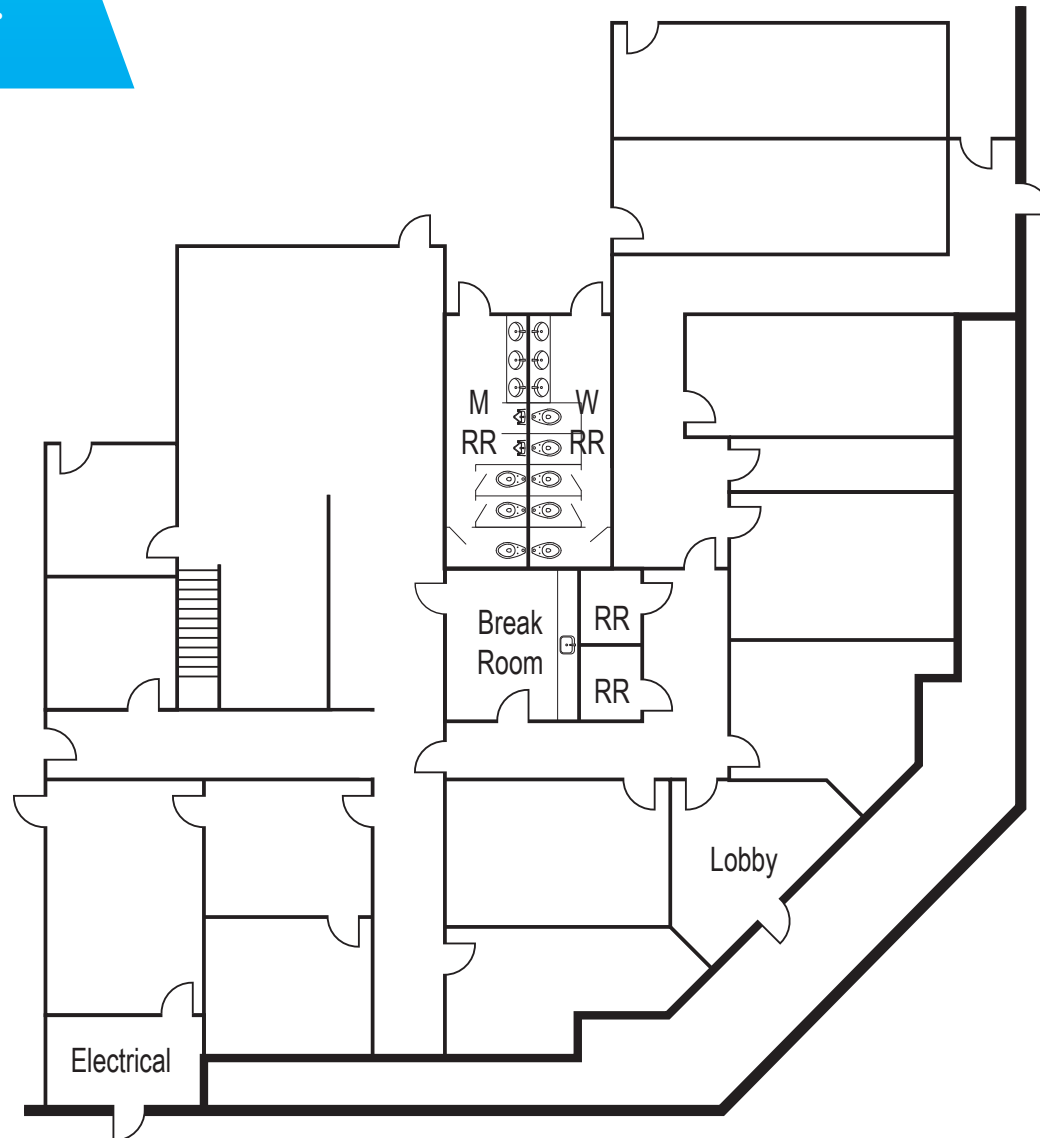
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*Floor Plan Not to Scale.

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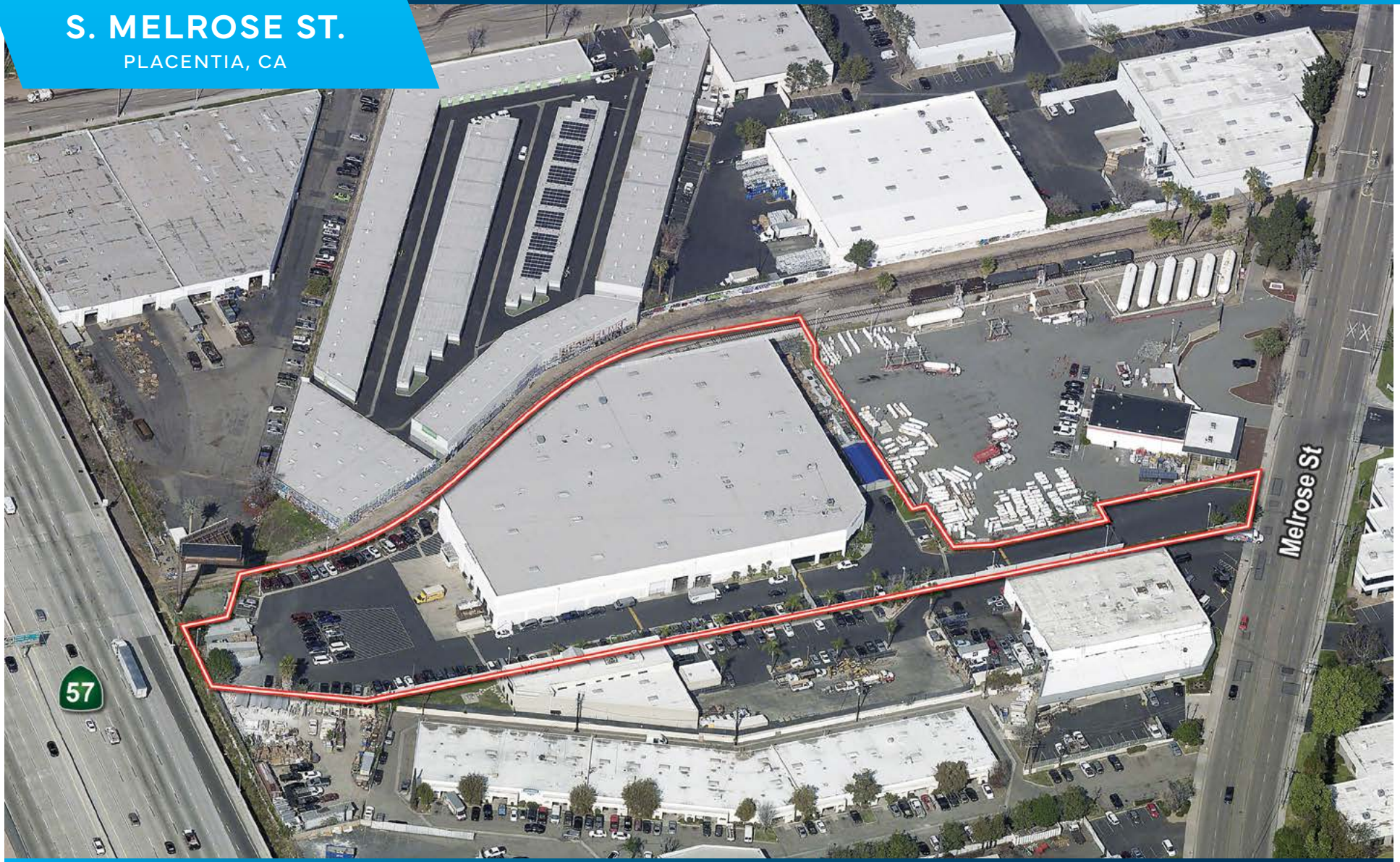
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PLACENTIA, CA

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PLACENTIA, CA

The map displays the location of S. Melrose St. in Placentia, CA, marked with a red star and a callout box labeled "SITE". The map shows the surrounding region, including major highways (Interstates 5, 10, 15, 215, 405, 60, 71, 91, 110, 105, 5, 605, 22, 241, 261, 133, 73) and cities such as West Covina, Pomona, Ontario, Chino, Eastvale, Norco, Corona, Temescal Valley, Mission Viejo, Lake Forest, Irvine, Tustin, Santa Ana, Huntington Beach, Seal Beach, Long Beach, Carson, Compton, Bellflower, Lakewood, Cerritos, Buena Park, Garden Grove, Costa Mesa, Newport Beach, Orange, Anaheim, Yorba Linda, Brea, Fullerton, La Habra, Santa Fe Springs, La Mirada, Industry, Diamond Bar, Montclair, Industry, Whittier, Commerce, Montebello, South Gate, and Carson. The map also indicates the location of the Long Beach Airport, John Wayne Airport, and the Ports of Los Angeles & Long Beach. A legend in the bottom left corner provides drive times and population data for the area.

Drive Times	Population
10 Minute	228,378
20 Minute	1,703,723
30 Minute	4,614,013

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