

FOR SALE

925

S. LAKEVIEW AVE
PLACENTIA

925 S. LAKEVIEW AVE PLACENTIA
HIGHLY VISIBLE WAREHOUSE + OFFICE
± 23,450 SQ FT / ± 60,200 SQ FT LOT
\$8,988,000



925 S. LAKEVIEW AVE
PLACENTIA

PLACENTIA WAREHOUSE WITH OFFICE
± 23,450 SQ FT / ± 60,200 SQ FT LOT

PROPERTY HIGHLIGHTS

BUILDING	± 23,450 sq ft
LOT	± 60,200 sq ft
ZONING	C-M Commercial Manufacturing
YR BUILT	2001
PARKING	45 Spaces (43 Regular + 2 ADA)
WAREHOUSE CLEARANCE	± 25'-27'
ROLL UP DOORS	± 15'
APN	TBD
PRICE	\$8,988,000

PROPERTY DESCRIPTION

Highly desirable ± 23,450 sq ft warehouse & office on a ± 60,200 sq ft lot. Prominent visibility on Lakeview avenue. Strategically located less than 1 mile from the 91 freeway and less than 1.25 miles from the 57 freeway. Adjacent to the SC fuels freight fueling station. First time on the market in over 25 years.

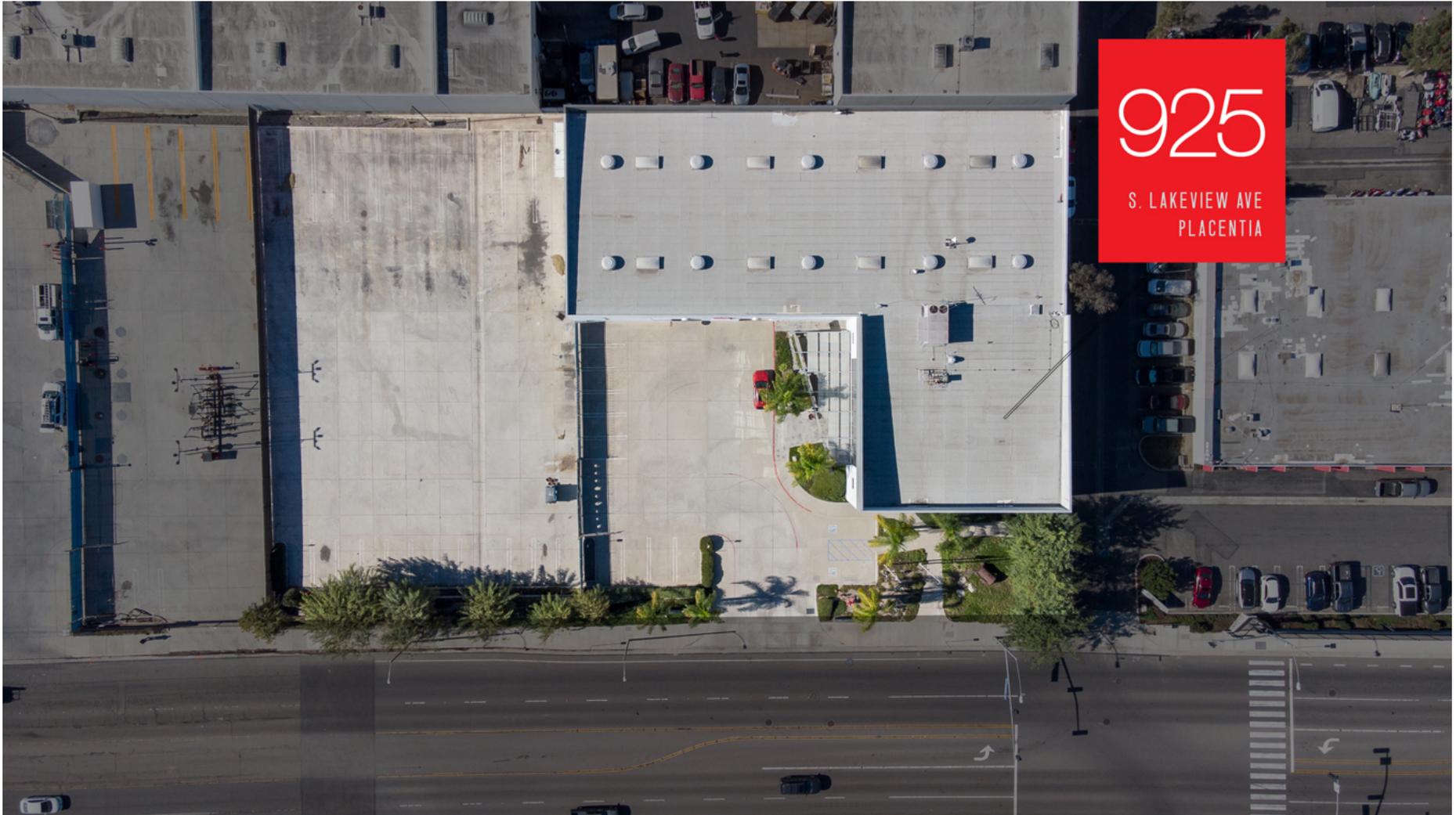


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LOCATION AERIAL



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LOCATION AREA

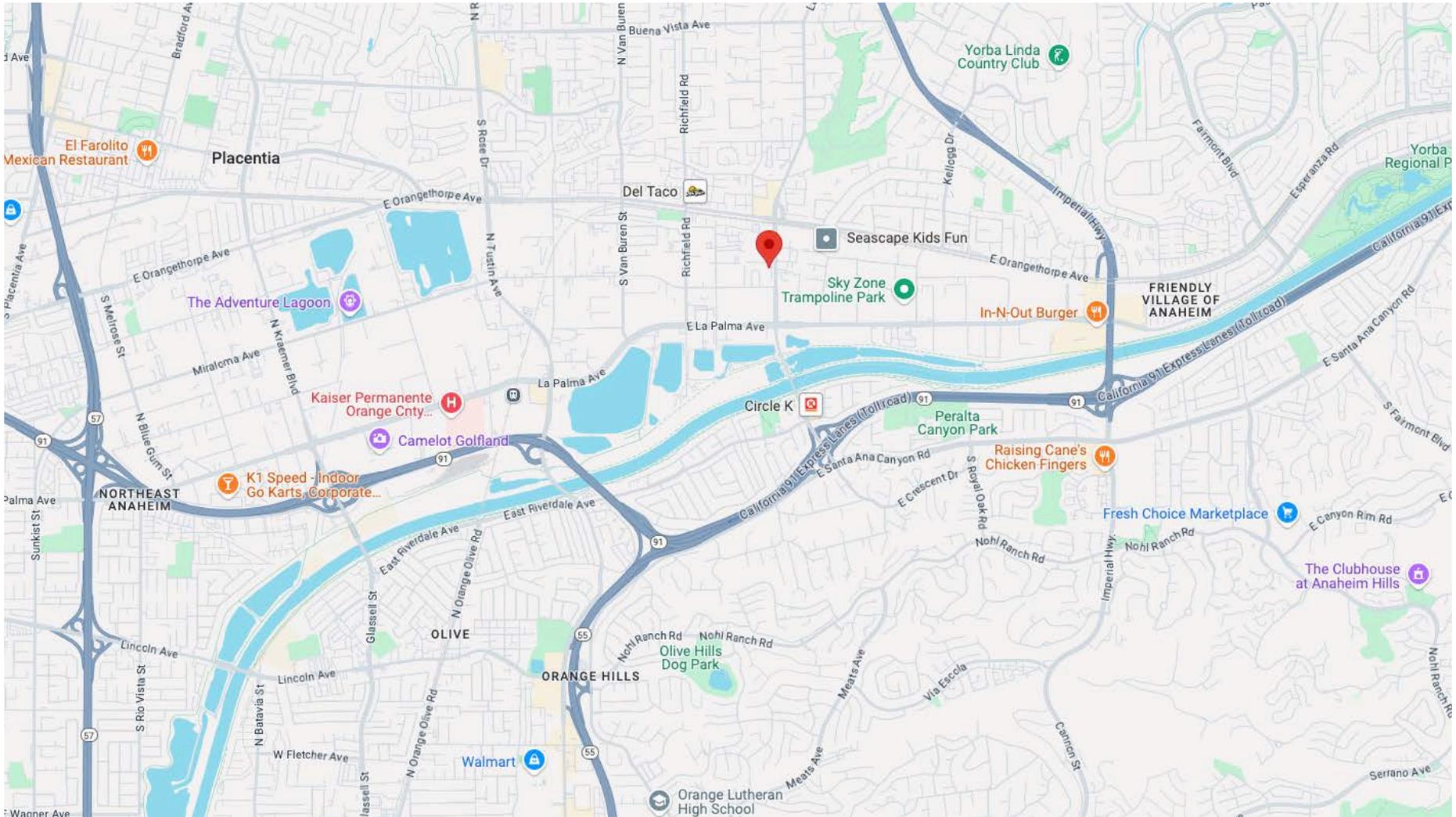


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LOCATION MAP



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PROPERTY PHOTOS



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PROPERTY PHOTOS



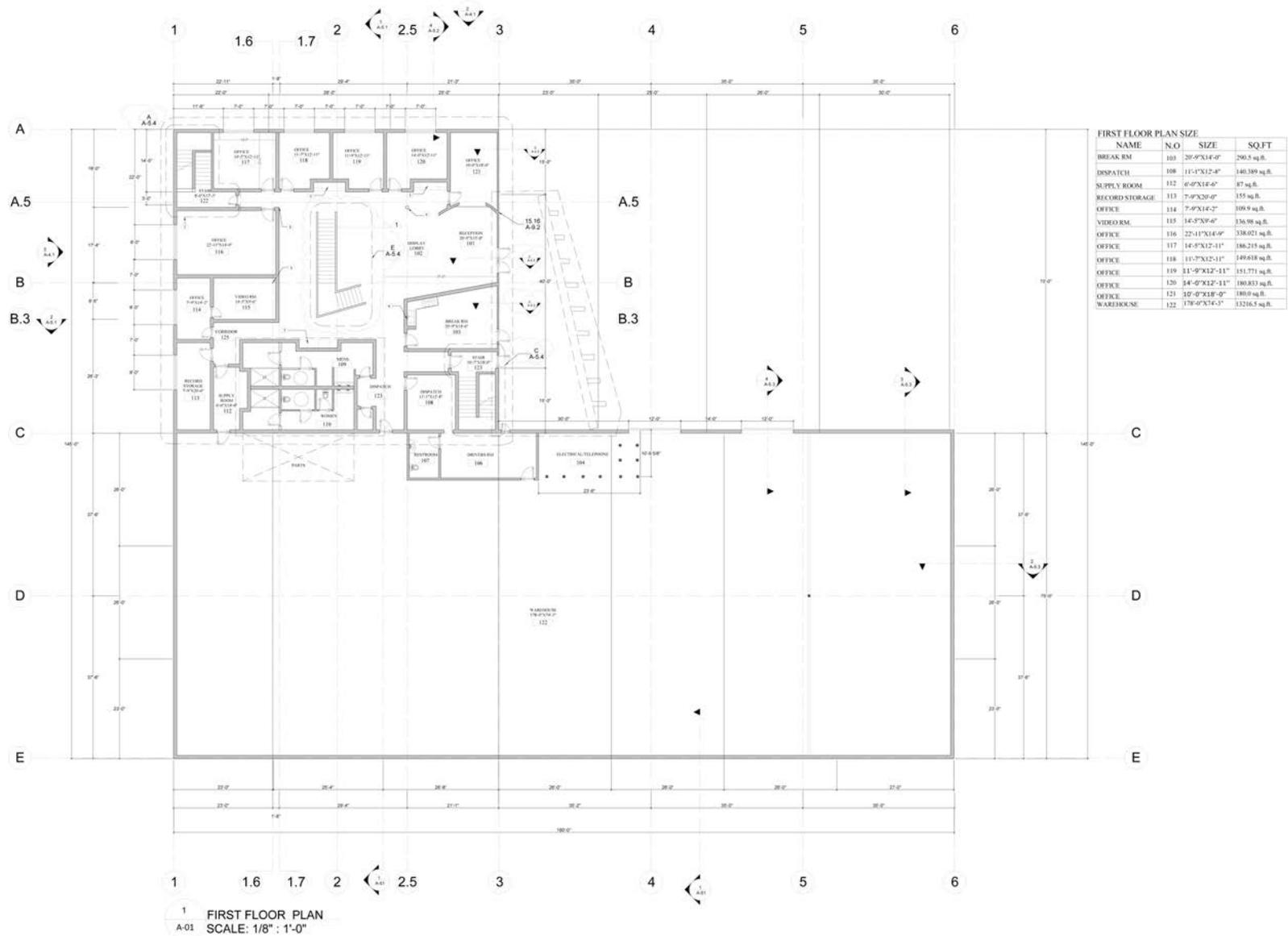
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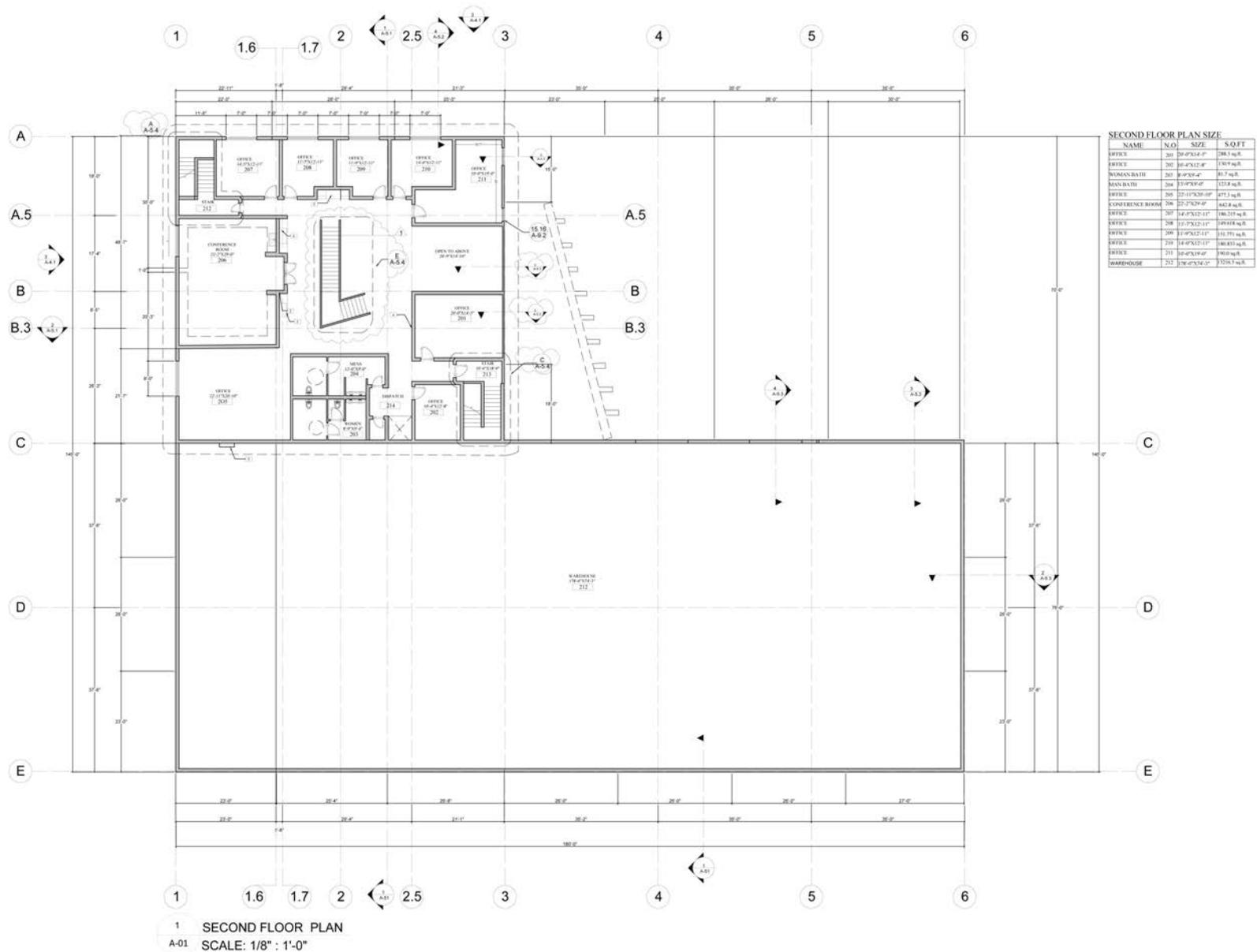
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EXISTING FLOOR PLAN (1ST FLOOR)



EXISTING FLOOR PLAN (2ND FLOOR)





TERMS & CONFIDENTIALITY DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 925 S Lakeview Placentia, CA, further referred to as "the Property". It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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ADAM KAWASAWA BROKER

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FLOW PROPERTIES
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