

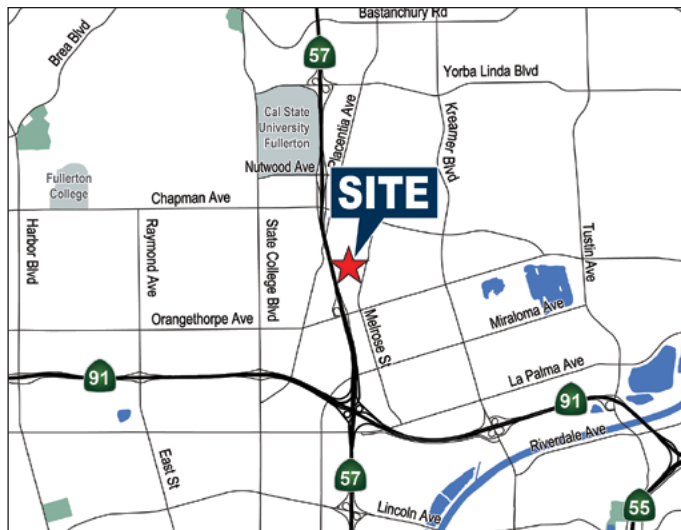
567

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
- 1.5:1,000 Parking Ratio
- Excellent Freeway Access (57 & 91)
- 57 Freeway Frontage/Signage
- Competitive Operating Expenses at \$0.19 PSF
- Renovations Planned



EXCLUSIVELY LISTED BY:

MIKE HEFNER, SIOR
Executive Vice President
714.935.2331
mhefner@voitco.com
Lic. #00857352

MIKE VERNICK, CCIM, SIOR
Senior Vice President
714.935.2354
mvernick@voitco.com
Lic. #01420885

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

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

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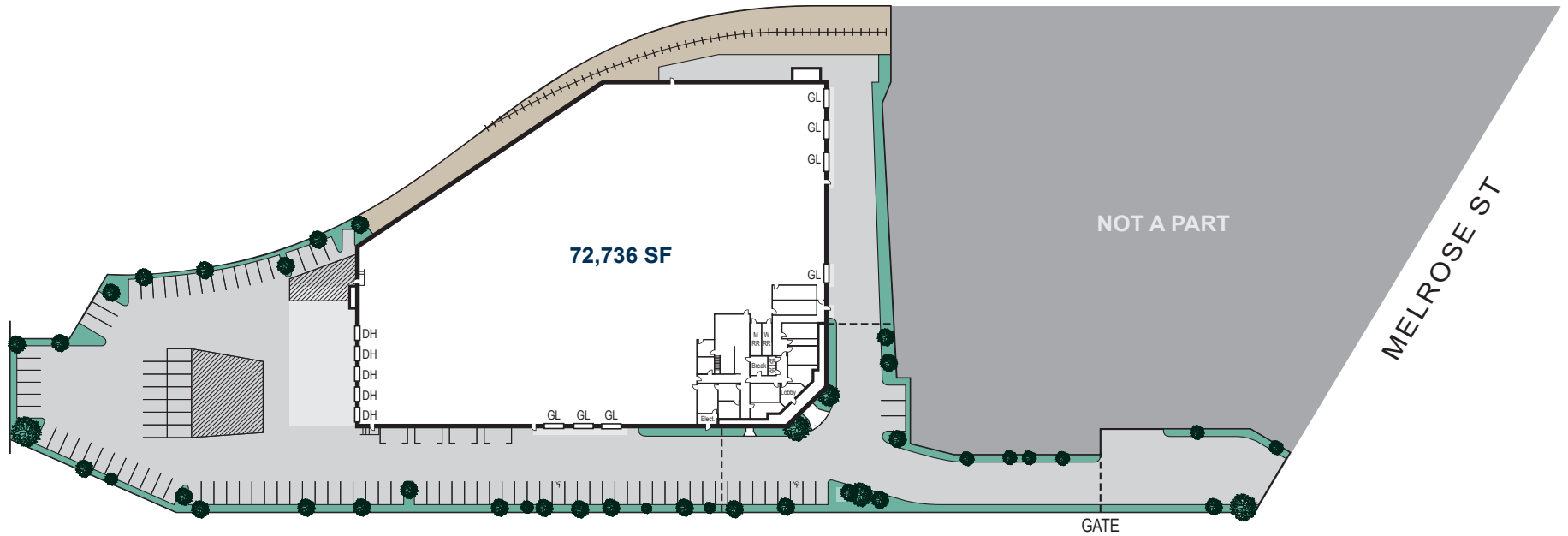
S. MELROSE ST.

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

DIRECT FREEWAY EXPOSURE

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*Site Plan Not to Scale.

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www.voitco.com

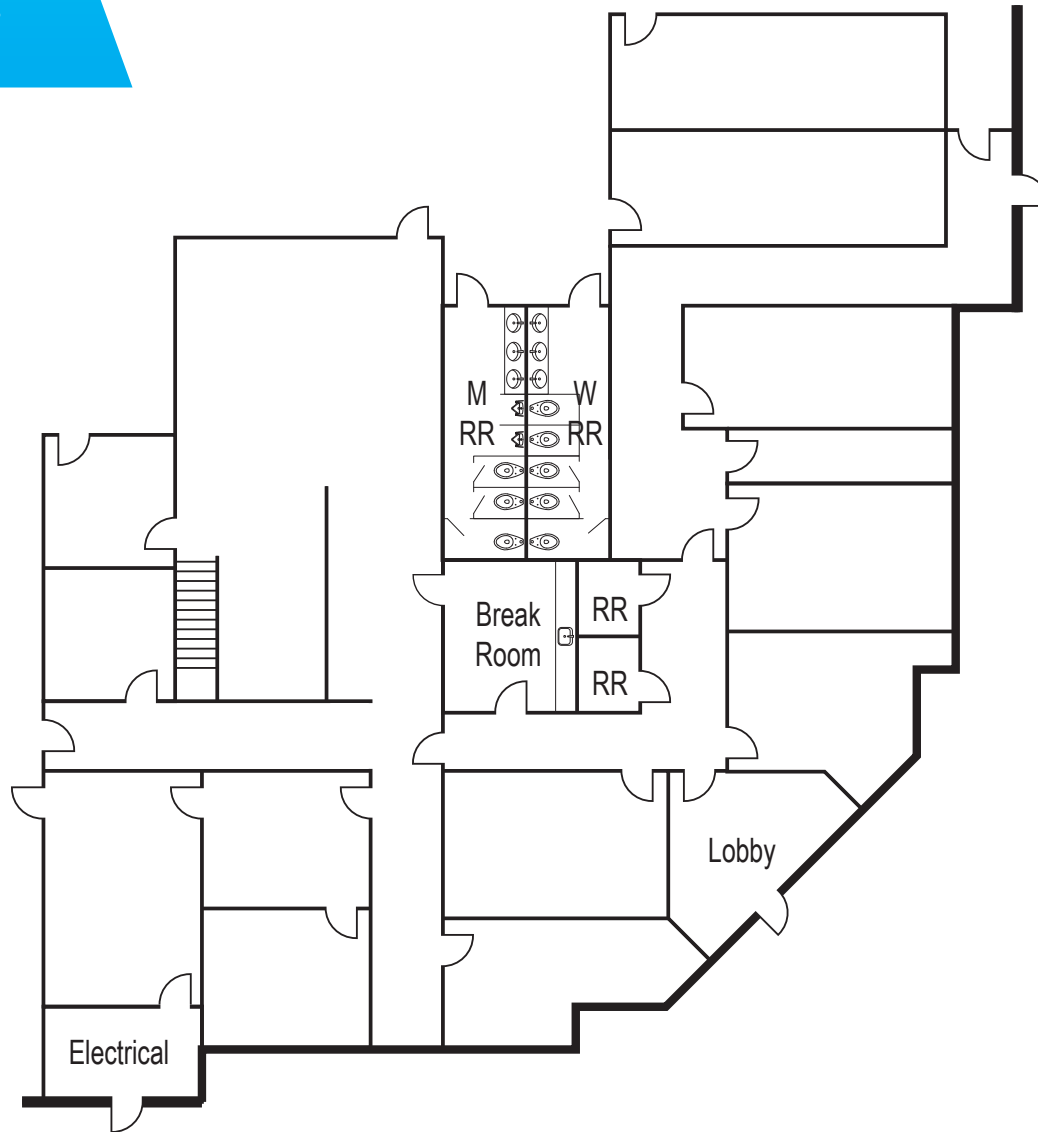
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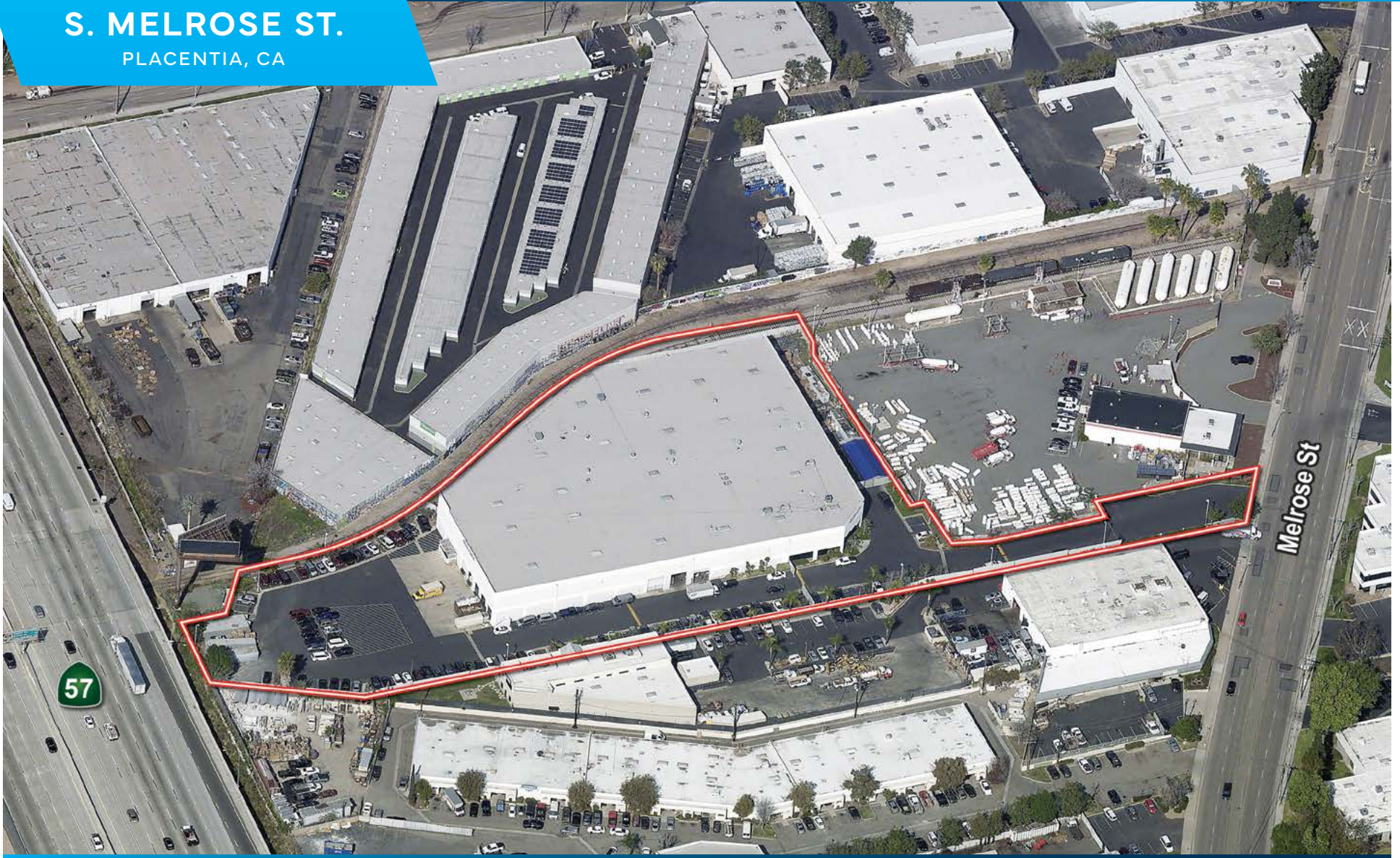
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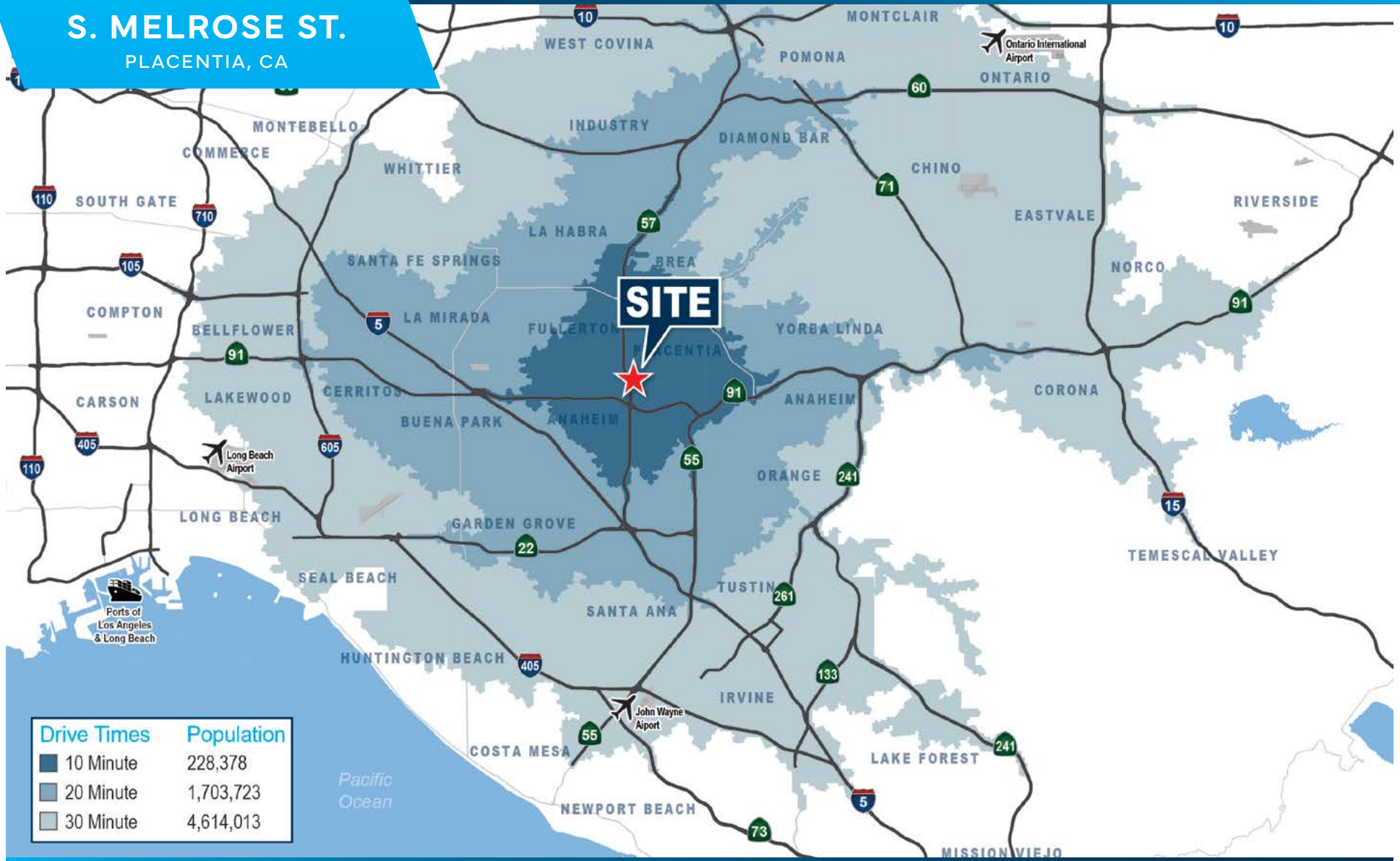
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