

FOR LEASE ±65,517 SQUARE FEET

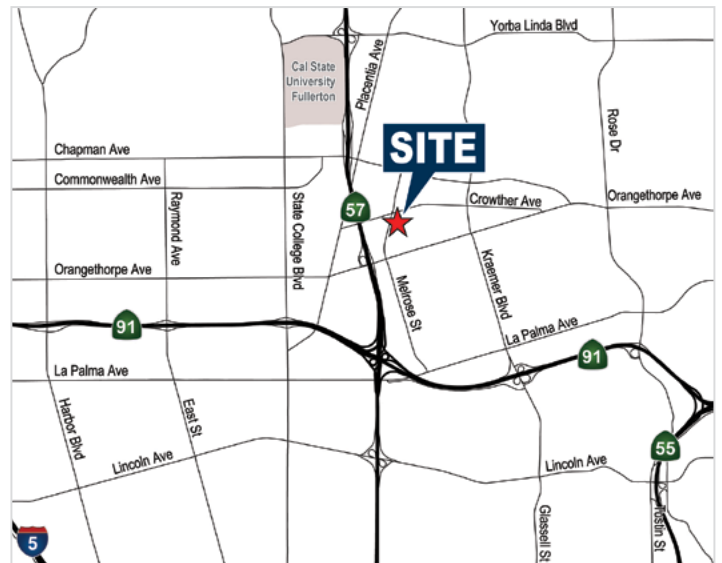
FREESTANDING DISTRIBUTION / MANUFACTURING BUILDING

540 - 544 S. Melrose Street, Placentia, CA



Property Features

- Fully Refurbished
- ±65,517 Sq. Ft. Distribution/Manufacturing Building
- ±9,000 Sq. Ft. of Upgraded Two Story Office Area
- New LED Motion Sensor Lighting in Warehouse
- Large Secured Drive Through Yard
- Secured Truck Court (131' Deep)
- Seven (7) Dock High Positions
- Four (4) Grade Level Doors
- High Image/Corner Location
- 94 Parking Stalls
- 1,000 Amps of 277/480 Volt Power (Verify)
- 24' Minimum Clearance
- Fully Sprinklered (.45 GPM/3,000 Sq. Ft.)
- Fiber Internet



- Low Net Expenses of \$0.19 PSF
- Immediate Access to 57 & 91 Freeways
- Possible Rail Service
- **Potential Lease w/ Option to Purchase**

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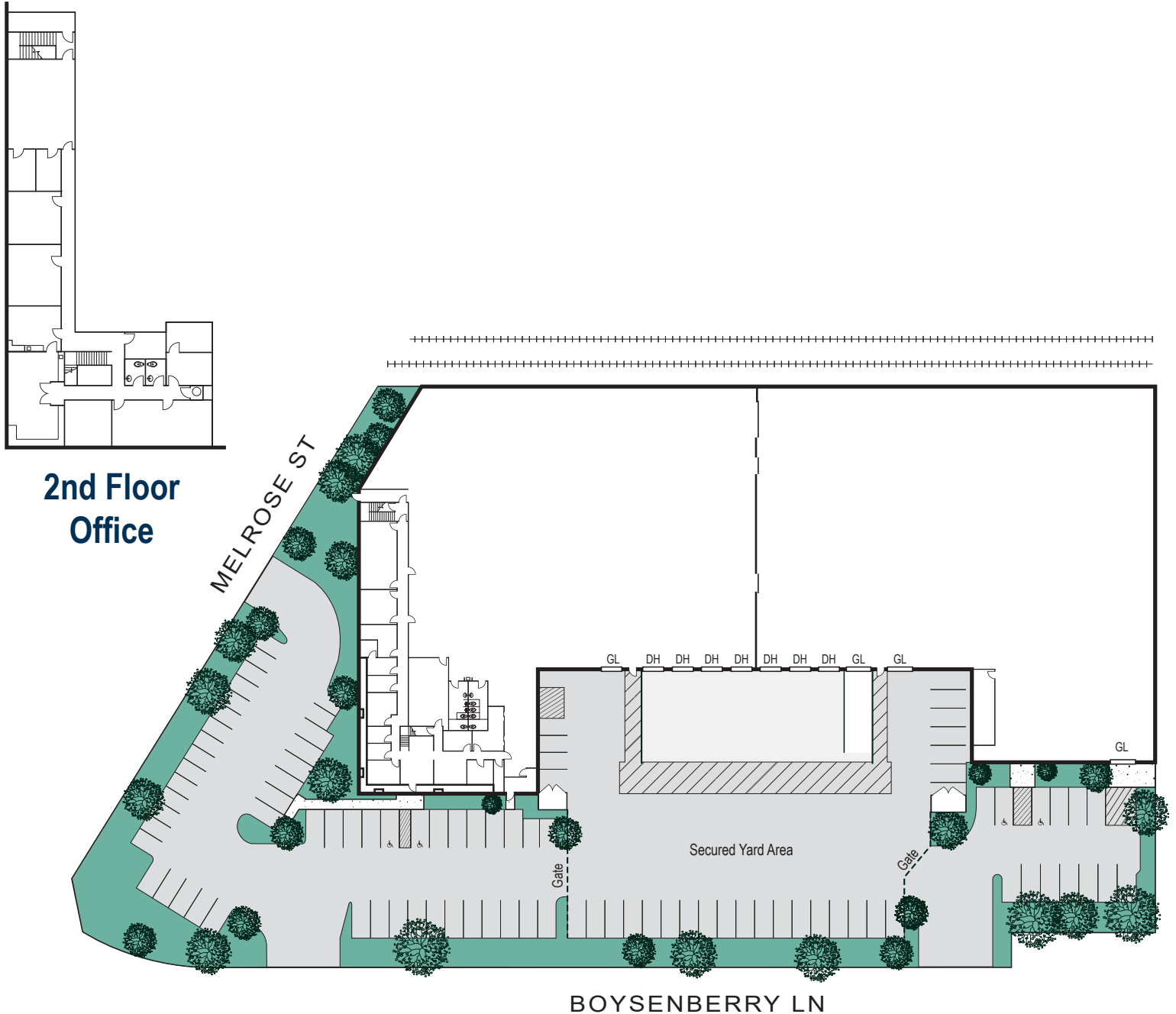
Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

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**2nd Floor
Office**

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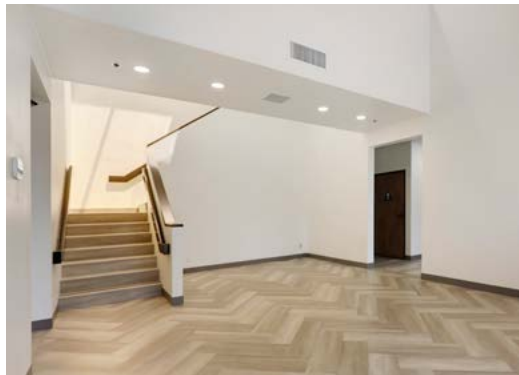
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