



Colliers

**For Lease**  
**±23,752 SF**

**Dock High  
Loading**

**Brian Chastain**

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## 190 W. Crowther Ave, Unit C Placentia, CA

### Property Features

- Part of a Larger ±121,500 SF Distribution Building
- ±1,960 SF of HVAC Office Area
- ±2,430 SF of HVAC Assembly Area (can be removed)
- One (1) Dock High Loading Door
- One (1) Ground Level Loading Ramp
- Power: 800 Amps, 277/480 Volt (verify)
- Large Fenced/ Secured Parking Area
- 26' Minimum Warehouse Ceiling Height
- Fully Fire Sprinklered (verify calculations)
- 40' x 40' Bay Spacing
- Excellent Placentia Location
- Immediate Access to the Orange (57) and Riverside (91) Freeways. Close Proximity to the Santa Ana (5), Costa Mesa (55) and Garden Grove (22) Freeways.

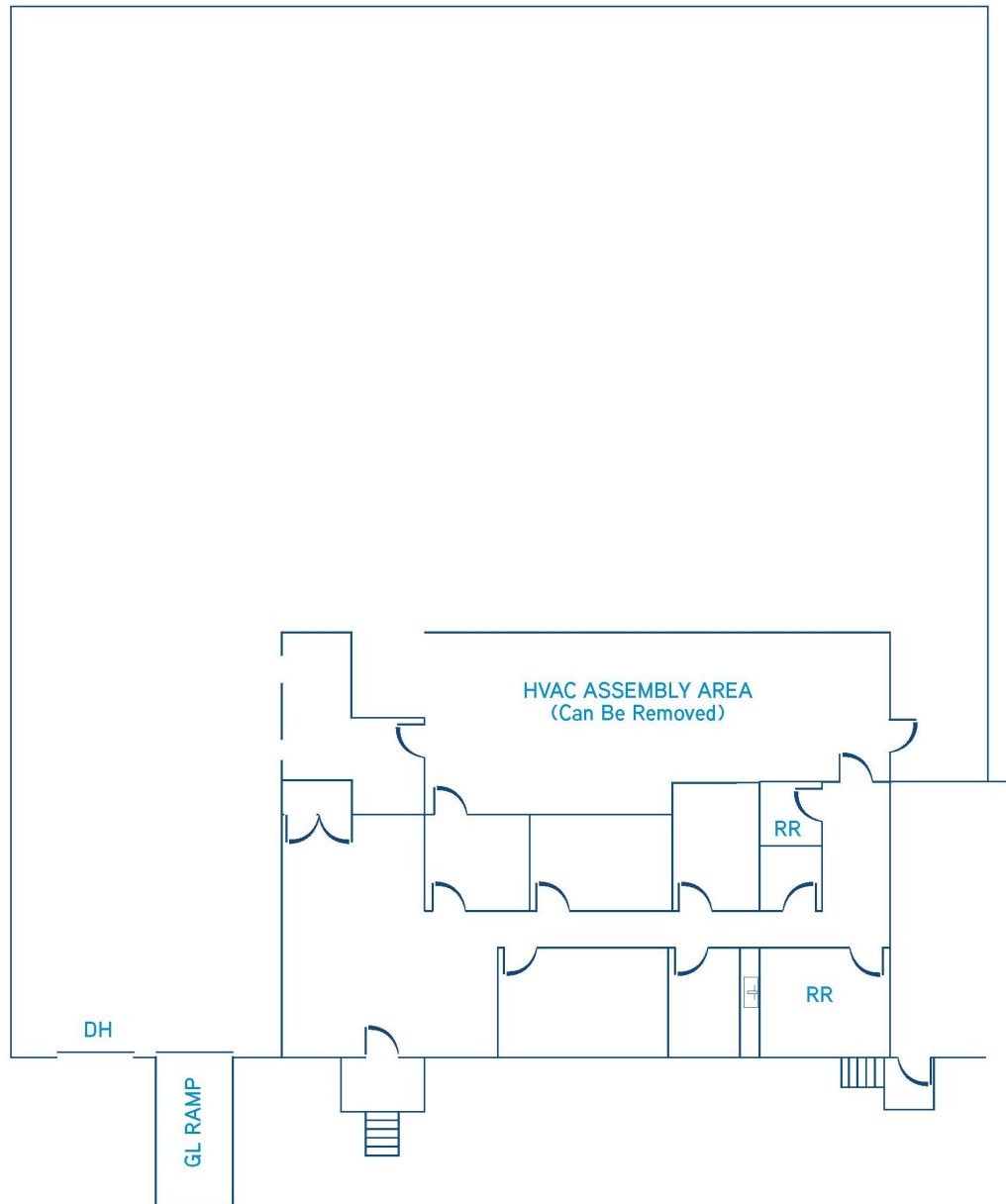
Accelerating success.

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## Site Plan



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