

L & W INVESTMENT COMPANY

Multi-Tenant Industrial/Office Suites for Lease



**Glassell Street and Emerson Ave.
Orange, California**

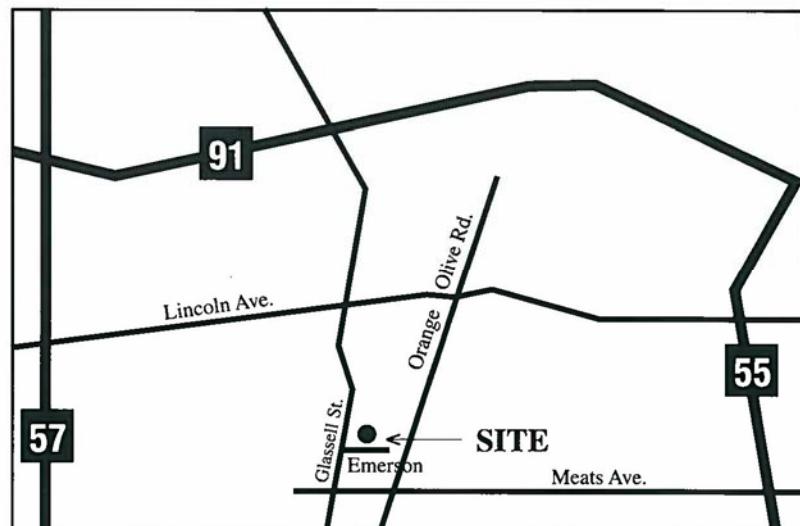
Property Features:

Industrial Units:

- Quiet, clean cul-de-sac
- Units range from 750 to 6,700 sq. ft.
- 10% to 50% improved office space
- Minimum 12' warehouse clearance
- Ground level truck parking
- 2:1 parking ratio

Office Suites:

- Suite range from 800 to 1,000 sq. ft.
- Private restrooms
- Centrally located
- Near the Riverside (91), Costa Mesa (55), and Orange (57) Freeways



For Leasing Information Please Contact:

Leasing Office (714) 237-7032

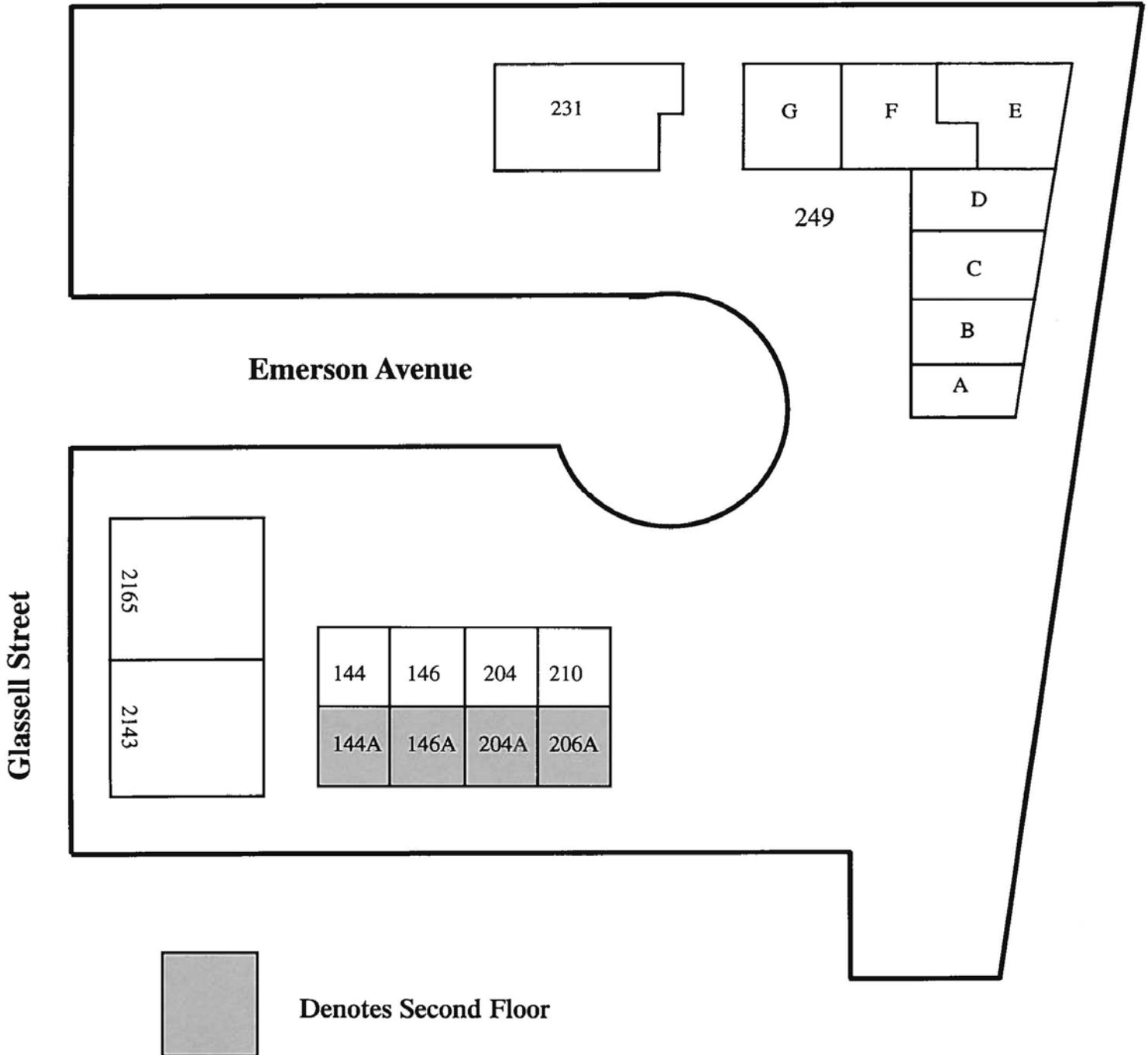
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Orange, California**



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