

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

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
- 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  
mvernicks@voitco.com  
Lic. #01420885

**Voit**  
REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM

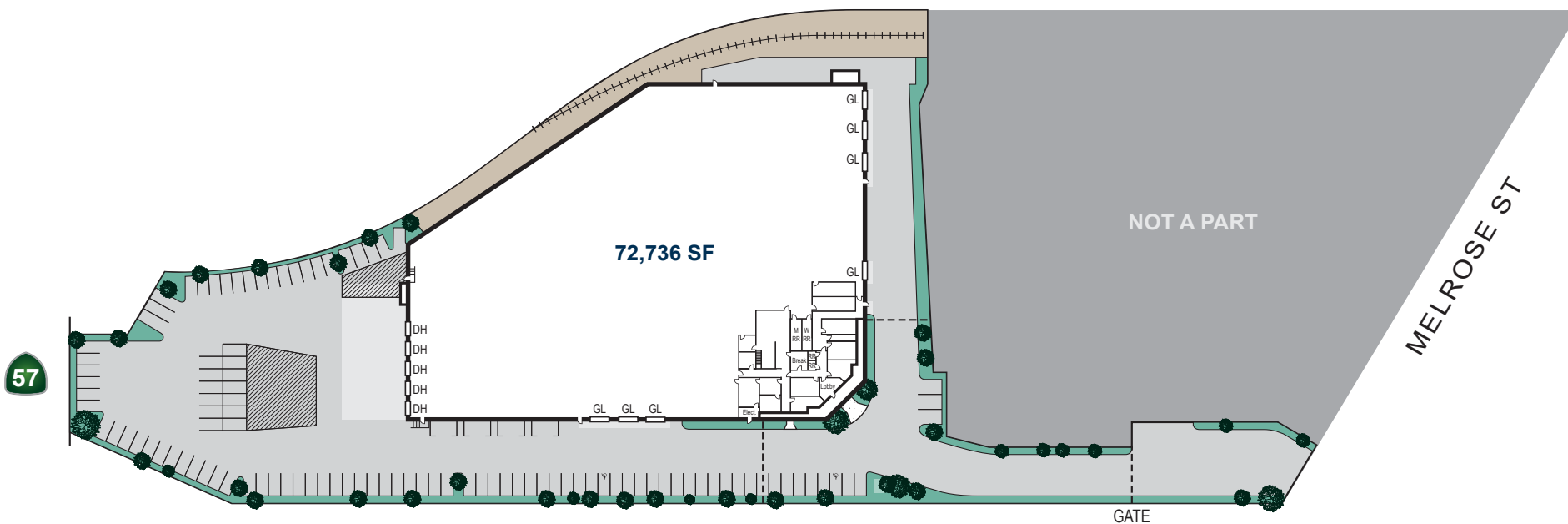
2400 E. Katella Avenue, Suite 750  
Anaheim, CA 92806

# 567

S. MELROSE ST.  
PLACENTIA, CA

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

DIRECT FREEWAY EXPOSURE



\*Site Plan Not to Scale.

**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

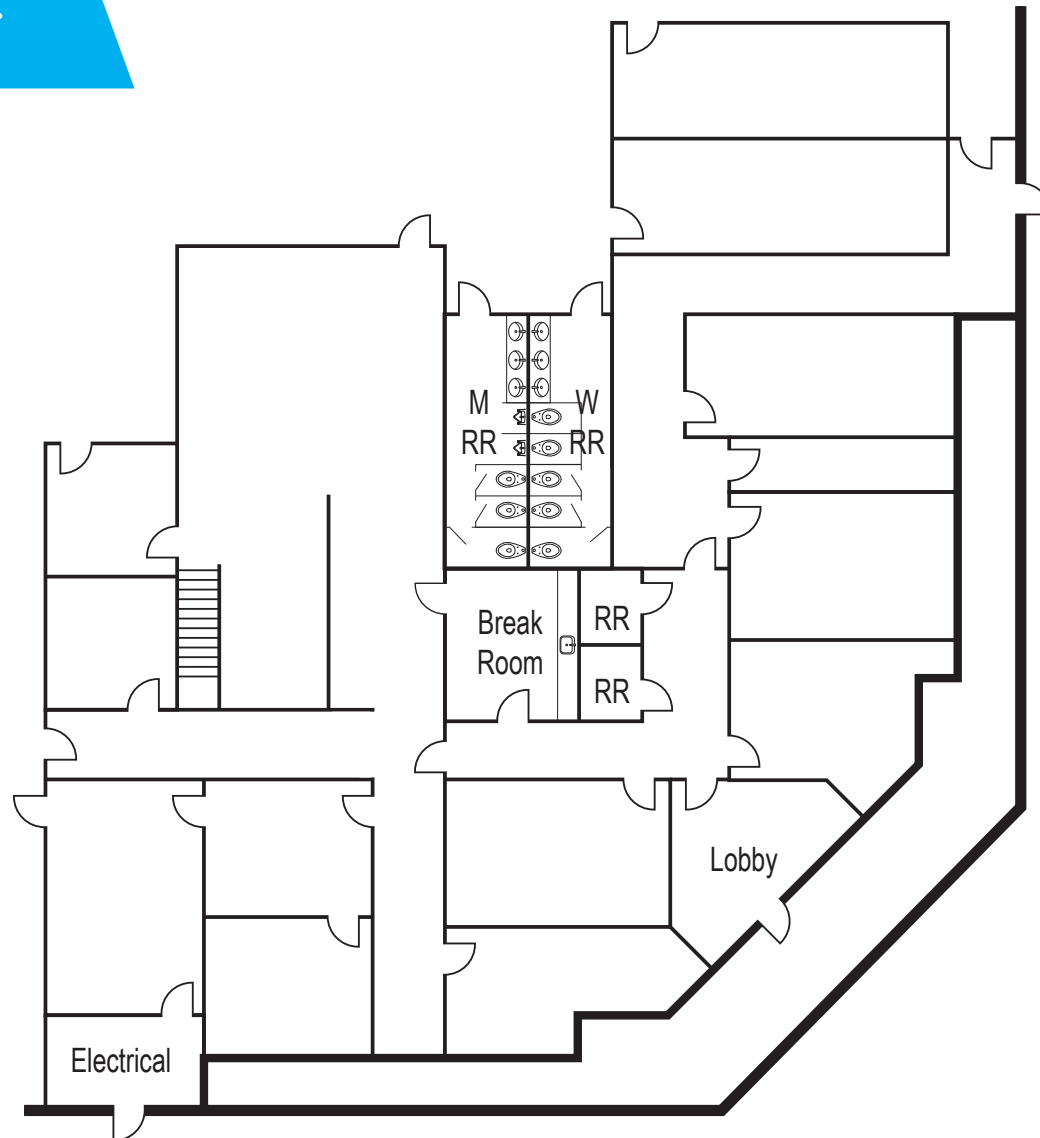
2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
[www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Brokers by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

# 567

S. MELROSE ST.  
PLACENTIA, CA

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



\*Floor Plan Not to Scale.

**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



2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
[www.voitco.com](http://www.voitco.com)

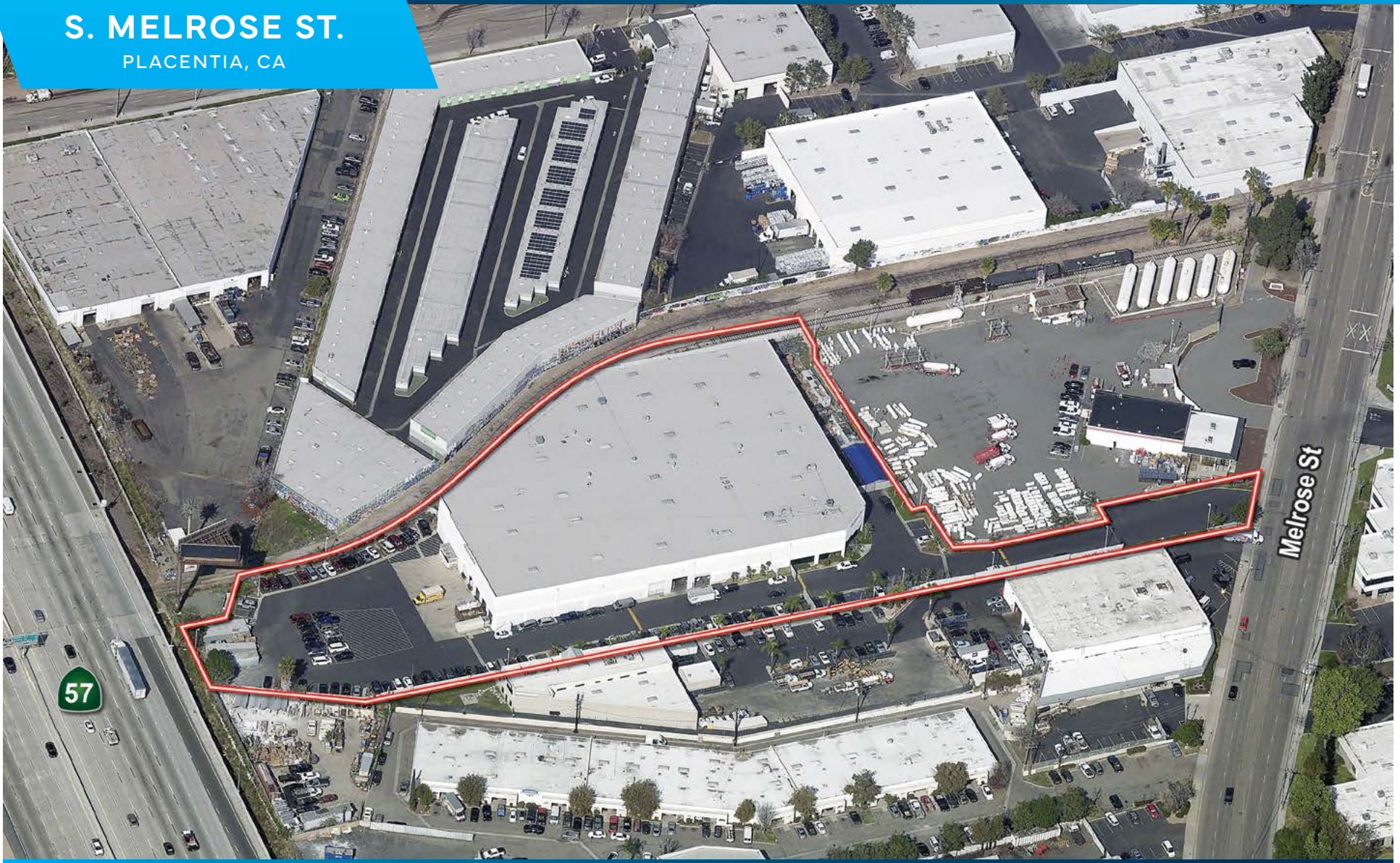
Licensed as Real Estate Brokers by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.



# 567

S. MELROSE ST.  
PLACENTIA, CA

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



**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  
[www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Brokers by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.



**S. MELROSE ST.**  
PLACENTIA, CA

**S. MELROSE ST.**  
PLACENTIA, CA

The map displays the location of S. Melrose St. in Placentia, CA, marked with a red star and a callout box labeled "SITE". The map shows the surrounding region, including major highways (Interstates 5, 10, 15, 215, 405, 60, 71, 91, 110, 105, 5, 605, 22, 241, 261, 133, 73) and cities such as West Covina, Pomona, Ontario, Chino, Eastvale, Norco, Corona, Temescal Valley, Mission Viejo, Lake Forest, Irvine, Tustin, Santa Ana, Huntington Beach, Seal Beach, Long Beach, Carson, Compton, Bellflower, Lakewood, Cerritos, Buena Park, Garden Grove, Costa Mesa, Newport Beach, Orange, Anaheim, Yorba Linda, Brea, Fullerton, La Habra, Santa Fe Springs, La Mirada, Industry, Diamond Bar, Montclair, Industry, Whittier, Commerce, Montebello, South Gate, and Carson. The map also shows the Pacific Ocean, Long Beach Airport, John Wayne Airport, and the Ports of Los Angeles & Long Beach. A legend in the bottom left corner provides drive times and population data for the area.

Drive Times	Population
10 Minute	228,378
20 Minute	1,703,723
30 Minute	4,614,013

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

**Voit**  
REAL ESTATE SERVICES



2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
[www.voitco.com](http://www.voitco.com)

Licensed as Real Estate Brokers by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.