

SUNSET DISTRIBUTION CENTER

NORTH ORANGE COUNTY

556 Vanguard Way, Unit C
Brea, CA 92821



FOR LEASE

UNIT C

\pm 8,800 SF

 **LINK**

LEASED BY

CBRE



→ ±8,800 SF Available

→ Excellent Distribution Space

→ Close Proximity to 57, 91 and 60 Freeway

→ Large Truck Court

→ Attractive Business Park Environment

→

→ 40' x 47' Bay Spacing

→ Institutionally Owned and Managed

→



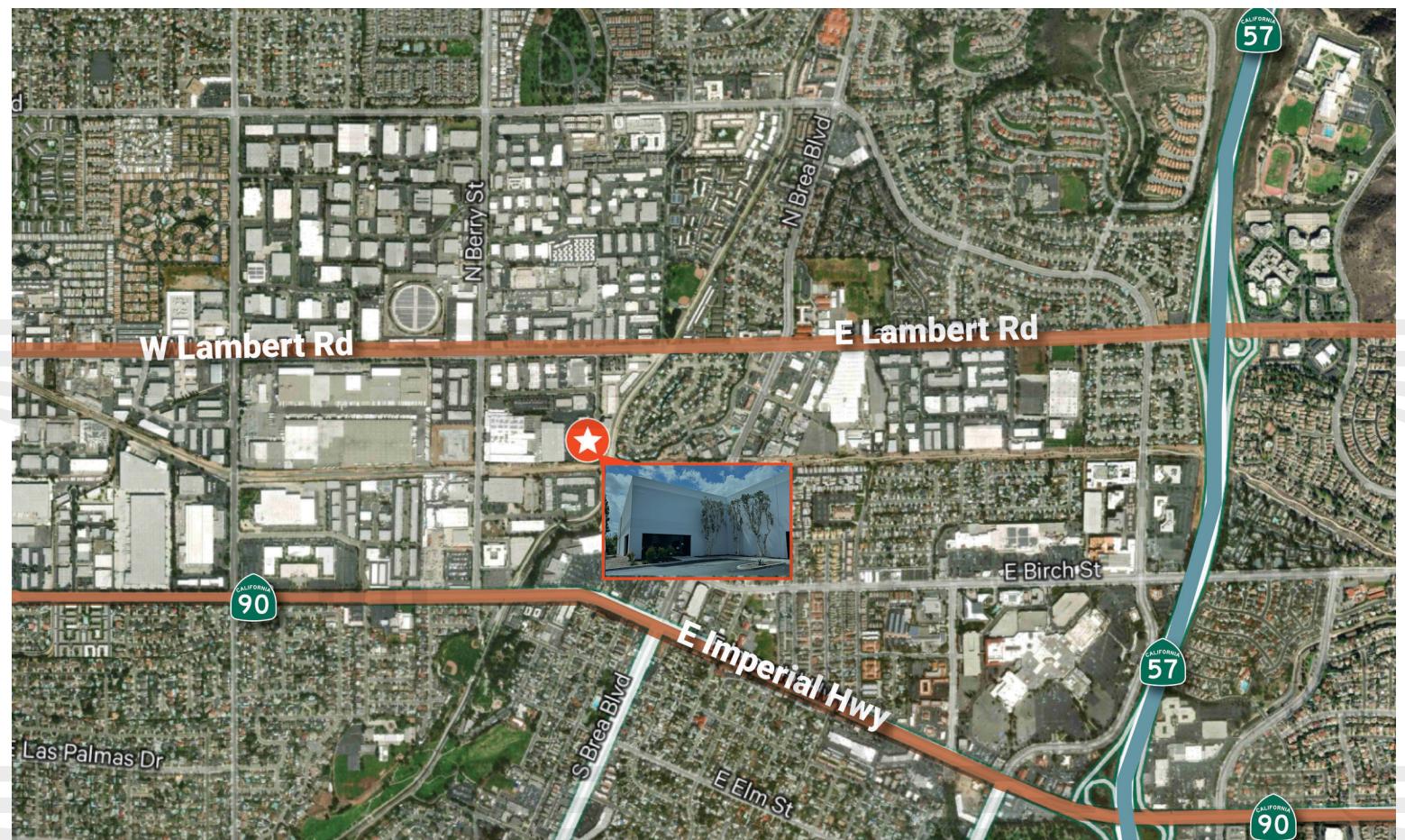
UNIT C

Available SF	±8,800 SF
Office SF	±1,737 SF One-Story Office
Warehouse Clear Height	24'
Dock-High Loading	Two (2) Dock-High Doors
Fire Sprinklers	.33 GPM / 3,000 SF
Power	125 Amps, 277/480 Volts, 3 Phase, 4 Wire
Parking	1.02:1,000 SF Parking Ratio (9 Spaces)

VANGUARD WAY

BASSE LANE





CONTACT INFORMATION

556 Vanguard Way, Unit C
Brea, CA 92821

Ben Seybold

ben.seybold@cbre.com
(714) 371-9233

CA Lic. 01081310

Rick McGeagh

rick.mcgeagh@cbre.com
(310) 363-4878

CA Lic. 00912627

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.