

SUNSET DISTRIBUTION CENTER

NORTH ORANGE COUNTY

556 Vanguard Way, Unit C
Brea, CA 92821



FOR LEASE

UNIT C

±8,800 SF



LEASED BY

CBRE



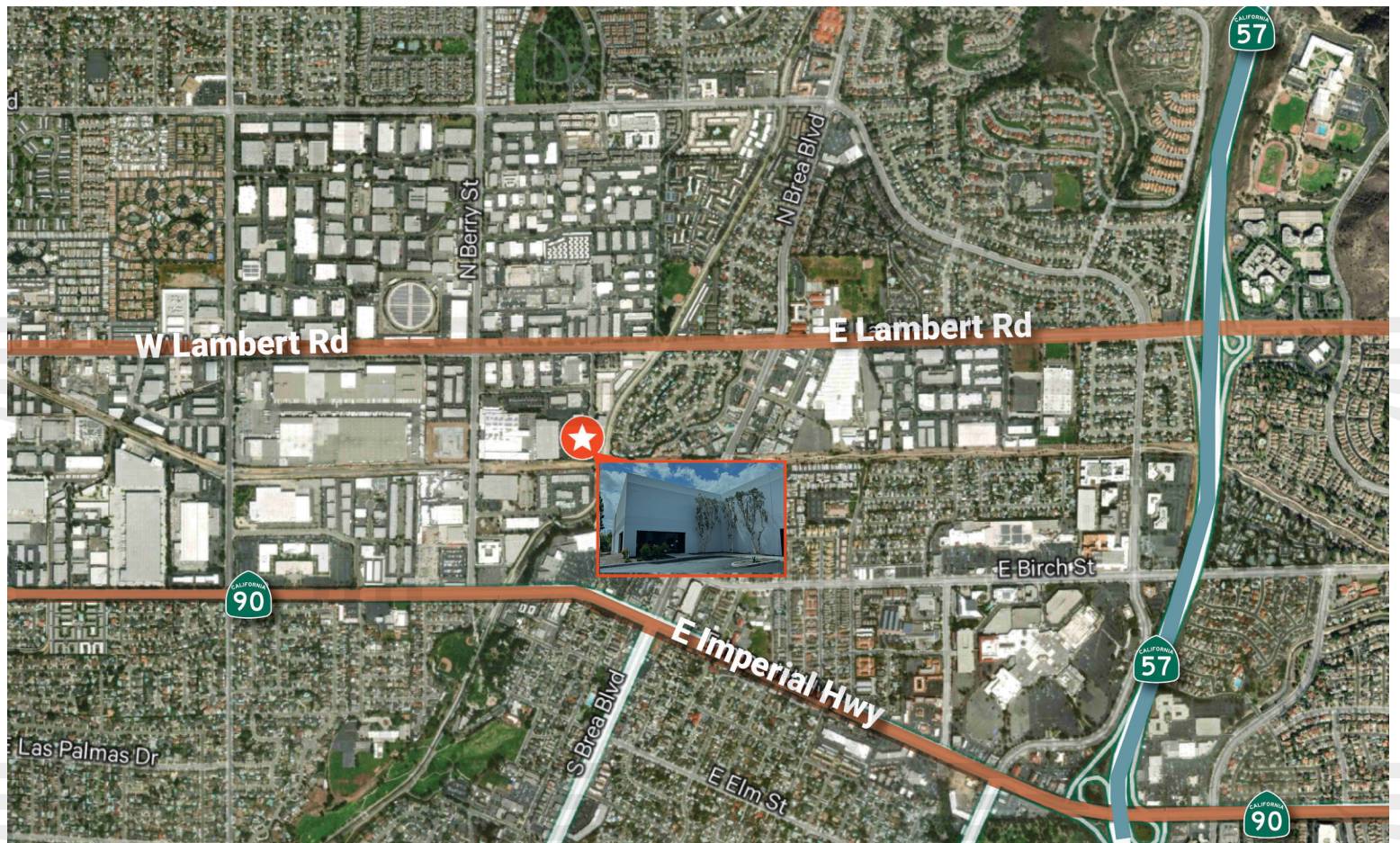
- ±8,800 SF Available
- Excellent Distribution Space
- Close Proximity to 57, 91 and 60 Freeway
- Large Truck Court
- Attractive Business Park Environment
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- 40' x 47' Bay Spacing
- Institutionally Owned and Managed
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UNIT 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)





CONTACT INFORMATION

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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.



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