

FOR LEASE



koinosrealestate.com



560 S. Melrose St., Placentia, CA 92870



EXCLUSIVELY OFFERED BY:

Young Kim

CEO, Realtor DRE 01886738

949-292-1537

Godisgood42000@gmail.com

young@koinosrealestate.com

Koinos Real Estate Group

koinosrealestate.com

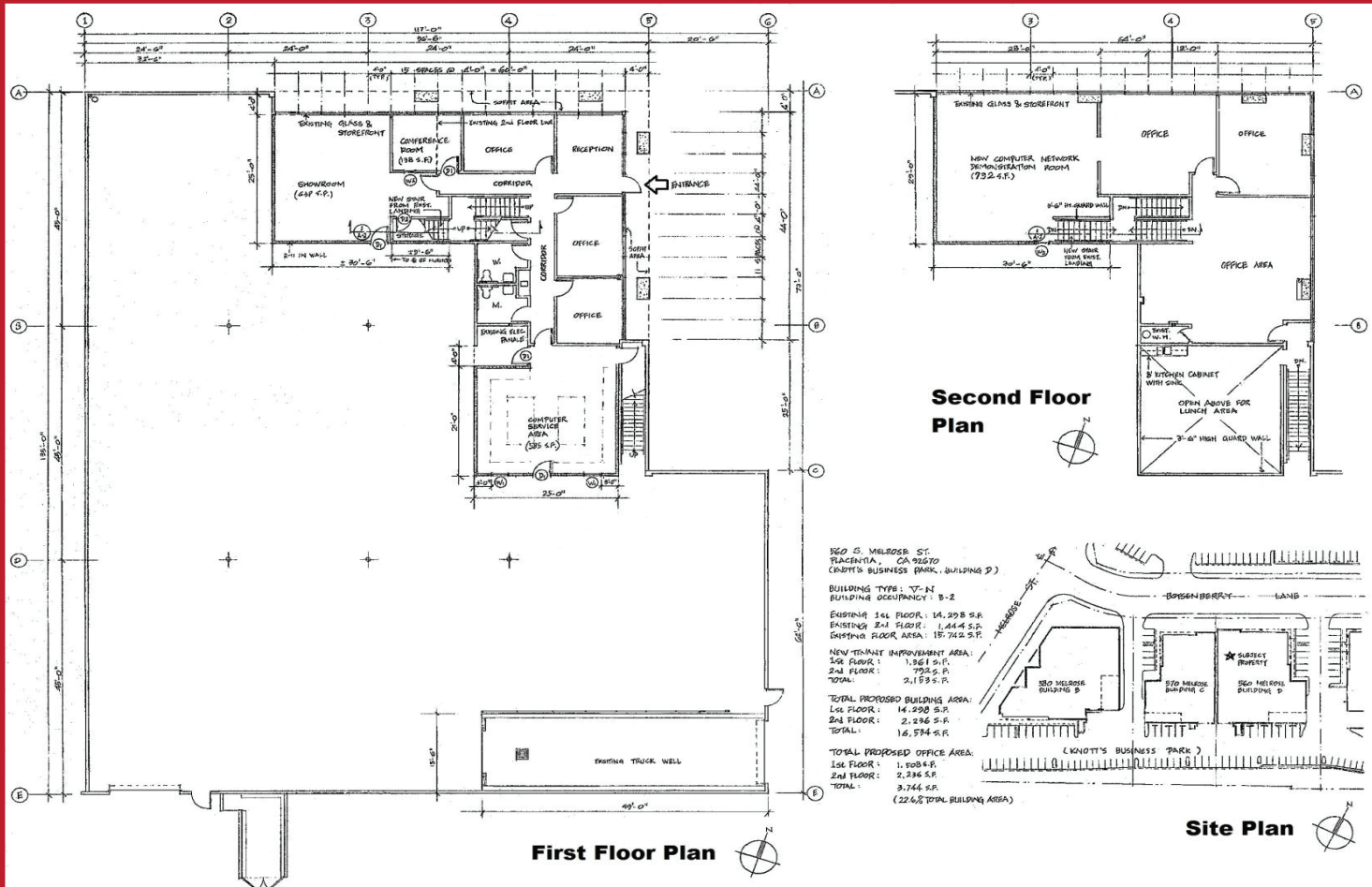
Haolei Ge

Realtor DRE Lic 01923907

949-275-0187

gehaolei@hotmail.com

Koinos Real Estate Group



Property Highlight :

- Free-standing R & D Type industrial building
- Lot area: 32,582 SF
- Total building area: 16,534 SF (1st floor: 14,298 SF, 2nd floor: 2,236 SF)
 - * Total 1st and 2nd floor office space: 3,744 SF *
 - * +/- 585 SF at 1st floor area with Ceiling / Lights / HVAC *
 - * +/- 620 SF at 2nd floor: Open Loft area with Kitchen sink and Cabinets is not included in the total building area.*
- Ceiling height : 22 Ft
- Loading: One 10' x 10' Ground Level Drive-in Door & One Interior Truck Well (Dock Height loading)
- Power: Upgraded (Verify)
- Fully Fire sprinklered
- Four HVAC units on the roof
- Six 4'x 8' smoke Vent & Sky Lights
- 31 Parking stalls (Parking ratio: 1.87/1,000 SF)
- Built In 1986
- Knott's Business Park