



Listing Information

DRE#00342120
714-751-4420 / www.tricorealty.com

Address: 740 S. Van Buren Street, Unit A, Placentia, CA, 92870

Date of Form: 1/7/2026

When: 02/01/26

Rent PSF/MO: 1.20
CAM PSF/MO: 0.17

Rent PSF/YR: 14.40
CAM PSF/YR: 2.04

Unit Information

Square Footage: 1,225 **Unit Type:** Industrial
Office Square Footage: 800 **Vacant/Occupied:** Occupied With Notice
Description: Nice corner industrial unit with permitted, bonus mezzanine offices not included in the rentable total.
Located near the 91, 55 & 57 Freeways, the unit features a 10'x12' GL door and is situated in the front of the business park. The unit has an upstairs conference room, two private offices, and restroom. The first floor entry opens to a reception/lobby, has one restroom, storage and warehouse areas.

Electrical

AMPS: 100 **AMPS 2:**
Volts: 120/208 **Volts 2:**
3 Phase: Yes

Overhead Doors & Warehouse

Ground Level Door: Yes **Dock High Door:** No
of Doors: 1 **# of Doors:**
Dimensions: 10'x12' **Dimensions:**

Clearance: 18

Offices & Restrooms

Reception: Yes **Office Restrooms:** 2
Open Office(s): 2 **Warehouse Restrooms:**
Private Office(s): 2

Miscellaneous

Skylight: No **Coffee Bar:** No
Skylight Type: **Yard:** No
Commission: Full Commission

Property Information

Project Name: Sierra Madre Business Park **Parking Ratio:** 2:1
Property Construction: Concrete Tilt-Up **High Speed Internet:** Yes
Property Use Type: Industrial **Fire Sprinklers:** No
Nearby Freeways: 55, 57, & 91

Brokers

John Pak - DRE#01483069
john@tricorealty.com
714-751-4420



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1,225 Sq. Ft.

**For Further Information,
please contact:**

John Pak - DRE#01483069
john@tricorealty.com
714-751-4420

Trico Realty, Inc.
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Not to Scale

