



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

Rent PSF/YR: 14.40

CAM PSF/MO: 0.17

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		
Open Office(s):	2	Office Restrooms:	2
Private Office(s):	2	Warehouse Restrooms:	

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



740 S. Van Buren Street, Unit A, Placentia, CA, 92870
1,225 Sq. Ft.

**For Further Information,
please contact:**

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

Trico Realty, Inc.
DRE# 00342120

Visit us at
www.tricoREALTY.com

Not to Scale

