



1672
1680
1688

For Lease

1688 Sierra Madre Circle | Placentia, CA

±7,632 SF Turn-Key Owner-User Industrial Condo





For Lease
 1688 Sierra Madre
 Circle Placentia, CA

*** Renovated End-Unit
 Industrial Condo**

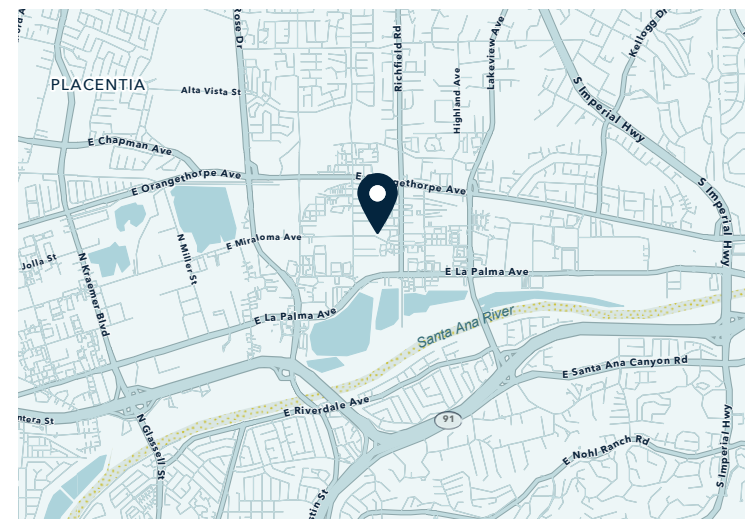
Property Specifications

<u>TOTAL SF</u>	<u>GL DOOR</u>
±7,632	1 oversized
<u>OFFICE SF</u>	<u>AMPS</u>
±850 roughly	600 to be verified
<u>CLEAR HEIGHT</u>	<u>PLACENTIA ZONING</u>
17'	GM



About the Property

- Industrial Warehouse Condo
- Professionally Managed
- End Unit
- 1.8/1000 Parking Ratio
- Fire Sprinklered
- Close Access To La Palma Thoroughfare
- Close Proximity to 57, 55, 91, 405 Freeways



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Recent Office Upgrades

- New Flooring Throughout Office & Restrooms
- New Lighting
- New Paint
- New Baseboards
- New Toilet
- New Sinks





Recent Warehouse Upgrades

- New Interior Warehouse Paint
- Removed Walls Within Warehouse to Open Space
- Additional Fire Sprinkler Heads
- Removed Mezzanine Space In Warehouse
- 5 Year Fire Sprinkler Inspection - Just Completed
- New Lighting Within Warehouse
- Cameras & Alarm System In Place





SRS REAL ESTATE PARTNERS

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