

# FOR SALE >>

±12,533 Square Feet



## 1150 LAS BRISAS PLACE | Placentia, CA

### Property Features

- > Excellent High Image Freestanding Manufacturing / Warehouse Distribution Building
- > ±4,079 SF of Above Standard High Image Two-Story Office Area (Handicap Accessible)
- > Power: 800 Amps, 120/208 Volt (verify) with Connection for Backup Generator
- > One (1) Motorized Ground Level Loading Door
- > One (1) Interior Truckwell with Motorized Door
- > Fenced Yard Area with Motorized Rolling Gate
- > 24' Minimum Warehouse Ceiling Height
- > Fully Fire Sprinklered (verify calculations)
- > High End Built-In Office Furniture
- > Extensive Use of Glass in Office Area
- > Fully Air Conditioned and Heated Warehouse
- > Immediate Access to the Riverside (91) and Orange (57) Freeways.  
Close Proximity to the Orange (57), Santa Ana (5), Costa Mesa (55) and (241) Transportation Corridor.



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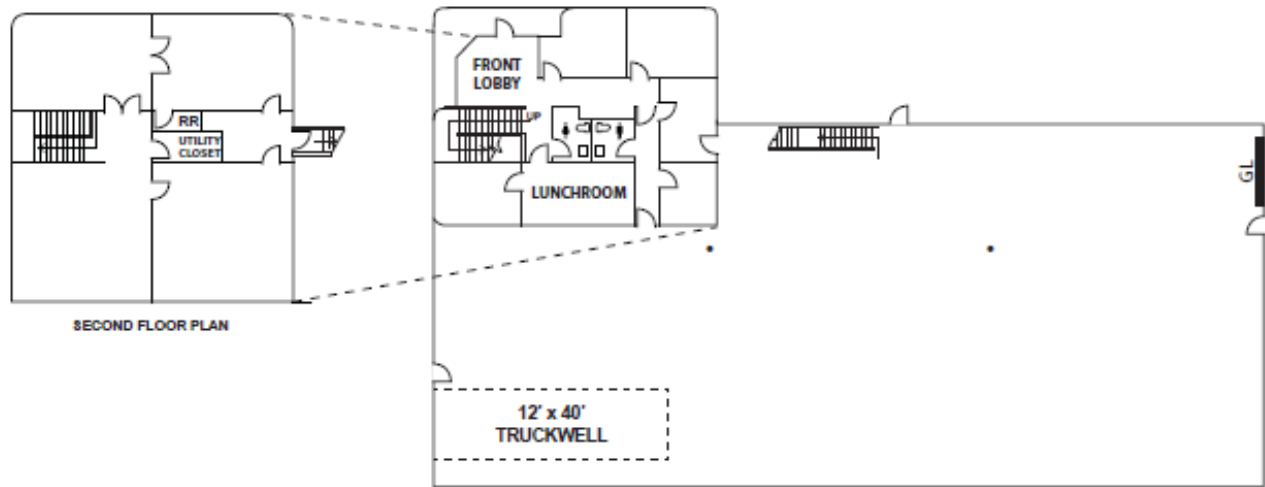
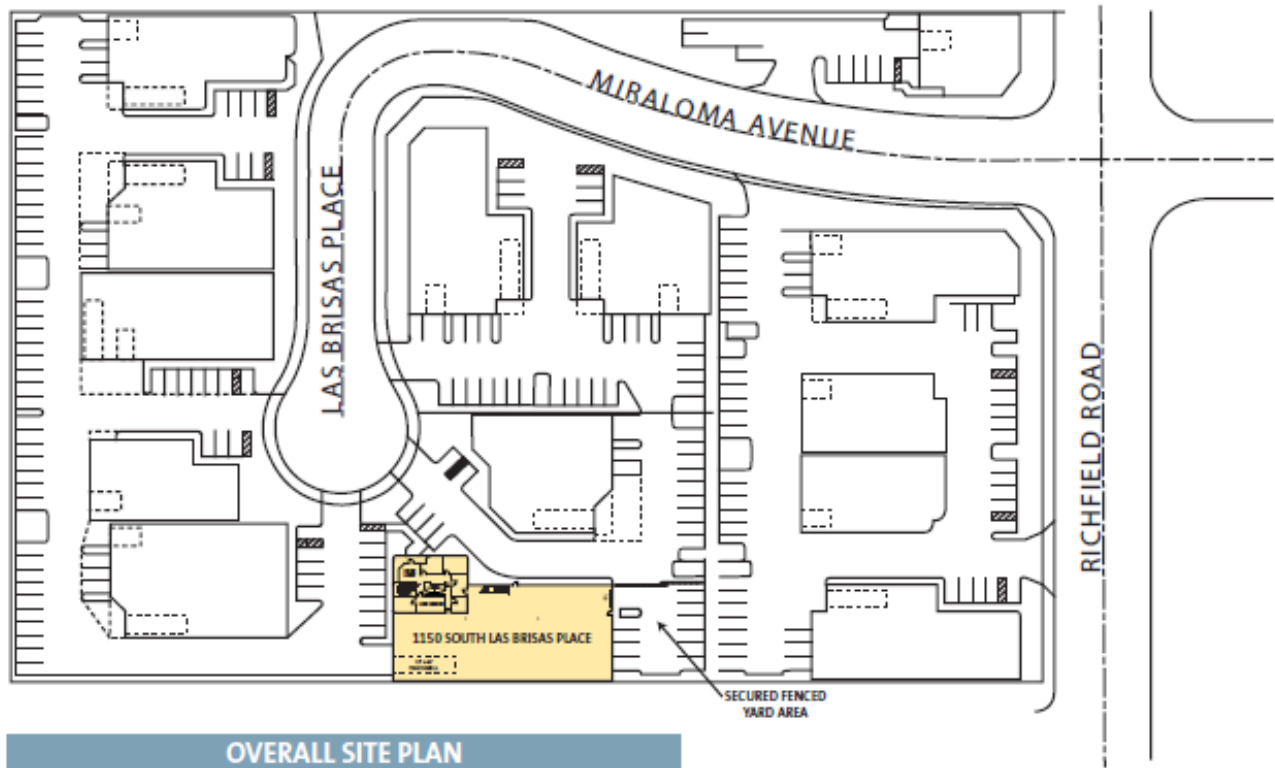
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