



615

FEE ANA STREET
PLACENTIA | CA



22,533 SF FOR SALE

FREESTANDING INDUSTRIAL PROPERTY

PROPERTY HIGHLIGHTS

- Excellent Manufacturing/ Distribution Building
- 8,500 SF of Bonus Metal Building Canopy (not included in SF)
- 31,033 SF of Usable Under Roof Area including Metal Building Structure
- Seller will Leaseback all or part of Building, up to 6 Months

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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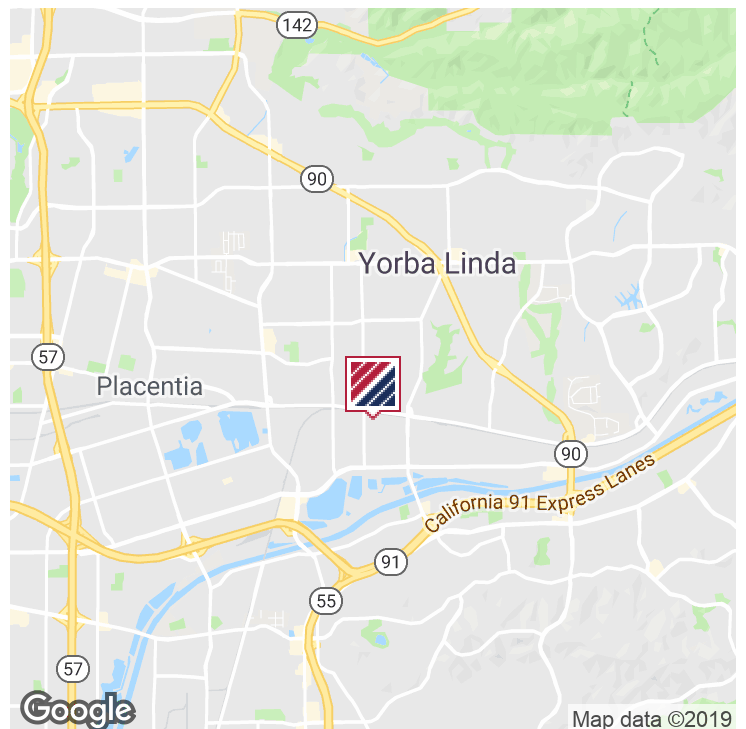
FOR SALE

22,533 SF INDUSTRIAL BUILDING



PROPERTY FEATURES

- 22,533 SF Freestanding Industrial Building
- 2,900 SF of Executive Office (Single Story)
- Four (4) Ground Level Doors
- 17' Warehouse Clearance Height
- 1,000 Amps 277/480V (verify)
- Welding Stations/Spray Booths
- Sprinklered
- Concrete Yard Area
- 8,500 SF of Bonus Metal Building Canopy (Sprinklered)
- Two (2) Bonus Mezzanine Areas
- Four (4) Restrooms
- Electrical Distribution & Copper Airline Distribution Throughout
- Four (4) Clean Air Filters
- 1.19 Acre Land Parcel
- Convenient Freeway Access
- Owner will Leaseback all or half of building for up to 6 months



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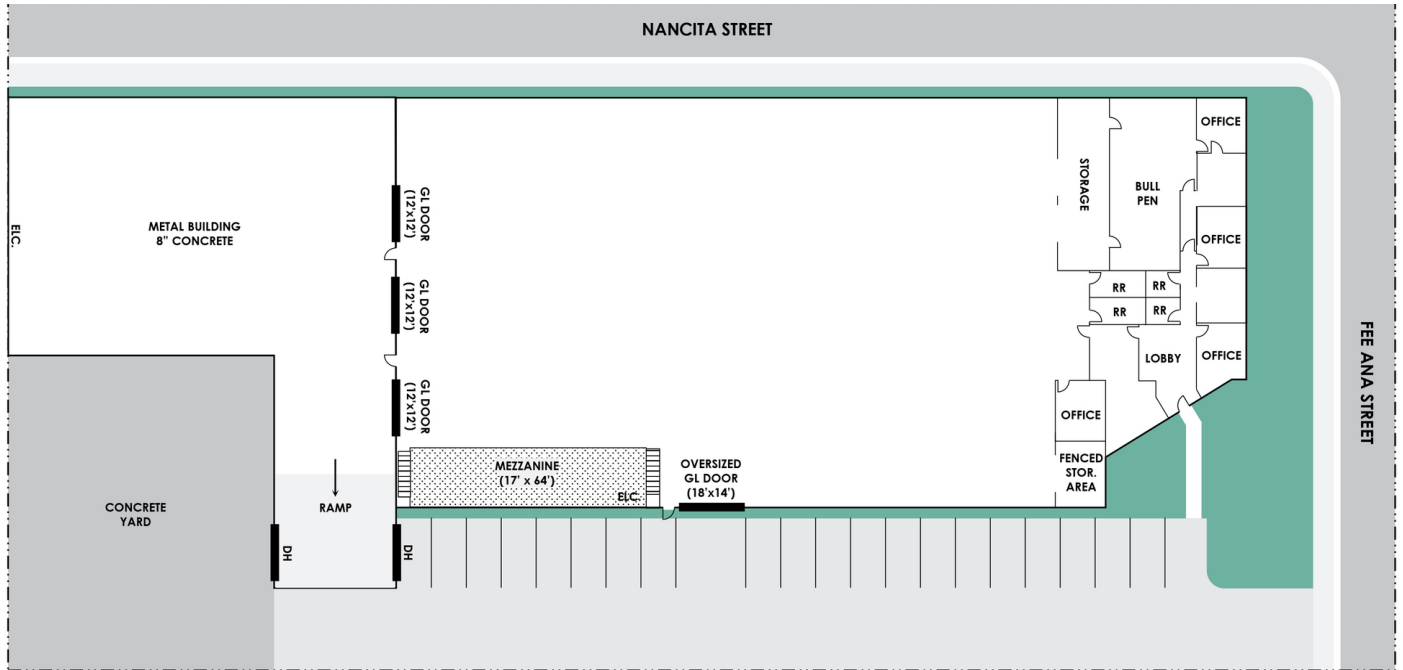
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Site Plan - Not to Scale



Metal Structure to Ramp and Elevated DH at 26"

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Metal Structure - Flow to CTU



Side of Building

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