

FOR SALE

35,785 SF

**High Image Freestanding
Industrial Building**

**Expandable to 65,785 SF with
Adjacent Building on 3.28 Acres**

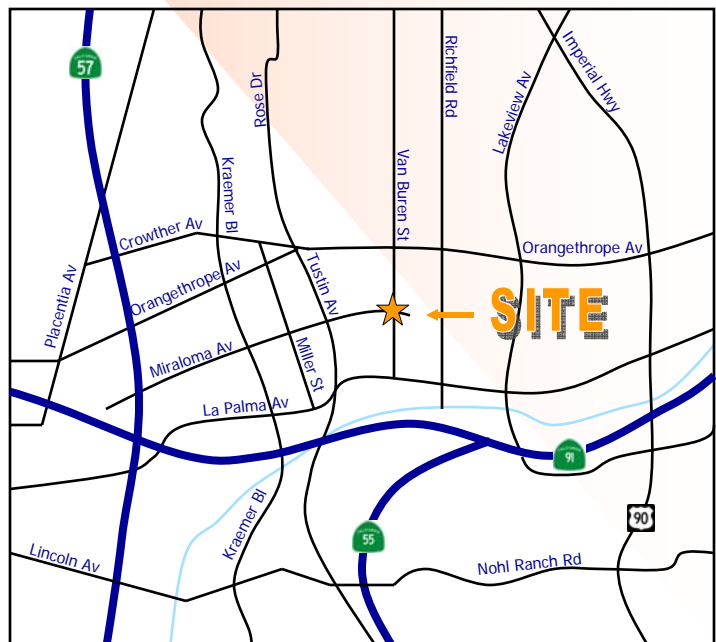


1601 E. Miraloma Avenue, Placentia, CA

(La Palma and Tustin off 91 Freeway)

Building Features:

- Adjacent 29,600 SF Available For Sale
- High Image Corporate Headquarters
- Four (4) 9'x10' Dock High Positions
- Load Levelers
- Two (2) 12'x14' Ground Level Doors
- 1.782 Acre Lot
- Large Fenced Yard – Concrete/Asphalt
- .22 / 2000 Sprinkler Calculations (verify)
- Office Area To Suit
- Two (2) Office Restrooms
- Gates for Secured Yard - Parking
- Corner Location
- 2:1 Car Parking
- 28' Clear Height
- 400 Amps / 277-480 Volt (verify)
- "Knockout" Panels For Future Windows
- Metal Halide Lighting Throughout
- Built 1999
- Excellent 91,5,57&55 Freeway Access



For additional information, please contact:

Chris Migliori 

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Scott Seal

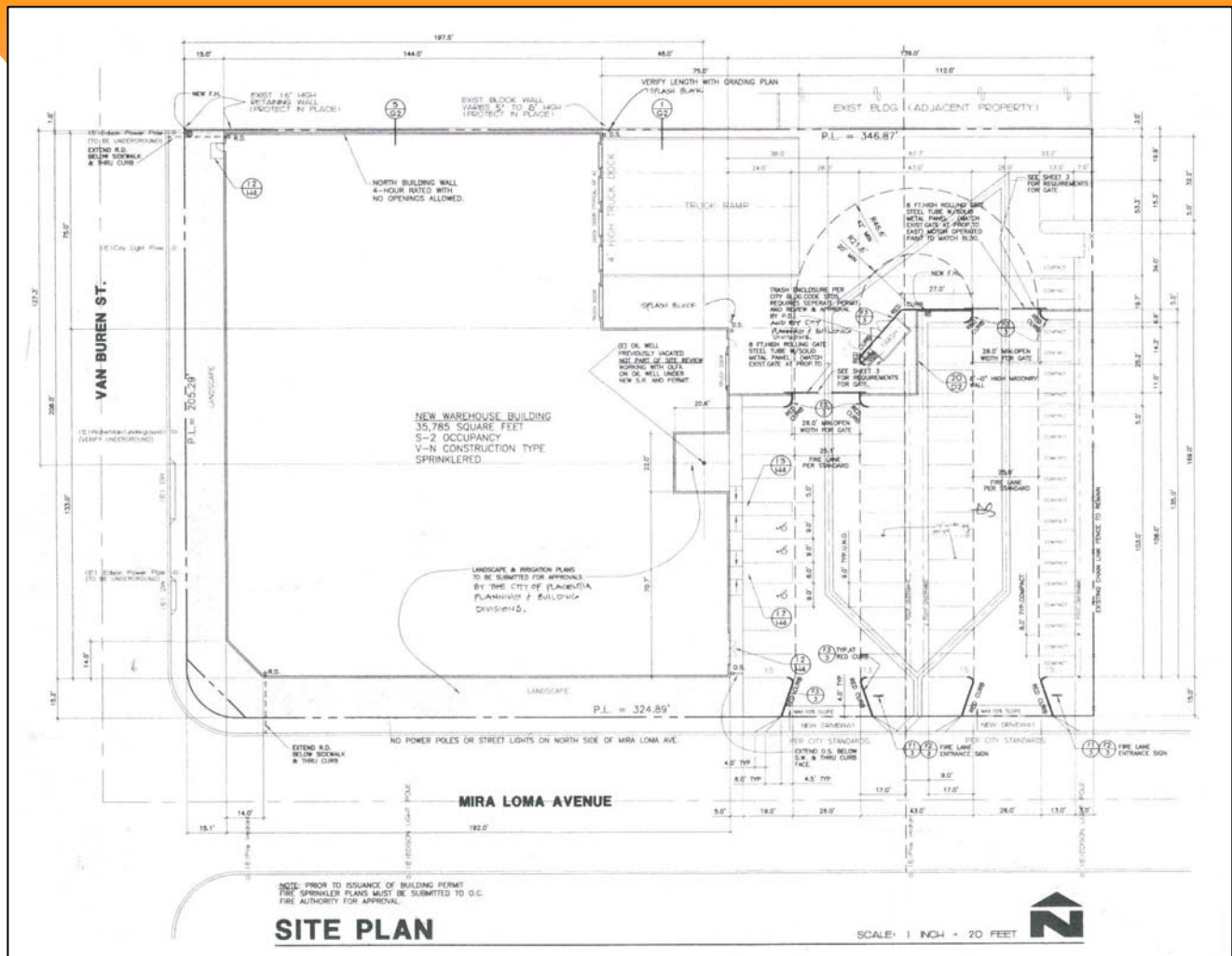
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