

FOR SALE

29,600 SF

**High Image Freestanding
Industrial Building**

**Expandable to 65,385 SF with
Adjacent Building on 3.28 Acres**

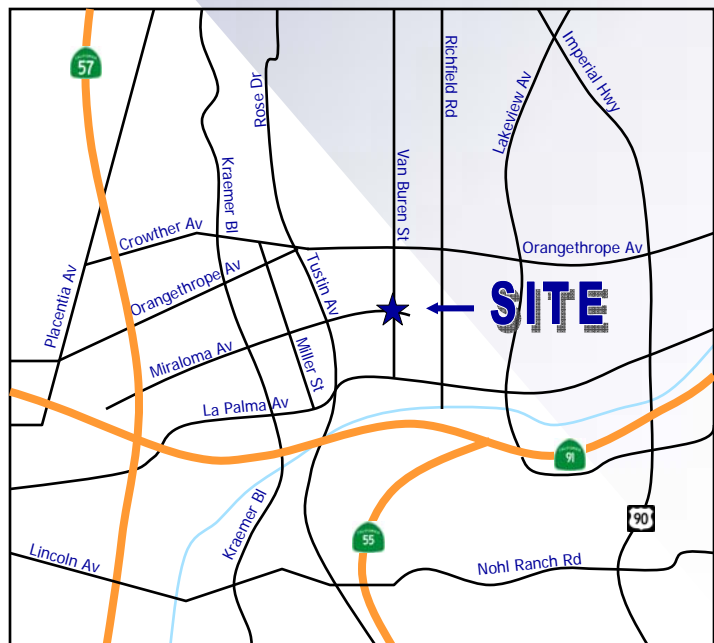


1639 E. Miraloma Avenue, Placentia, CA

(La Palma and Tustin off 91 Freeway)

Building Features:

- 7,500 SF High Image Two (2) Story Office Space
- Huge Fenced Yard
- 800 Amps 277/480 Volt (verify)
- Two (2) Ground Level Loading Doors 18'x16'
- Two (2) Ground Level Loading Doors 21'x14'
- 1.50 Acre Lot
- Warehouse Restrooms
- Electrical Distribution and Subpanels Throughout
- Divisible Building 12,000 to 18,000 SF (est.)
- Lunch Room
- Two (2) Steel Covered Awning Areas
40'x20' and 66'x20'
- Single Column Spacing
- Built in 1985



For additional information, please contact:

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COMMERCIAL REAL ESTATE SERVICES

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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Aerial View



Main Yard Entrance



East Facing - Yard

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