

FOR LEASE ±65,517 SQUARE FEET

FREESTANDING DISTRIBUTION / MANUFACTURING BUILDING

540 - 544 Melrose Street, Placentia, CA

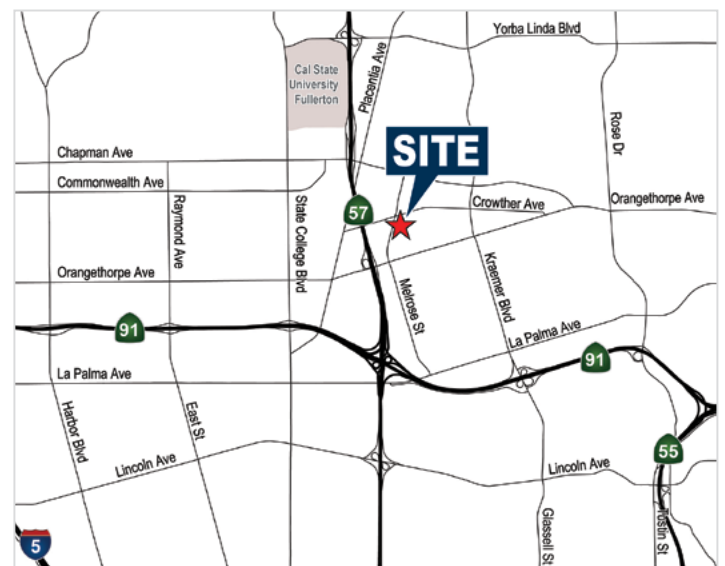


LOW NET EXPENSES OF \$0.19 PSF

Property Features

- ±65,517 Sq. Ft. Distribution/Manufacturing Building
- ±9,000 Sq. Ft. of Upgraded Two Story Office Area
- Large Secured Drive Through Yard
- Secured Truck Court (131' Deep)
- Seven (7) Dock High Positions
- Four (4) Grade Level Doors
- High Image/Corner Location
- 94 Parking Stalls
- 1,000 Amps of 277/480 Volt Power (Verify)
- Motion Sensor Warehouse Lighting
- 24' Minimum Clearance
- Fully Sprinklered (.45 GPM/3,000 Sq. Ft.)
- High-Image Business Park Location

- Immediate Access to 57 & 91 Freeways
- Possible Lease w/ Option to Purchase



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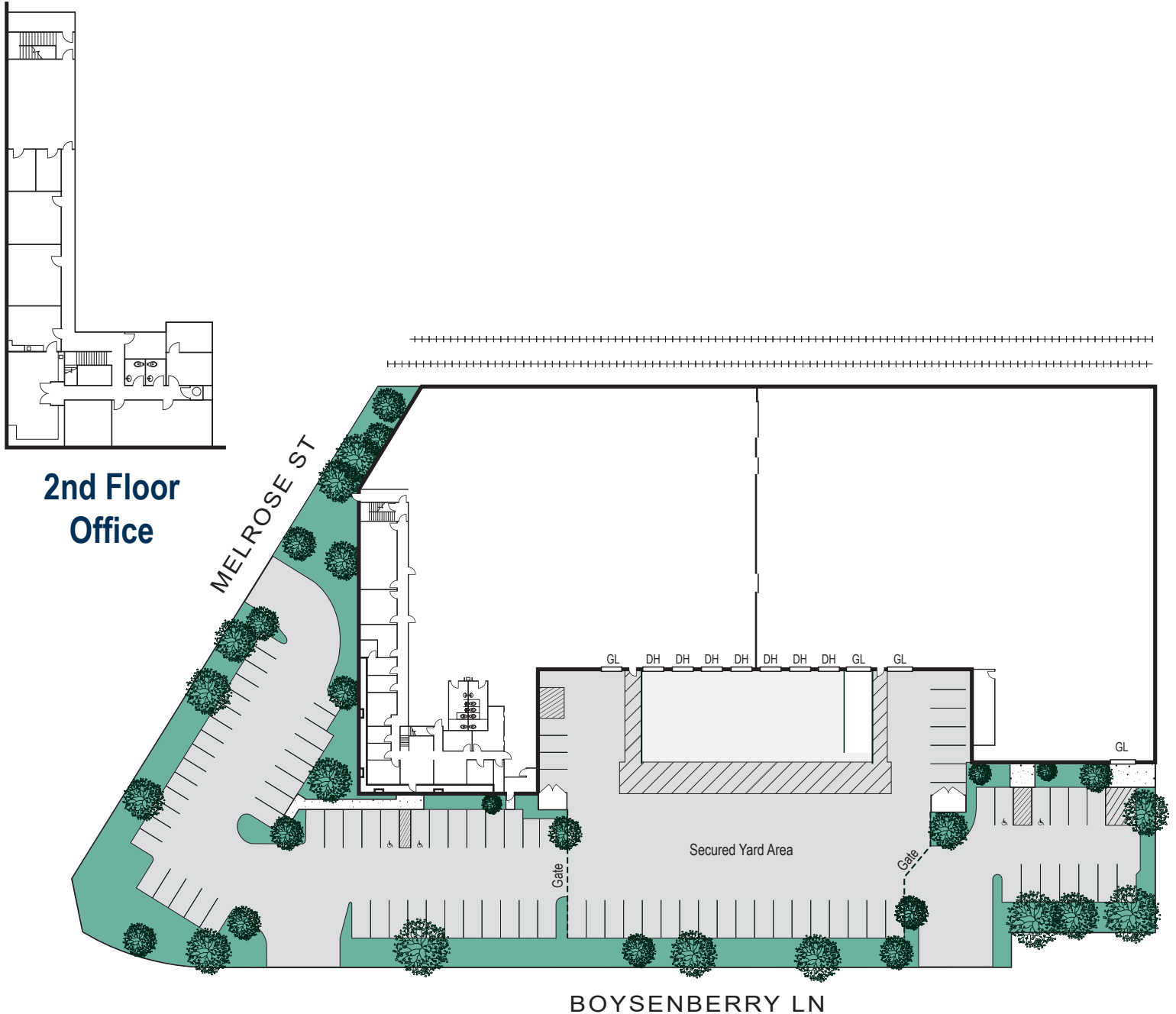
Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

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**2nd Floor
Office**

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