

FOR LEASE ±65,517 SQUARE FEET

FREESTANDING DISTRIBUTION / MANUFACTURING BUILDING

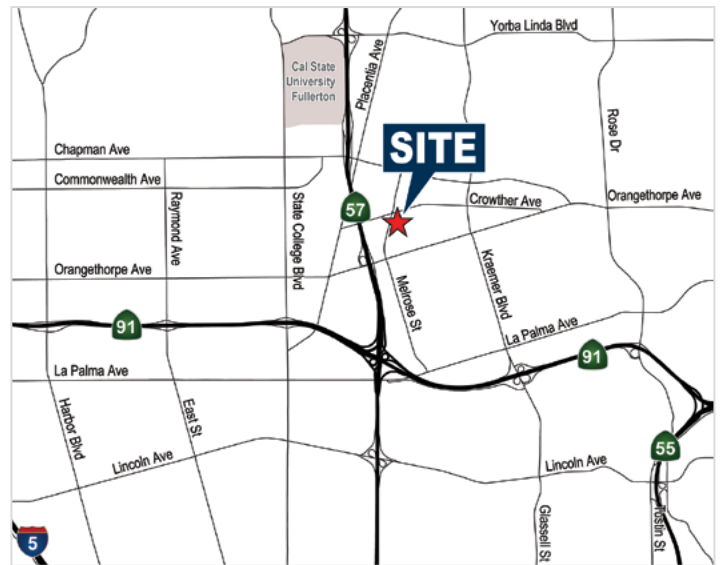
540 - 544 S. Melrose Street, Placentia, CA



REFURBISHMENTS NOW COMPLETE!

Property Features

- ±65,517 Sq. Ft. Distribution/Manufacturing Building
- ±9,000 Sq. Ft. of Upgraded Two Story Office Area
- New LED Motion Sensor Lighting in Warehouse
- 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)
- 24' Minimum Clearance
- Fully Sprinklered (.45 GPM/3,000 Sq. Ft.)
- Fiber Internet
- Low Net Expenses of \$0.19 PSF



- Immediate Access to 57 & 91 Freeways
- Possible Rail Service
- **Potential Lease w/ Option to Purchase**

MIKE HEFNER, SIOR

Executive Vice President, Partner
714.935.2331
Lic. # 00857352
mhefner@voitco.com

MIKE VERNICK, CCIM, SIOR

Senior Vice President, Partner
714.935.2354
Lic. # 01420885
mvernick@voitco.com

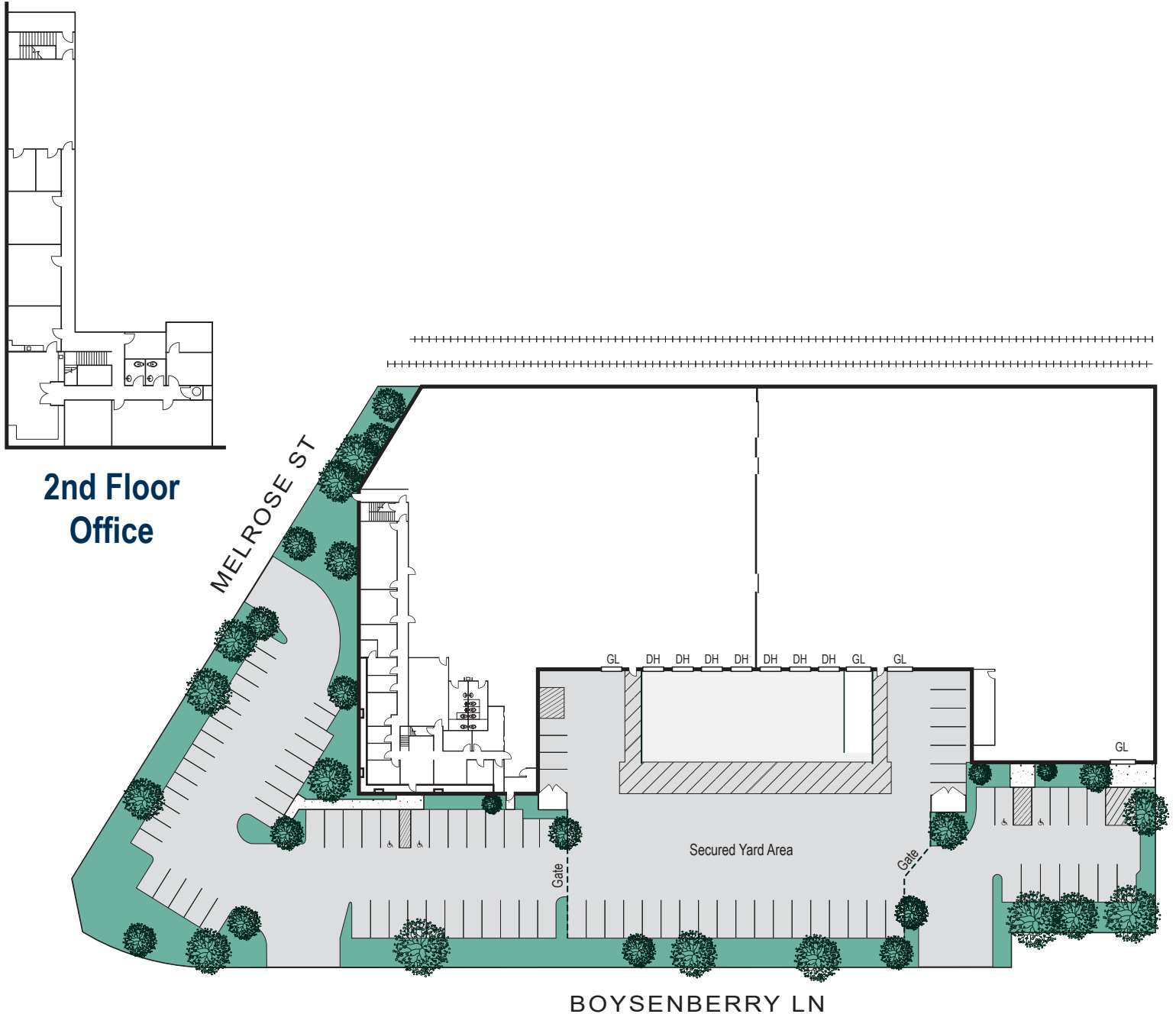
Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

FOR LEASE ±65,517 SQUARE FEET

FREESTANDING DISTRIBUTION / MANUFACTURING BUILDING

540 - 544 S. Melrose Street, Placentia, CA



**2nd Floor
Office**

MIKE HEFNER, SIOR
Executive Vice President, Partner
714.935.2331
Lic. # 00857352
mhefner@voitco.com

MIKE VERNICK, CCIM, SIOR
Senior Vice President, Partner
714.935.2354
Lic. # 01420885
mvernick@voitco.com

Voit
REAL ESTATE SERVICES

**HEFNER
VERNICK
TEAM**

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax

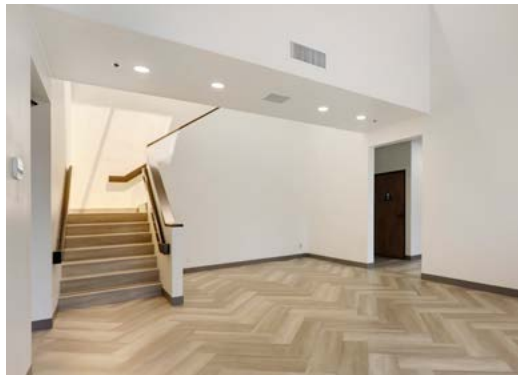
Licensed as Real Estate Broker(s) and Salesperson by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

www.VoitCo.com
www.HefnerVernickTeam.com

FOR LEASE ±65,517 SQUARE FEET

FREESTANDING DISTRIBUTION / MANUFACTURING BUILDING

540 - 544 S. Melrose Street, Placentia, CA



MIKE HEFNER, SIOR
Executive Vice President, Partner
714.935.2331
Lic. # 00857352
mhefner@voitco.com

MIKE VERNICK, CCIM, SIOR
Senior Vice President, Partner
714.935.2354
Lic. # 01420885
mvernick@voitco.com

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

2400 E. Katella Ave., Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax

Licensed as Real Estate Broker(s) and Salesperson by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

www.VoitCo.com
www.HefnerVernickTeam.com