

# FOR LEASE

23309 LA PALMA AVE.  
YORBA LINDA, CA 92887



FAR WEST COMMERCIAL

## PROPERTY FACTS

- ±7,713 SF flex/warehouse space
- ±5,000 SF warehouse
- 800 AMPS, 277/480 Volt (Tenant to verify)
- Shared fenced yard
- Two (2) ground level truck doors (12' x12')
- 17-19 ft. Warehouse clearance
- Sprinklered (Tenant to test)
- Approximately 20 parking spaces
- Available with 30 days notice
- Easy access to 91/55/57 freeways
- Tour by appointment
- No CAMS



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ADDITIONAL PHOTOS



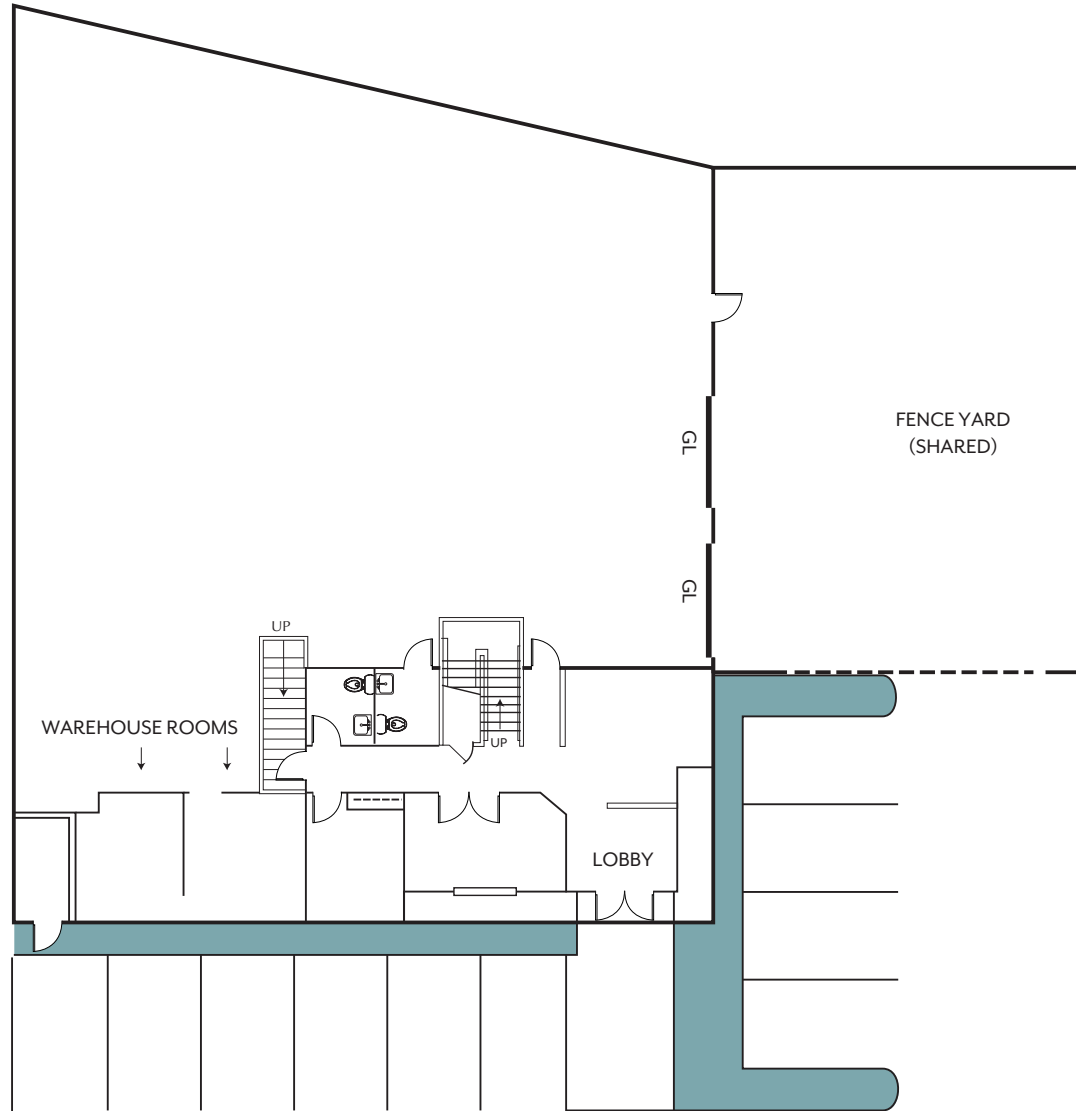
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# FIRST FLOOR



Tenant to verify floor plan



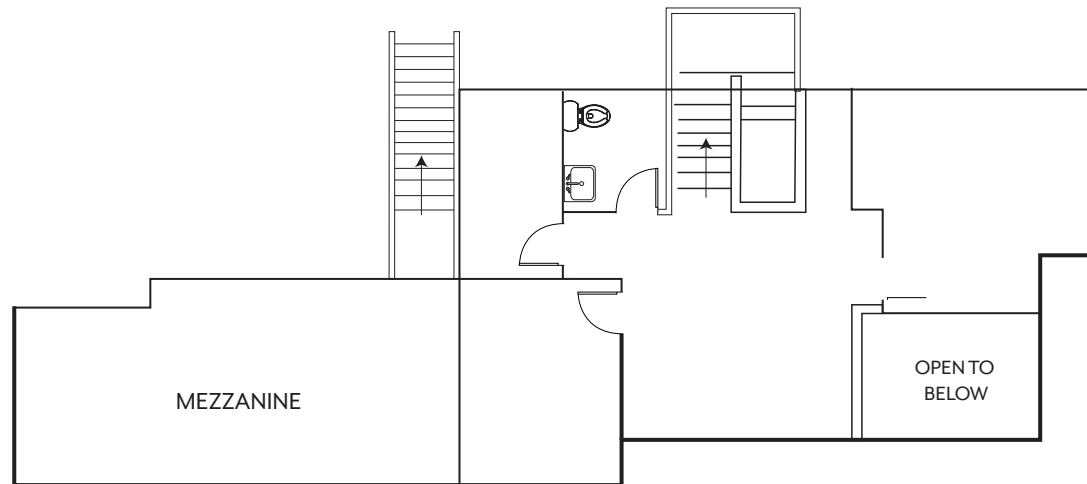
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## SECOND FLOOR



Tenant to verify floor plan



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