

For Sale or Lease

198,275 Sq.Ft. Industrial Building

With Large Fenced Yard Area / 39% Coverage



200 Boysenberry Lane, Placentia

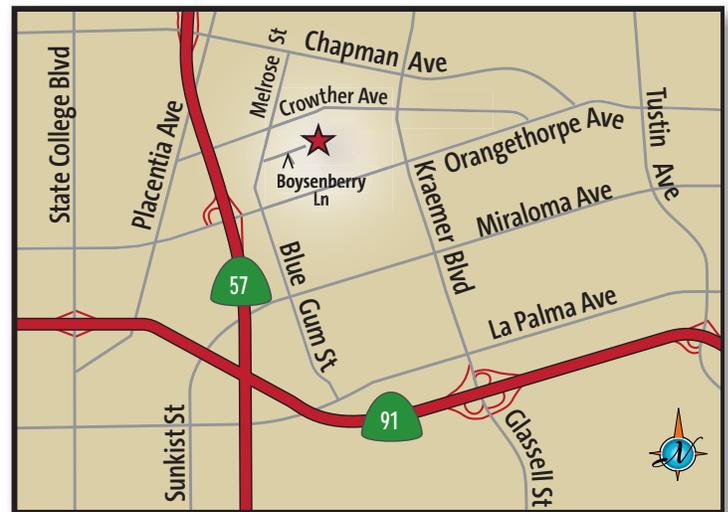
www.200boysenberrylane.com



Features:

EXTENSIVE RENOVATION COMPLETE

- Freestanding Warehouse/Manufacturing Building
- Large Fenced & Secure Yard/Parking Area; 39% Coverage over 11.625 Acres
- Approximately 12,500 Sq.Ft. Corporate Image Office Area
- 26' Minimum Ceiling Clearance (28' Typical in Warehouse)
- Cross-Dock Capability
- North Side - Five (5) Dock-High Loading Doors (Expandable)
- South Side - Sixteen (16) Dock-High Positions (Expandable)
- Ground Level Truck Access
- Fully Fire Sprinklered: .45 GPM/3,000 SF
- Heavy Power Capacity: 3,000 Amps, 277/480 Volts
- Extensive Car Parking with Excess Trailer Storage Capacity
- BNSF Rail Service with four (4) Rail Doors and Side-Loading Capability (Verify)
- Immediate Freeway Access: 0.5 Miles to Orange (57) Freeway and 1.2 Miles to Riverside (91) Freeway



For Further Information, please contact:

Jeff Read
714.939.6007
jeff.read@grubb-ellis.com
CA Salesperson Lic. # 01040265

Greg Osborne
714.939.6059
greg.osborne@grubb-ellis.com
CA Salesperson Lic. #01310074

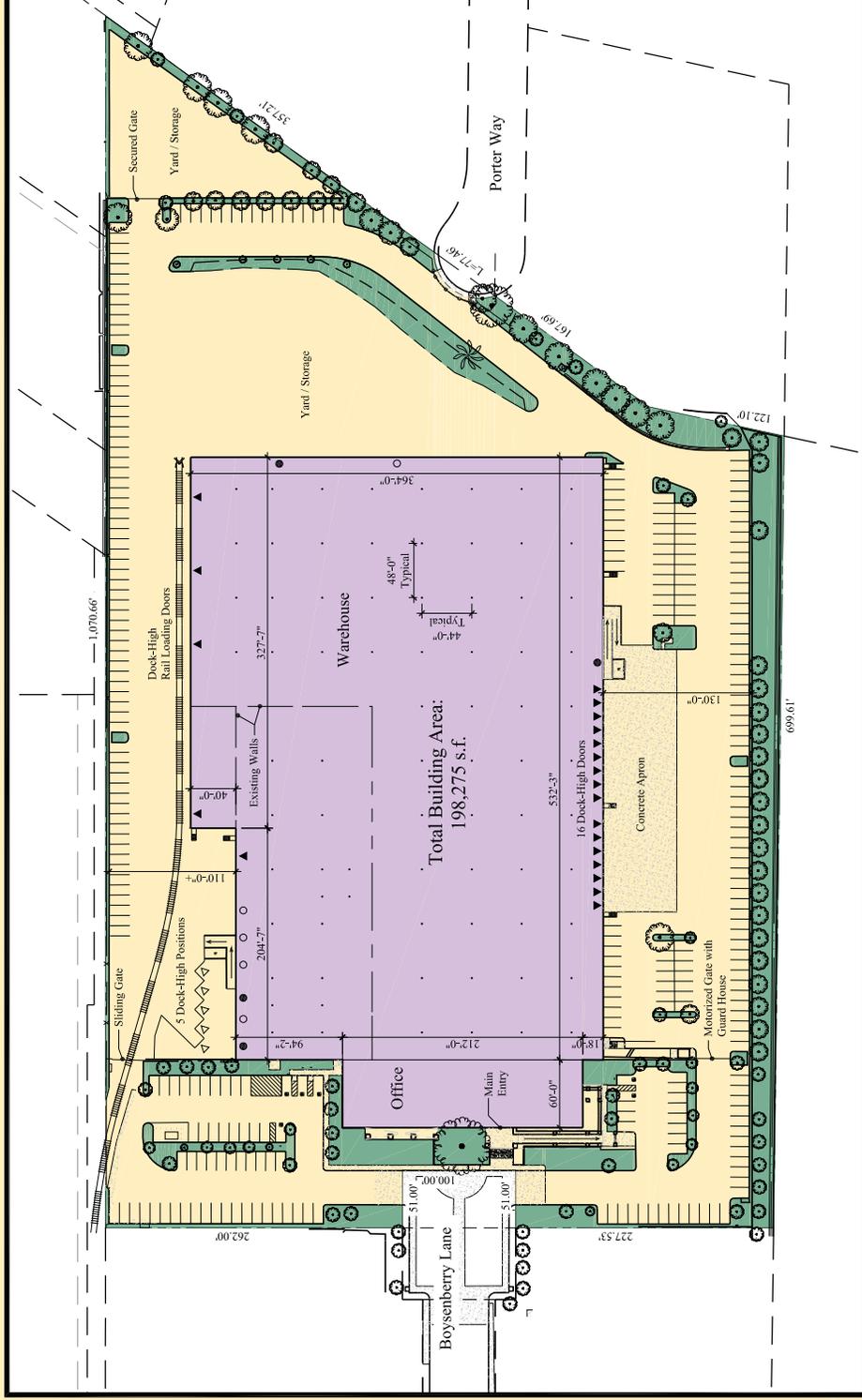
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From Insight to Results



SITE SUMMARY	
Site Area	11.625 Acres
Building Area	596,401 s.f.
Office Area	12,500 s.f.
Warehouse Area	185,775 s.f.
Site Coverage	39.15%
PARKING SUMMARY	
Parking Required	20,000 / 2,000
Parking Provided	178,275 / 1,000
	218 Spaces
	296 Spaces

LEGEND

- Grade-Level Service Door
- ▼ Dock-High Service Door
- ▽ Dock-High Position at Loading Dock
- Knock-Out Panel Location (Potential Service Door)



Vicinity Map (N.T.S.)

Another Quality Project by:



WESTERN REALCO

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Industrial Group
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GRUBB & ELLIS
From Insight to Results

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Interior & Exterior Photos



Minimum 26' Clearance (28' Typical)



Excellent Truck Loading/Access



Approx. 12,500 Sq.Ft. Corporate Image Office



**Large Yard Area/Approx. 2 Acres of Excess Land
Extensive Car Parking/Excess Trailer Storage Capacity**

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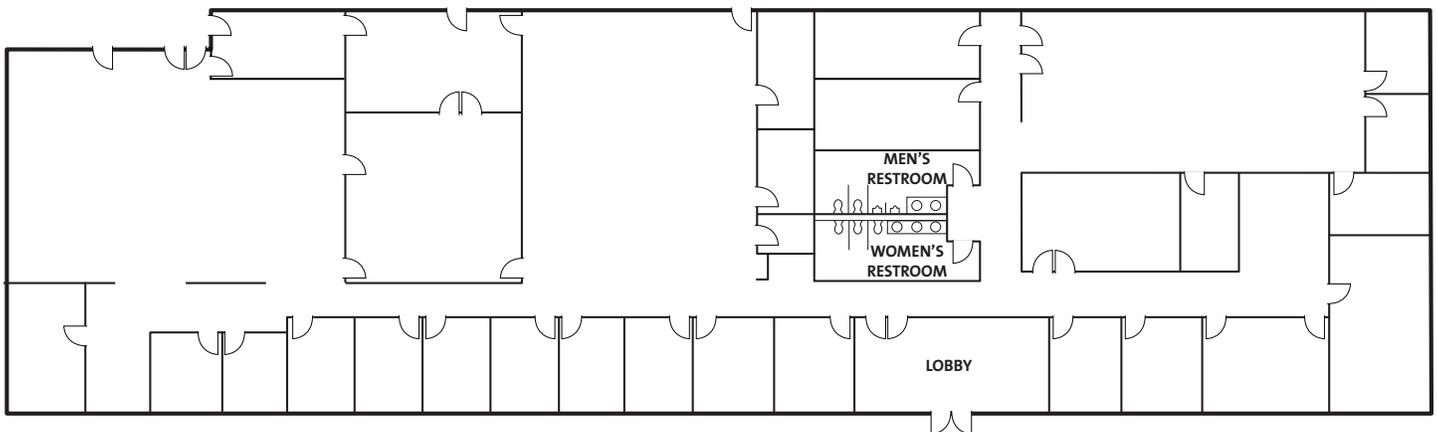
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Office Floor Plan
Not to Scale

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