

FOR SALE

1721 E LAMBERT ROAD SUITE B

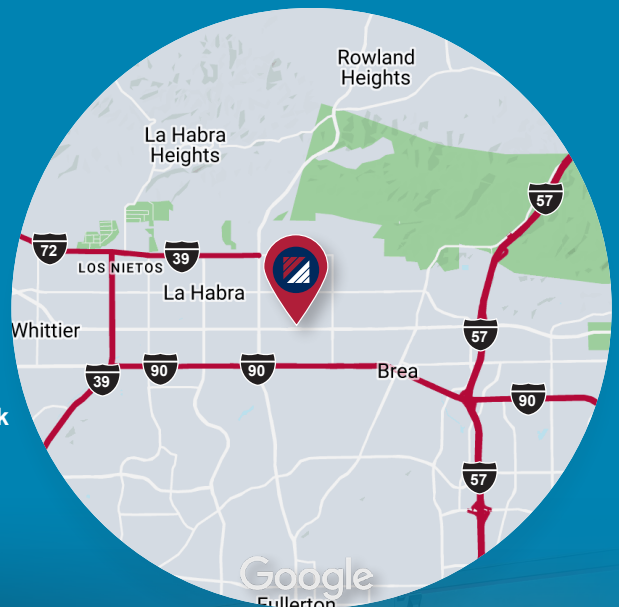
LA HABRA | CA | 90631



±5,698 SF INDUSTRIAL PROPERTY

PROPERTY HIGHLIGHTS:

- ±5,698 SF Industrial Condominium
- ±1,100 SF of Office
- ±650 SF of Lab/Clean Room
- Bonus Mezzanine Space
- 12'x12' GL Loading Door
- Epoxy Warehouse Floor
- 16' Warehouse Clearance
- Potential for a Fenced Yard
- 400 Amps of Power (Verify)
- Emergency Backup Generator
- 20 Camera Surveillance System
- Former Fully Permitted Cannabis Distribution Facility
- Part of the Lambert Business Park
- Convenient 57 Freeway Access



FOR MORE INFORMATION PLEASE CONTACT:

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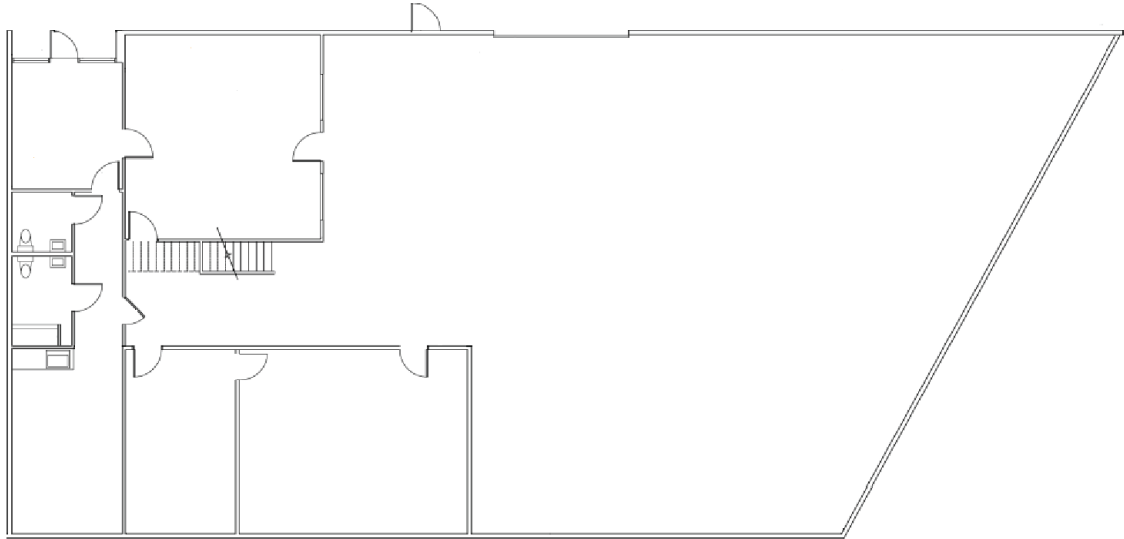
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DAUM
COMMERCIAL REAL ESTATE SERVICES

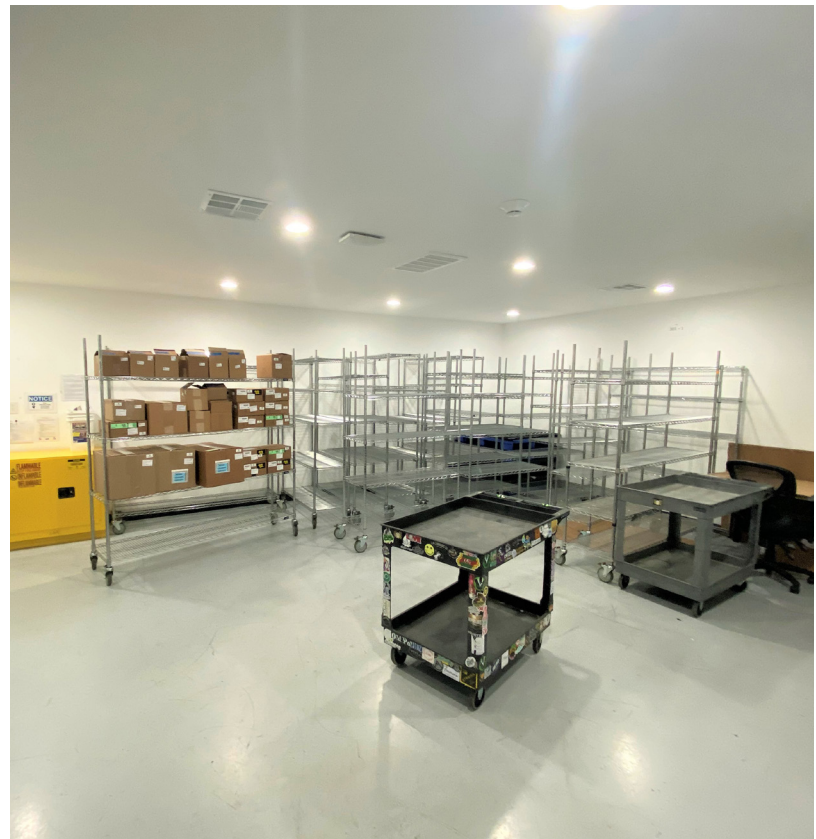
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FLOOR PLAN



*NOT TO SCALE



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