



FREESTANDING ±5,463 SF INDUSTRIAL ON A 0.31 ACRE LOT

**FOR SALE** 7521 SUZI LANE  
WESTMINSTER | CA



**± 5,463 SF**  
FREESTANDING  
INDUSTRIAL BUILDING



**3**  
OVERSIZE DOORS



**400**  
AMPS POWER  
3 PHASE ( VERIFY )



**15'5" - 16'**  
CLEARANCE

CONTACT EXCLUSIVE LISTING AGENTS:



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**DAUM**

COMMERCIAL REAL ESTATE SERVICES

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FREESTANDING INDUSTRIAL BUILDING

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BUILDING

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## PROPERTY HIGHLIGHTS

- ± 5,463 SF Freestanding Industrial Building on a 0.31 Acre Lot
- 3 Ground Level Doors (Oversized- 12 x 12 & 12 x 14)
- 15'5-16'0 ft Warehouse Clearance
- 400 Amps, 3 Phase (Verify)
- Warehouse Sky Lights
- Rear Yard
- Two Restrooms
- Tesla Charging Station
- Turnkey Offices, All Automated
- Contact Us Today to Tour



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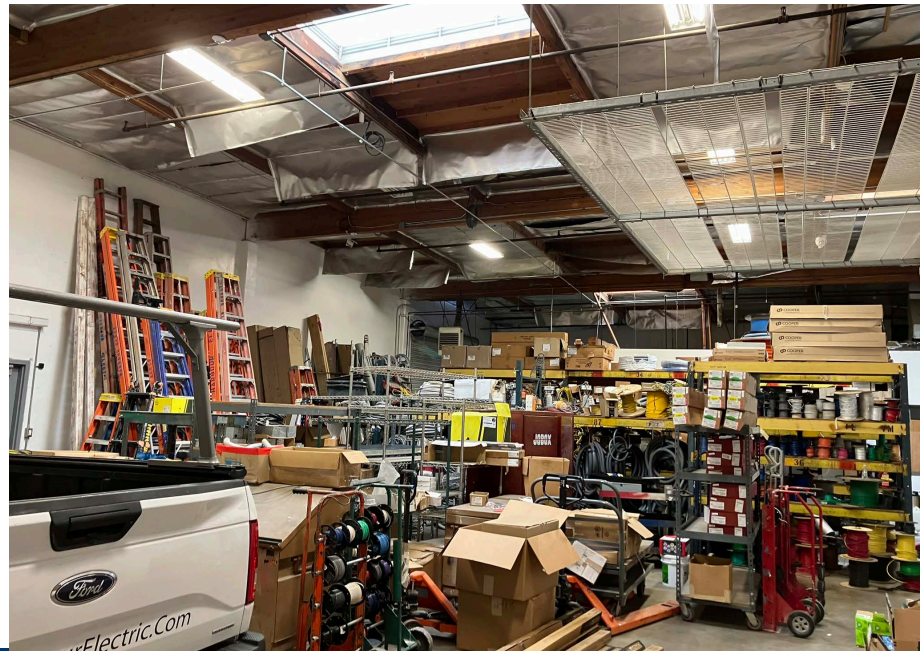
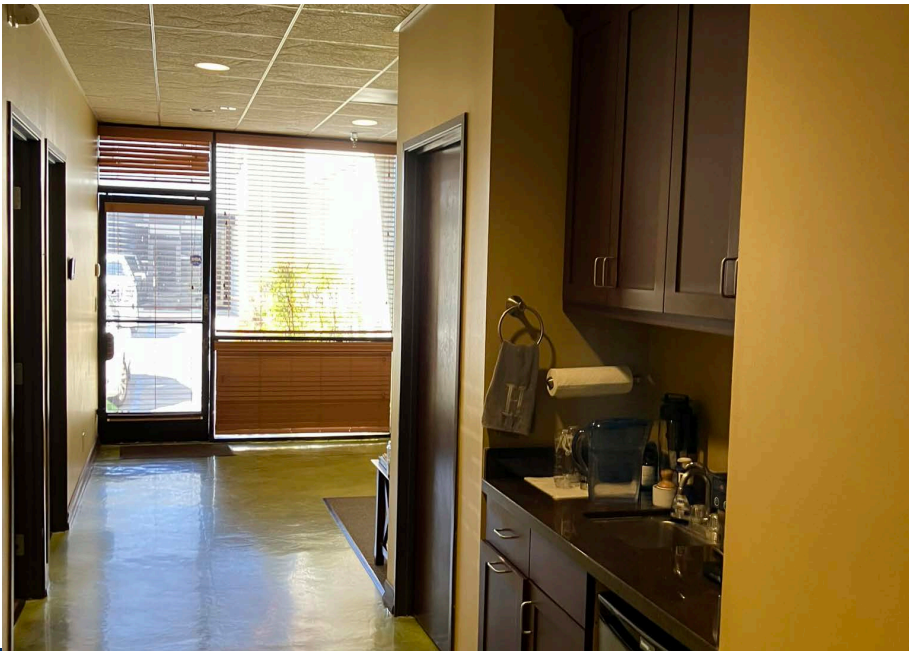
PHOTOS

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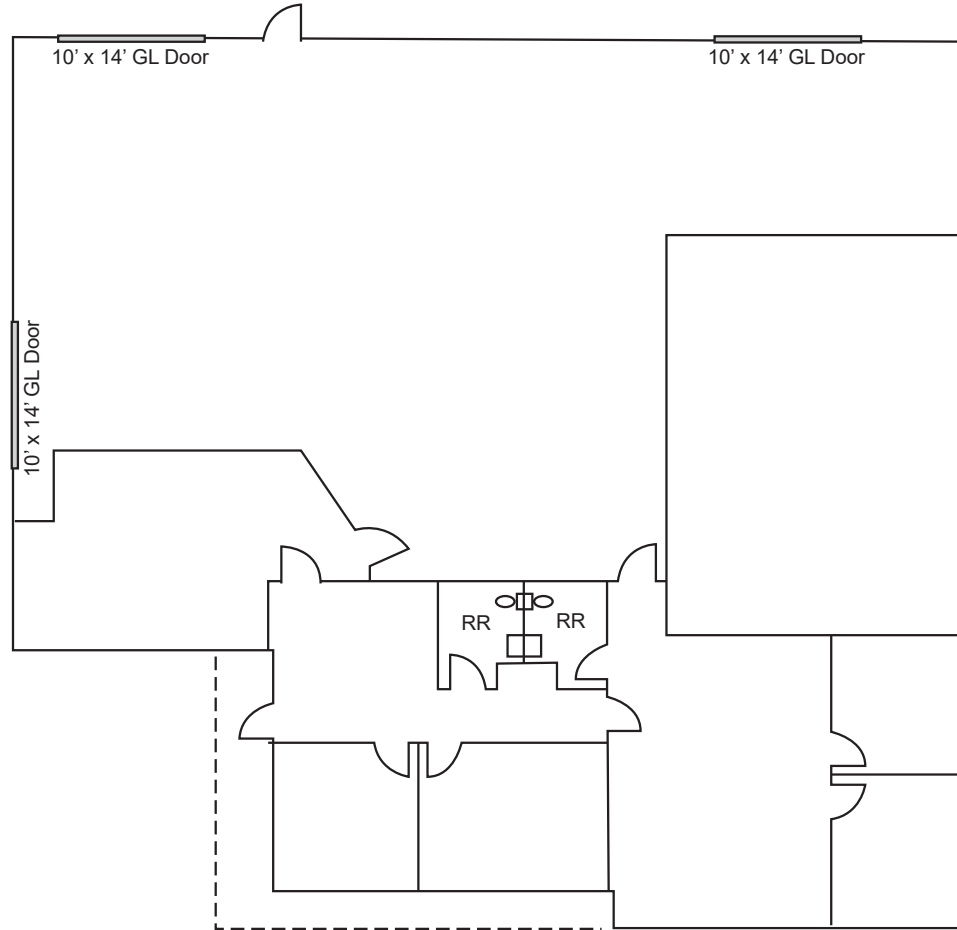
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FLOOR PLAN

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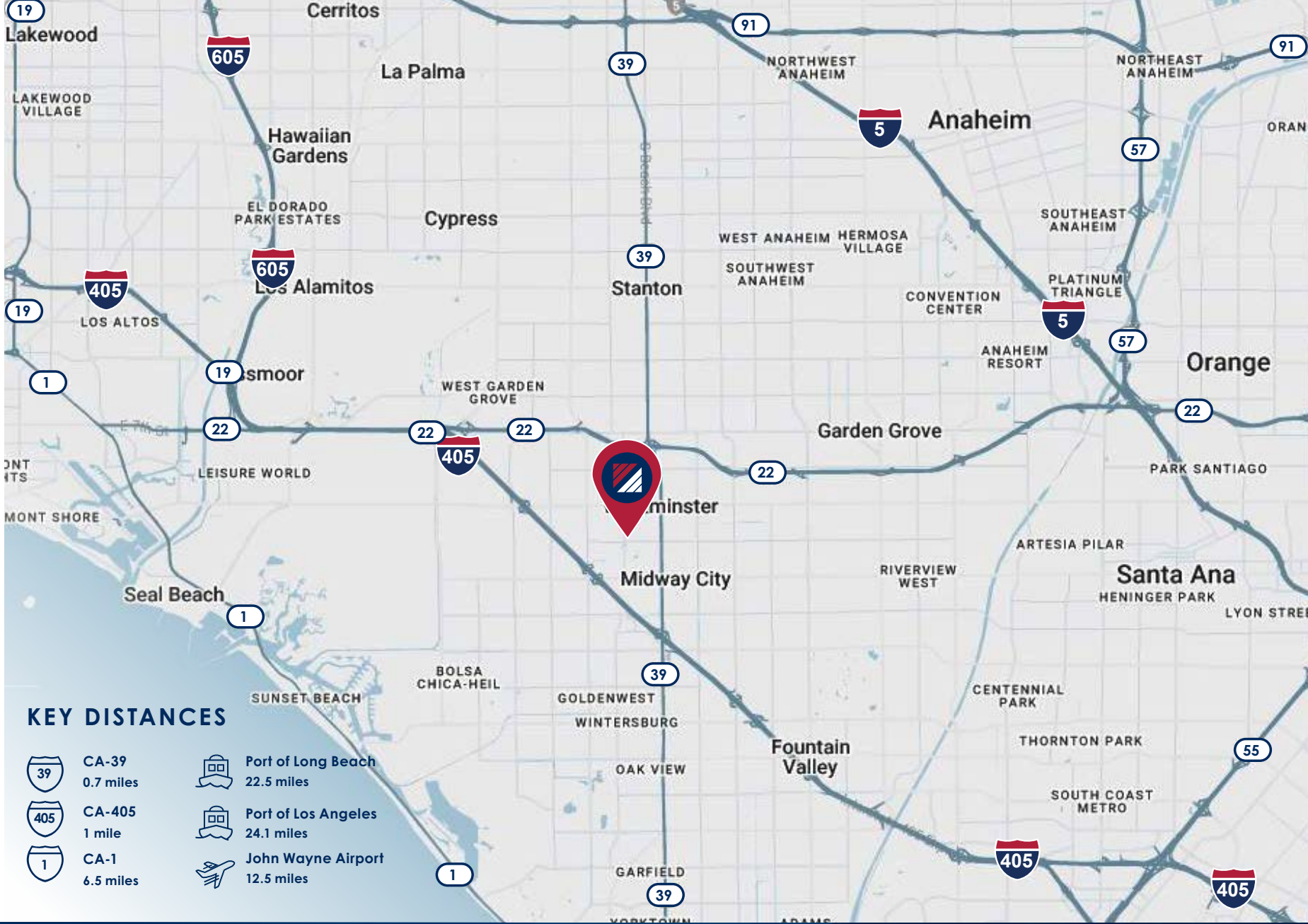
AMENITIES MAP

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**KEY DISTANCES**

-  CA-39  
0.7 miles
-  CA-405  
1 mile
-  CA-1  
6.5 miles

-  Port of Long Beach  
22.5 miles
-  Port of Los Angeles  
24.1 miles
-  John Wayne Airport  
12.5 miles

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**LOCATION MAP**

