

±18,328 SF INDUSTRIAL BUILDING

FOR LEASE

6412 MAPLE AVE. WESTMINSTER | CA

±18,328 SF BUILDING

±3,246 SF OFFICE SPACE

30 PARKING SPACES

SPRINKLERED

FENCED YARD

28' FT CLEAR HEIGHT

CONTACT EXCLUSIVE LISTING AGENTS:



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±18,328 SF INDUSTRIAL WAREHOUSE

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PROPERTY HIGHLIGHTS

- ±18,328 SF Freestanding Industrial Building
- ±0.93 Acre Land Parcel
- ±3,246 SF, Single-Story Office Space
- Two (2) Ground Level Doors
- Fenced Yard
- Power: 400 Amps (Verify)
- Parking: 30 Spaces (1.67:1,000 SF)
- Fire Sprinklered
- 28' Warehouse Clearance
- Desirable West Orange County Location
- Excellent Access to 405 & 22 Freeways
- Lease Rate: $1.55 IG PSF



ABOUT THE PROPERTY

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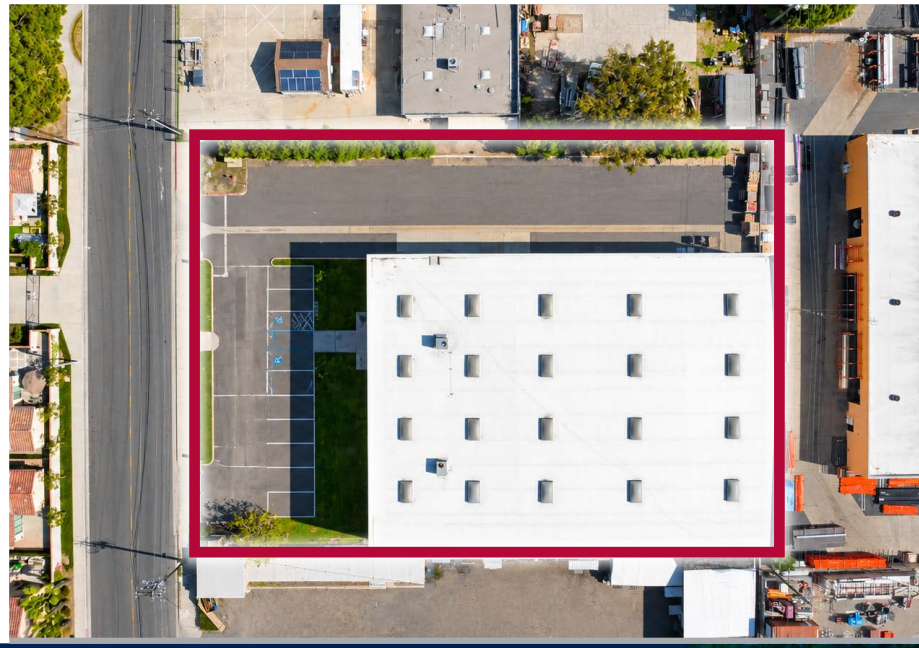
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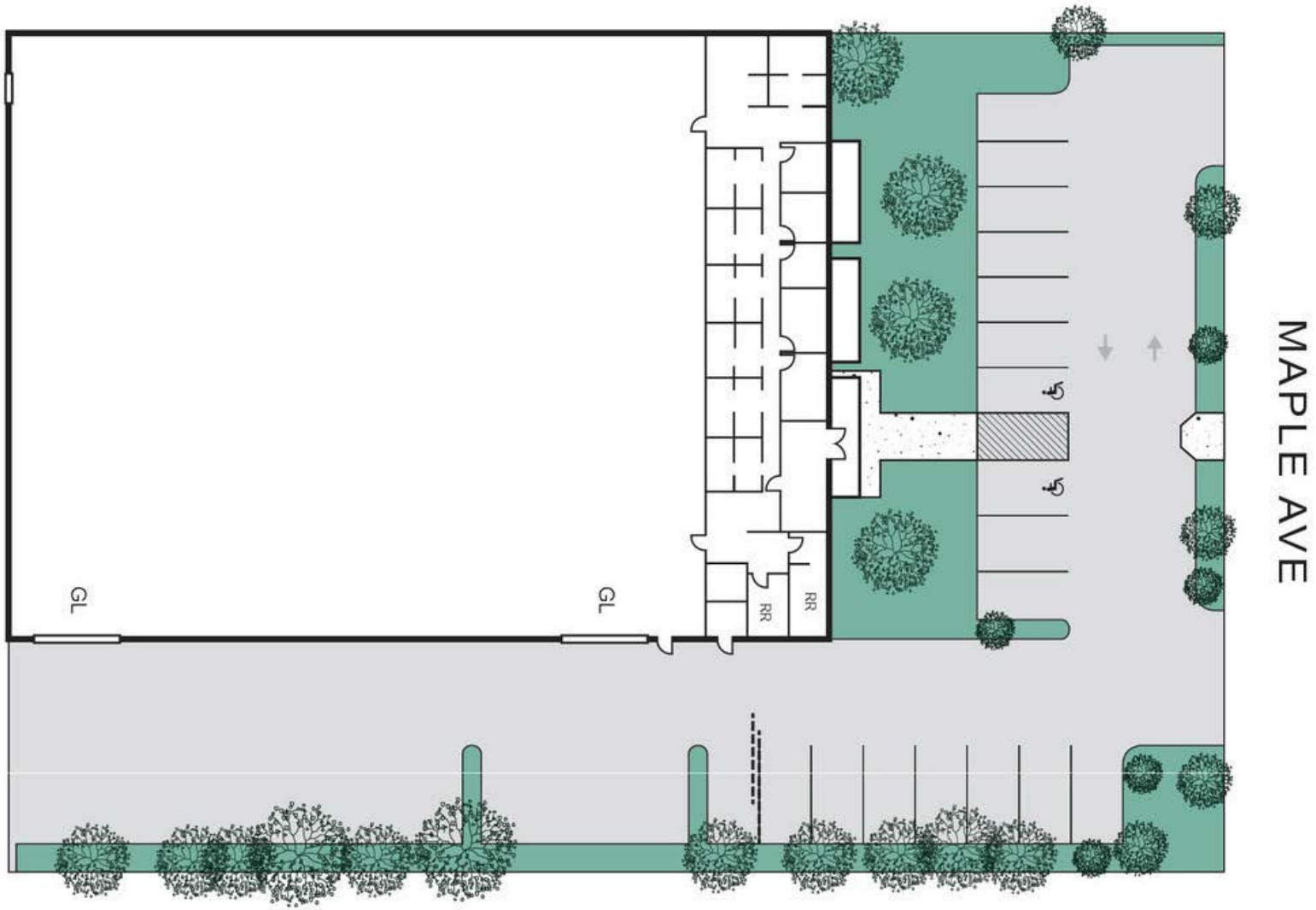
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SITE PLAN



*NOT TO SCALE

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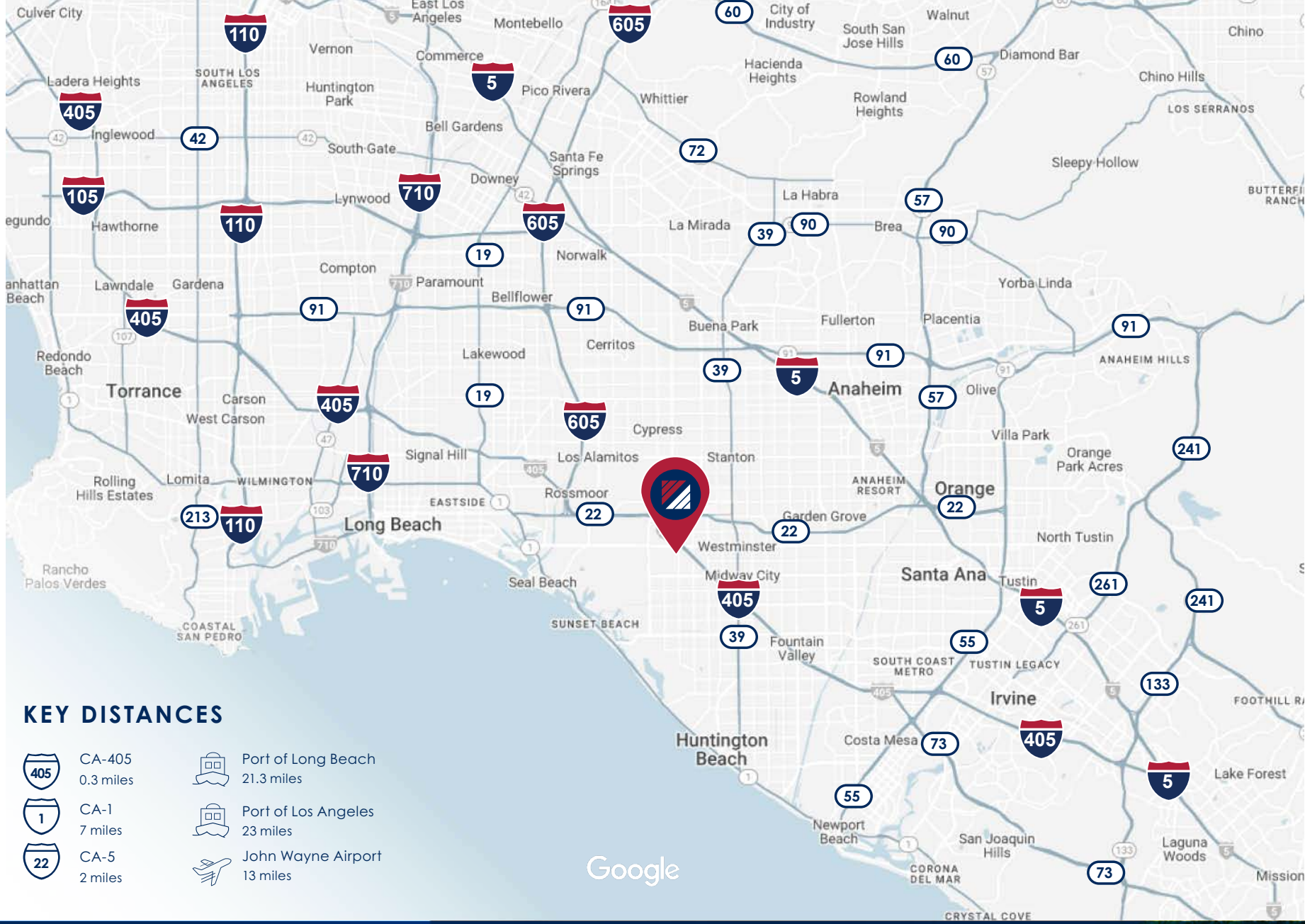
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KEY DISTANCES

405	CA-405 0.3 miles		Port of Long Beach 21.3 miles
1	CA-1 7 miles		Port of Los Angeles 23 miles
22	CA-5 2 miles		John Wayne Airport 13 miles

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