



Available SF: 14,136

Total Building SF: 14,136



Address: 23231 E La Palma Ave, Yorba Linda, CA 92887
Cross Streets: La Palma Ave / Via Lomas De Yorba W
Park Name: Yorba Linda Buisness Park

**High Image Free Standing Building
 21' Clear Height Tilt-Up Construction
 Immaculate 6,526 SF 2-Story Offices
 Air Conditioned Offices & Warehouse
 Divisible into 2 Units
 Fiber Optic Internet Cabling**

Price/SF: \$209.00
Sale Price: \$2,954,424
Taxes: \$12,715, 2015
Available SF: 14,136
Prop Lot Size: 32,927 SF / .76 AC
Yard: Paved
Zoning: PD-17

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1989
Sprinklered: No
Ground Lvl Drs/Dim: 3 / 12x14
Dock High/Dim: 0 / - -
Clear Height: 21
Heat/Cool: Electric / Ind. AC
Roof Type: Lam Glu WB
A: 400 V: 120/208 Ø: 3 W: 4
Parking Spaces: 32 / Bldg Ratio: 2.3:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 6,526 / 15
Restrooms: 6
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 3,800 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
To Show: Call Agent
Region: OC North/Yorba Linda
Thomas Guide: 741-C6
APN#: 353-071-16

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922

Agents: Brian Park (562) 908-6022

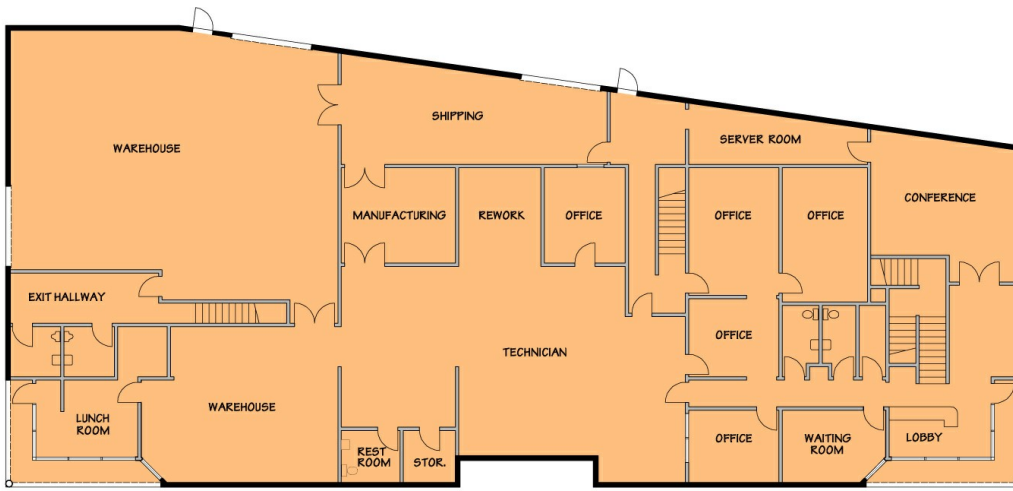
Property/Listing/Ste #: 272968/1673259

Listing Date: 06/29/2016

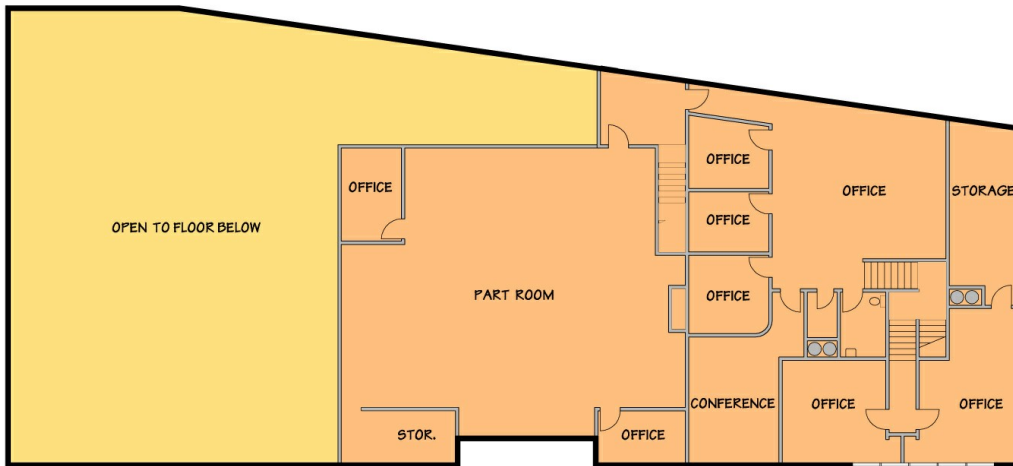
FTCF: CB000N000S250/AOAA

Notes: Buyer to verify all information contained herein. Finished office mezz SF is approx. Call or Email Broker to show.
 brian@pentapacific.com

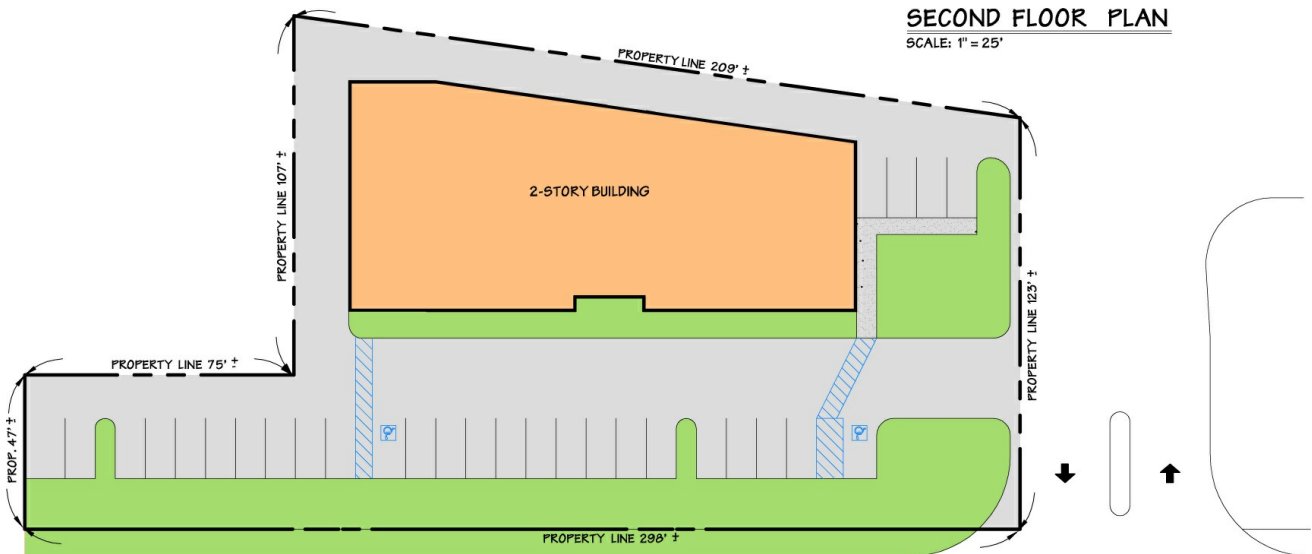




FIRST FLOOR PLAN
SCALE: 1" = 25'



SECOND FLOOR PLAN
SCALE: 1" = 25'



SITE PLAN SCALE: 1" = 50'
23231 LA PALMA AVENUE, YORBALINDA

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

