



Available SF: 3,420

Total Building SF: 10,853



Address: 23810 Via del Rio Cir, Unit B, Yorba Linda, CA 92887
Cross Streets: E La Palma Ave / Via Lomas De Yorba W
Park Name: Murdock Business Park

**Sprinklered / 200A 240V 3PH Power
 19' Min Clear / 14' x 14' Loading Door
 Mezzanine Storage (w/ Stairs) / 10 Car Parking
 Off La Palma / Close to Riverside (91) Fwy**

Lease Rate/Mo: \$4,500
Lease Rate/SF: \$1.32
Lease Type: Gross
Terms: 3 Years
Price/SF: --
Sale Price: --
Taxes: \$3,267, 2017
Available SF: 3,420
Minimum SF: 3,420
Prop Lot Size: POL
Yard: No
Zoning: M1

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 2000
Sprinklered: Yes
Ground Lvl Drs/Dim: 1 / 14x14
Dock High/Dim: 0 / --
Clear Height: 19
Heat/Cool: None
Roof Type: Lam Glu WB
A: 200 V: 240 Ø: 3 W: 3
Parking Spaces: 10 /Bldg Ratio: 3:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 528 / 3
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 570 SF
Include In Available: Yes
Possession: 12/01/17
To Show: Call Agent
Region: OC North/Yorba Linda
Thomas Guide: 741-B5
APN#: 352-141-24

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

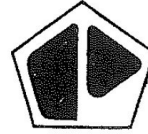
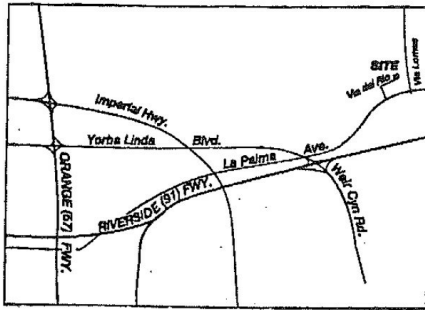
Agents: Douglas Wells (562) 908-6012x

Property/Listing/Ste #: 164612/1221448/3117246

Listing Date: 06/18/2015

FTCF: CB250N000S000/AOAA

Notes: (See reverse.) .45/3000 Sprinkler system, sealed floors, 2-ton HV/AC unit, skylights, Cul-de-sac location, microwave oven and refrigerator in each unit.

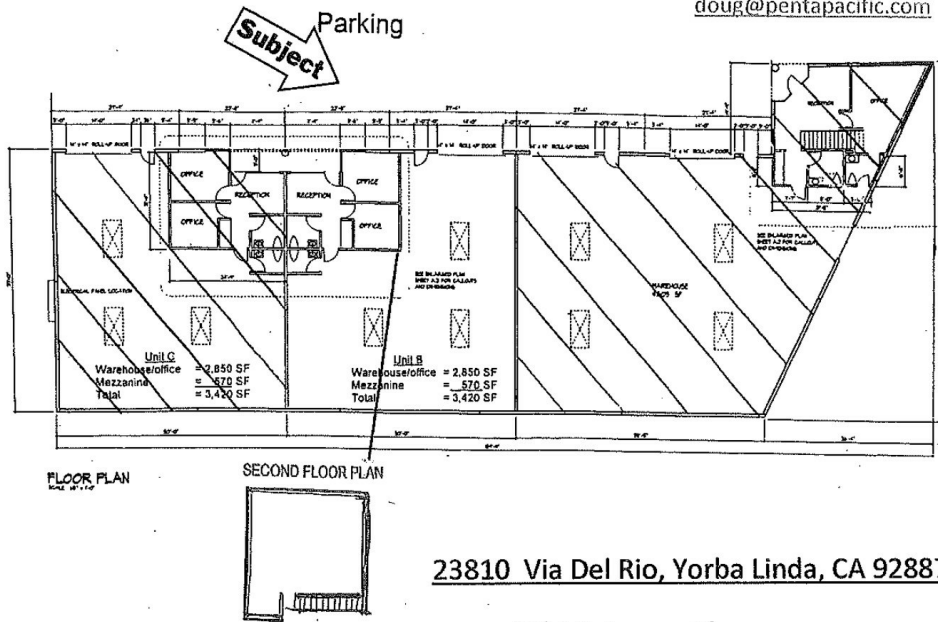


PENTA
PACIFIC

Douglas E. Wells

(562) 908-6012

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23810 Via Del Rio, Yorba Linda, CA 92887

- 19' Minimum Clearance
- 14' x 14' Loading Door
- Two (2) Restrooms
- 200 Amp, 208 Volt, 3 Phase power
- 10-car parking
- .45/3000 sprinkler system
- Metal Halide Lighting
- Microwave Oven / Refrigerator / Coffee Bar
- 570sf of Storage Mezzanine w/ stairs
(included in total square footage; 2,850sf ground floor)
- No CAMs

