

EXCELLENT OWNER/USER OPPORTUNITY

± 4,290 SF 2 UNIT INDUSTRIAL BUILDING FOR SALE



15171 & 15181 WESTSTATE STREET, WESTMINISTER, CA 92863

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Lee & associates commercial real estate services, inc. - Orange. 1004 W taft ave, orange, ca 92865 corporate id #01011260. All information contained herein has been provided by lessor and/or third parties, but has not been independently verified by lee & associates or its agent(s). Lessee or interested parties should independently verify all information communicated by these sources.

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PROPERTY HIGHLIGHTS

- (2) Units (±3,010 SF & ±1,280 SF)
- Lot Size ±7,760 SF (Parcel# 143-612-12)
- Excellent Owner/User or Investment Opportunity
- Bonus storage Mezzanine
- 100 Amps, 3-Phase Power per Unit (Verify)
- Three (3) GL Truck Doors
- AMple Parking
- Excellent Access to the 22 & 405 Fwys

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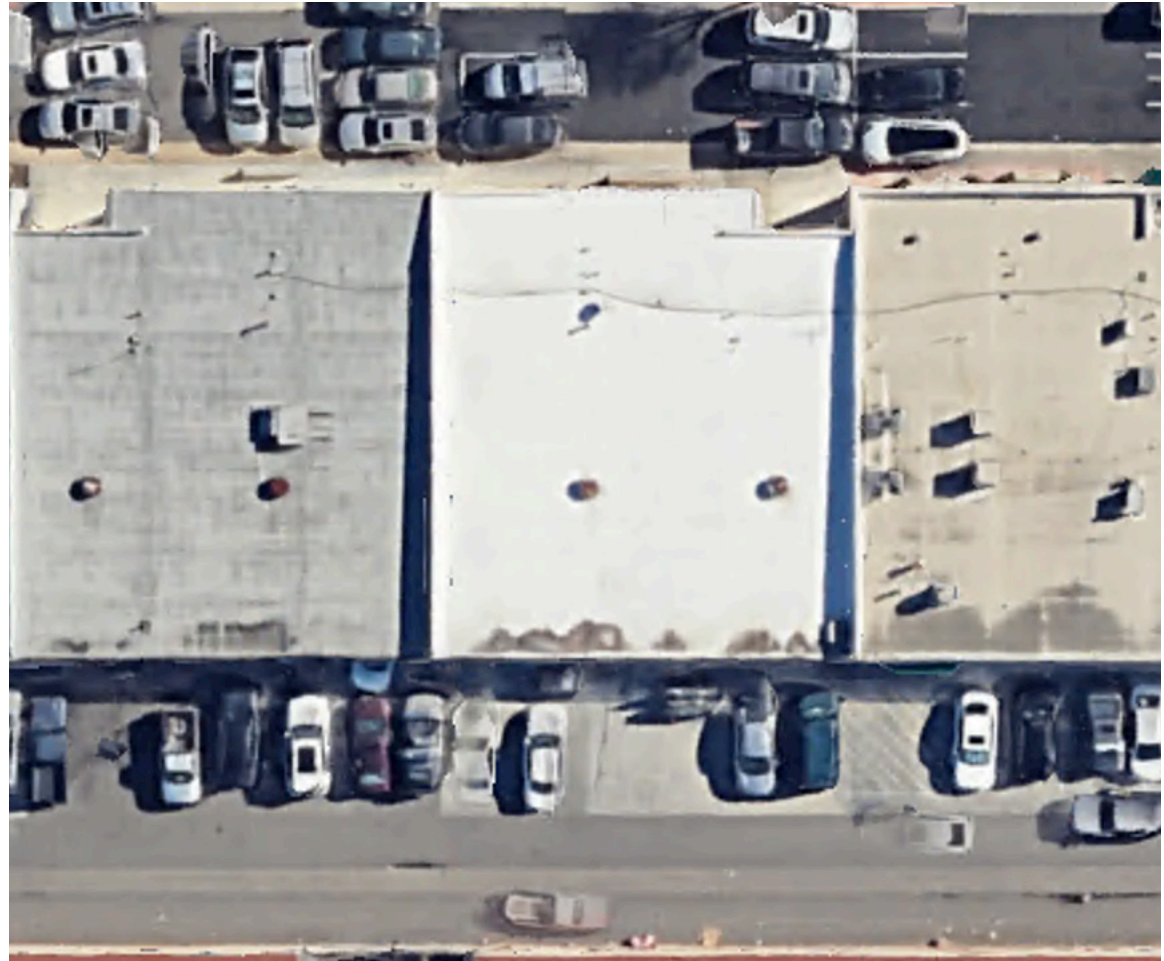
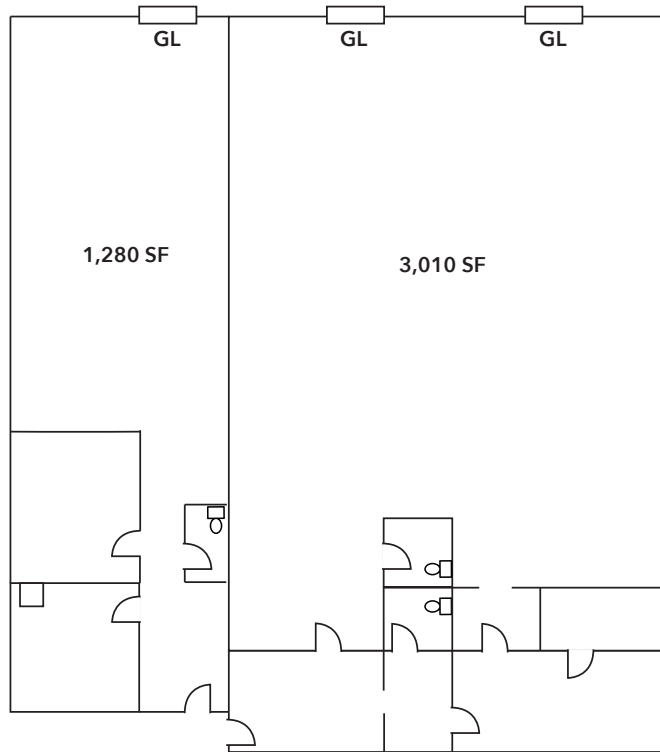


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