

23241 LA PALMA AVE, YORBA LINDA

±9,624 SF High Image Industrial Building - For Lease



Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

Rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

Associate | Lee & Associates - Orange

C: 714.906.5916

Nmagarian@lee-associates.com

DRE# 02236068

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS

- High Image ±9,624 SF Industrial Building
- ±2,300 SF of Office Space
- One Ground Level Door (12'x14')
- 20'-22' Warehouse Clearance
- 400 Amps of 120/208 Volt
- Fire Sprinklers (0.45/3,000 gpm)
- 27 Parking Stalls
- Three Restrooms
- Skylights
- Immediate Access to 91 Freeway and 241 Toll Road
- Original construction in 1990; fully renovated and rebuilt in 2004
- Available for Occupancy on October 1, 2026
- Landlord to pay HOA fees

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

Associate | Lee & Associates - Orange

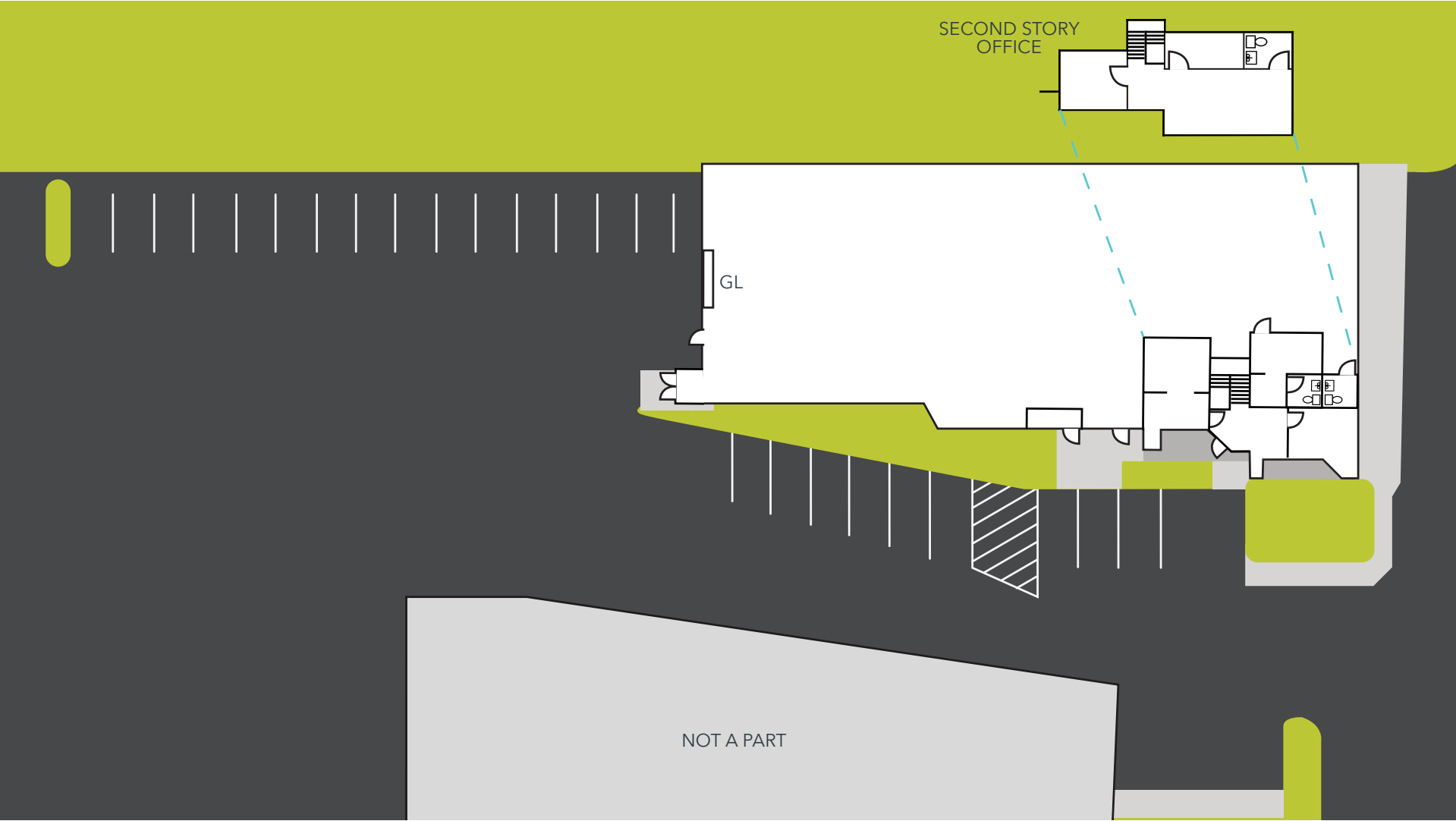
C: 714.906.5916

nmagarian@lee-associates.com

DRE# 02236068



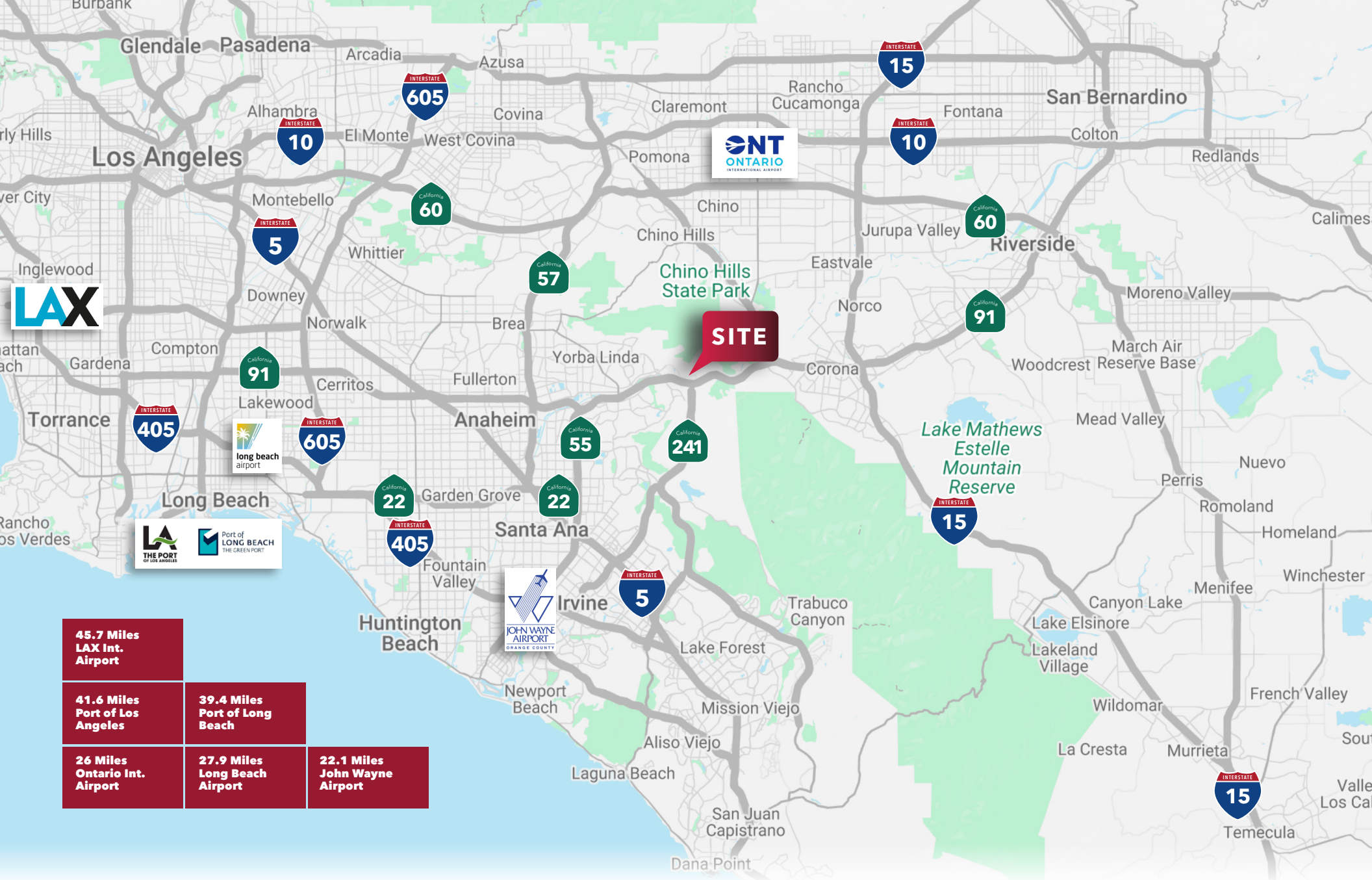
SITE PLAN



Ryan Magarian
Principal | Lee & Associates - Orange
C: 714.851.0928
rmagarian@lee-associates.com
DRE# 02063515

Nick Magarian
Associate | Lee & Associates - Orange
C: 714.906.5916
nmagarian@lee-associates.com
DRE# 02236068





45.7 Miles LAX Int. Airport		
41.6 Miles Port of Los Angeles	39.4 Miles Port of Long Beach	
26 Miles Ontario Int. Airport	27.9 Miles Long Beach Airport	22.1 Miles John Wayne Airport

Ryan Magarian

Principal | Lee & Associates - Orange

C: 714.851.0928

rmagarian@lee-associates.com

DRE# 02063515

Nick Magarian

Associate | Lee & Associates - Orange

C: 714.906.5916

nmagarian@lee-associates.com

DRE# 02236068