

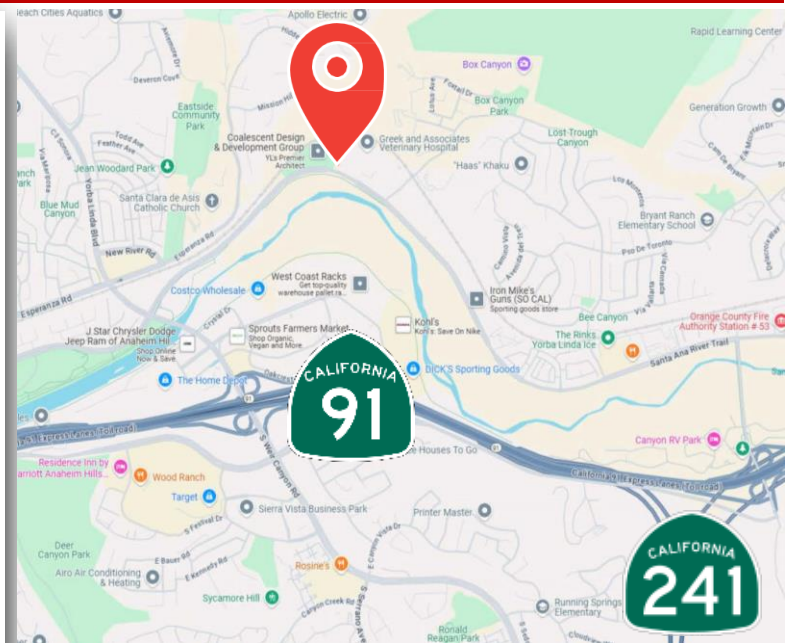
± 9,300 SF Flex Office Warehouse w/ Yard **FOR SALE**



22405 La Palma Ave., Yorba Linda, CA 92887

PROPERTY FEATURES

- Ideal for owner/user or investor
- ± 9,300 SF consisting of ± 8,300 SF Class B Office and ± 1,000 SF warehouse (see floor plan)
- Fenced yard
- One (1) ground level door
- 400 Amps 3 phase 120/208v (confirm)
- Multi-tenant possible
- Highly upgraded offices
- 3:1,000 parking ratio
- Zoning M-1 (Light Manufacturing) – verify
- Asking Price \$3,500,000 (\$376/SF)



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

Kyle Williams
949.293.6788

CAL DRE Lic# 02015940

kyle@ashwillassociates.com

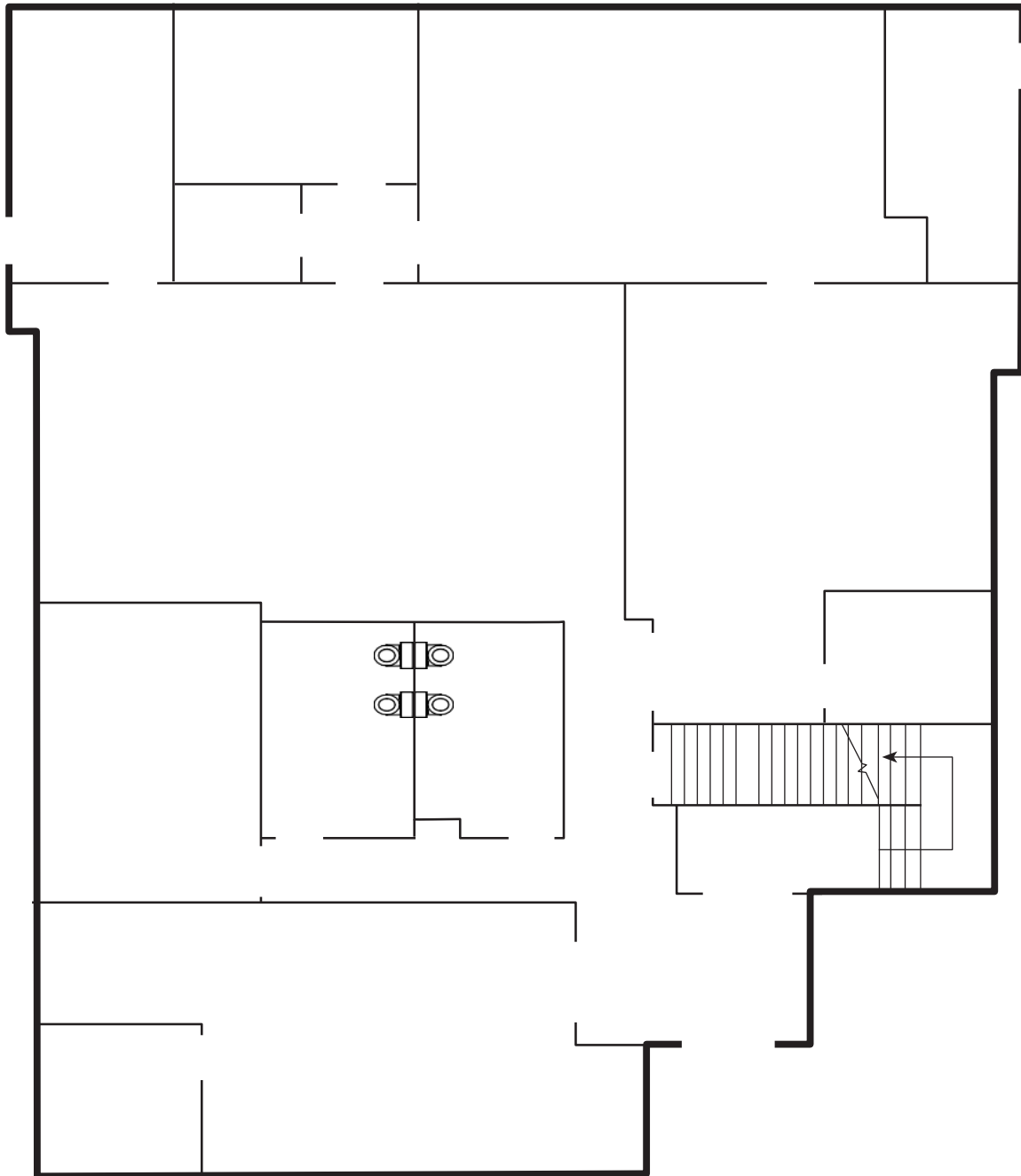
Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

FLOOR PLAN

22405 LA PALMA AVE. | YORBA LINDA, CA 92887

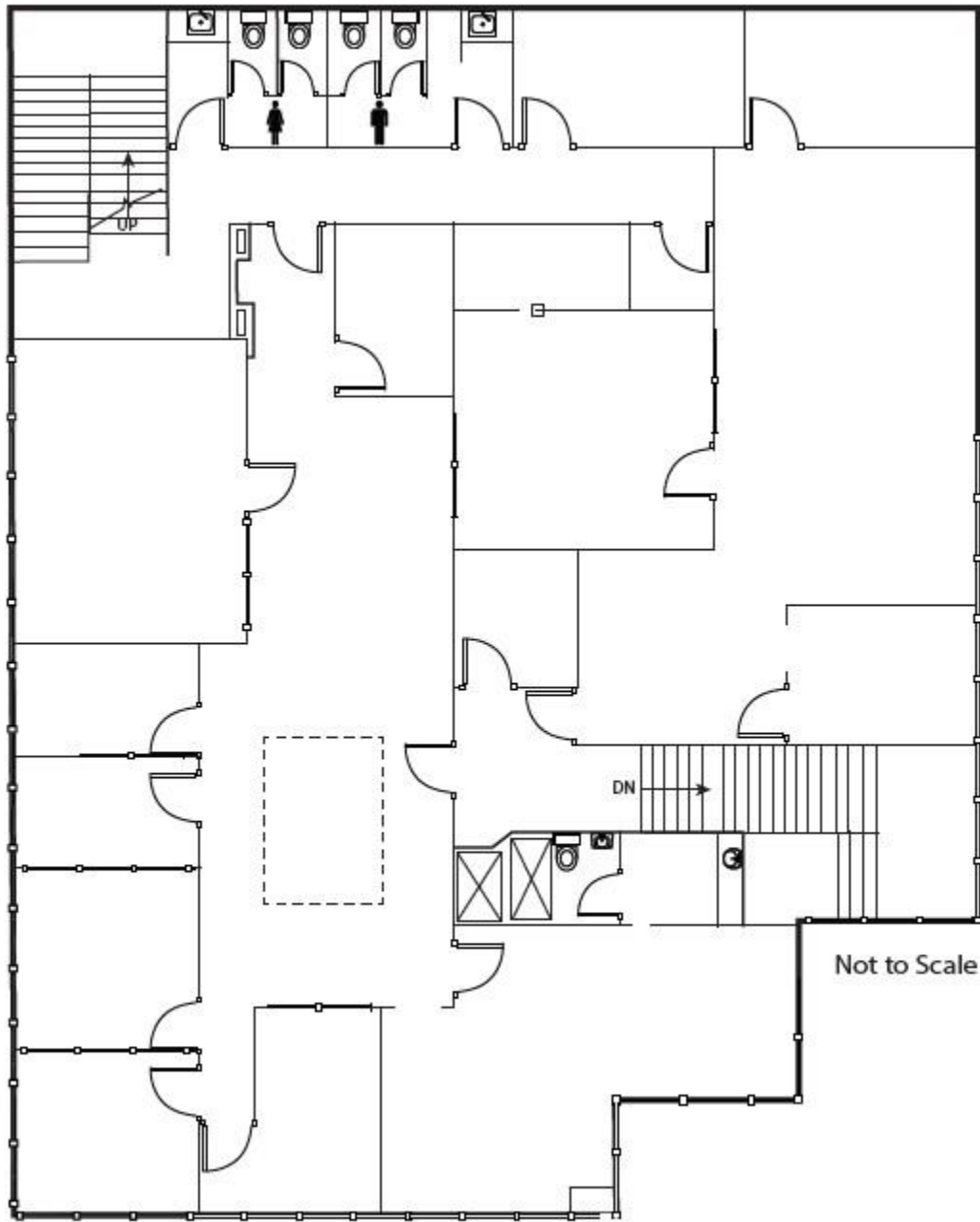
FIRST FLOOR



FLOOR PLAN

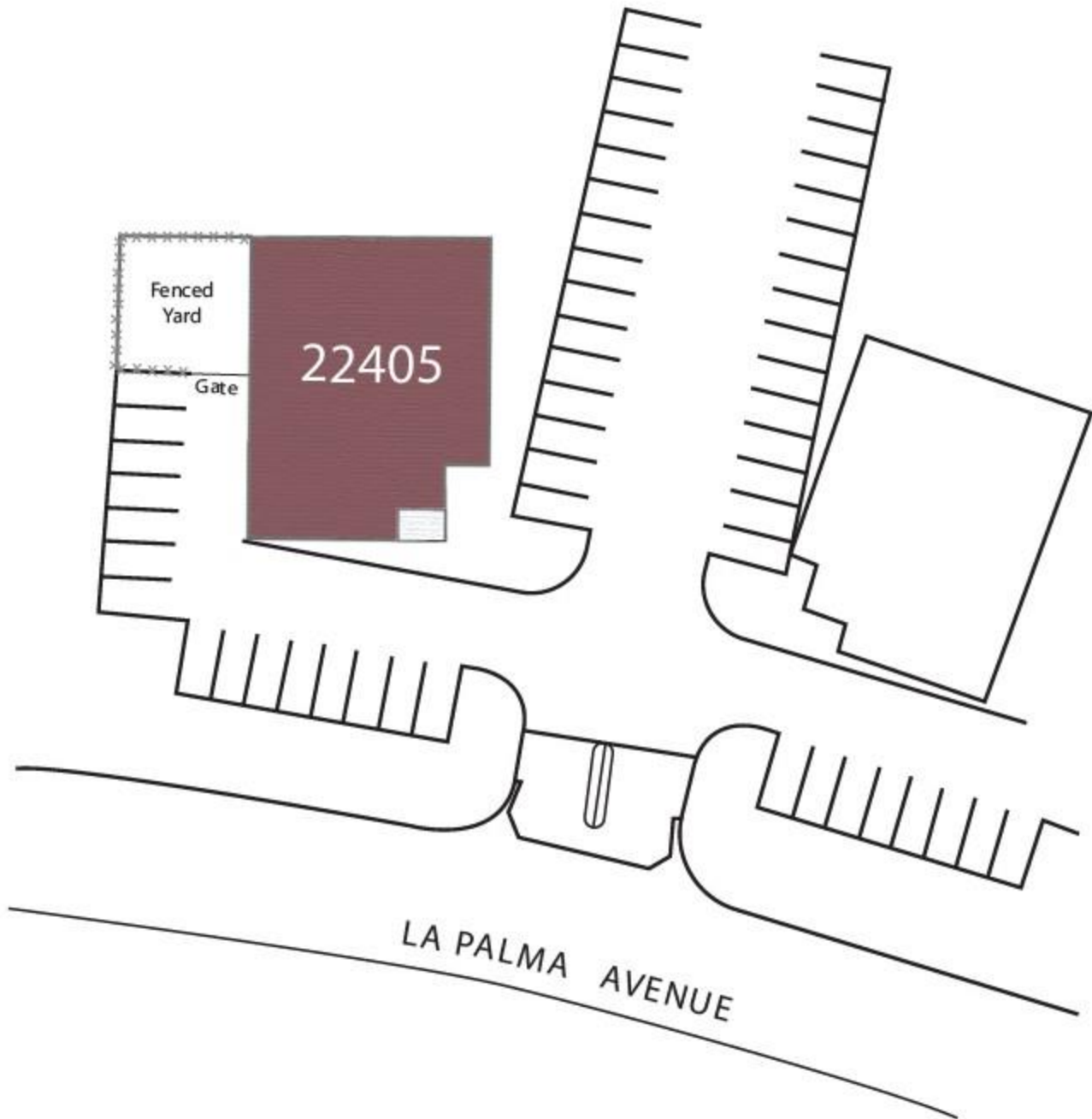
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SECOND FLOOR



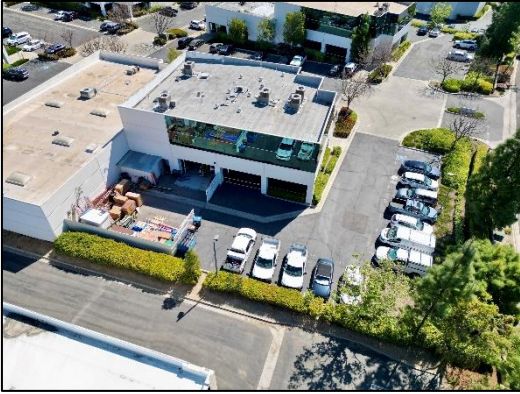
SITE PLAN

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DRONE PHOTOS

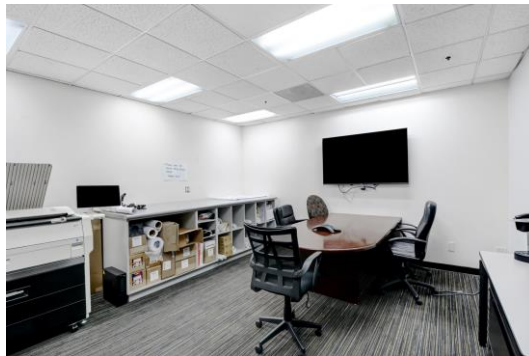
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PHOTOS

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