

FOR LEASE

Owned and Operated by  LINK

# Sunset Distribution Center 556 Vanguard Way, Unit D

Brea, California

±37,511 SF



## LEASING INFO & CONTACT

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**CBRE**



DESCRIPTION

## PROPERTY FEATURES

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±37,511 SF Industrial Unit Available

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Part of Larger ±72,199 SF Building

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±2,867 SF One-Story Office

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Six (6) Dock-High Doors

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One (1) Grade-Level Door

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±24' Minimum Warehouse Clearance

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400 Amps; 277/480 Volts, 3-Phase Power

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.33 GPM/3,000 Fire Sprinkler Calculation

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±170' Truck Court Depth (Shared)

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40' x 50' Column Spacing (Typical)

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Excellent Distribution Space

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Attractive Business Park Environment

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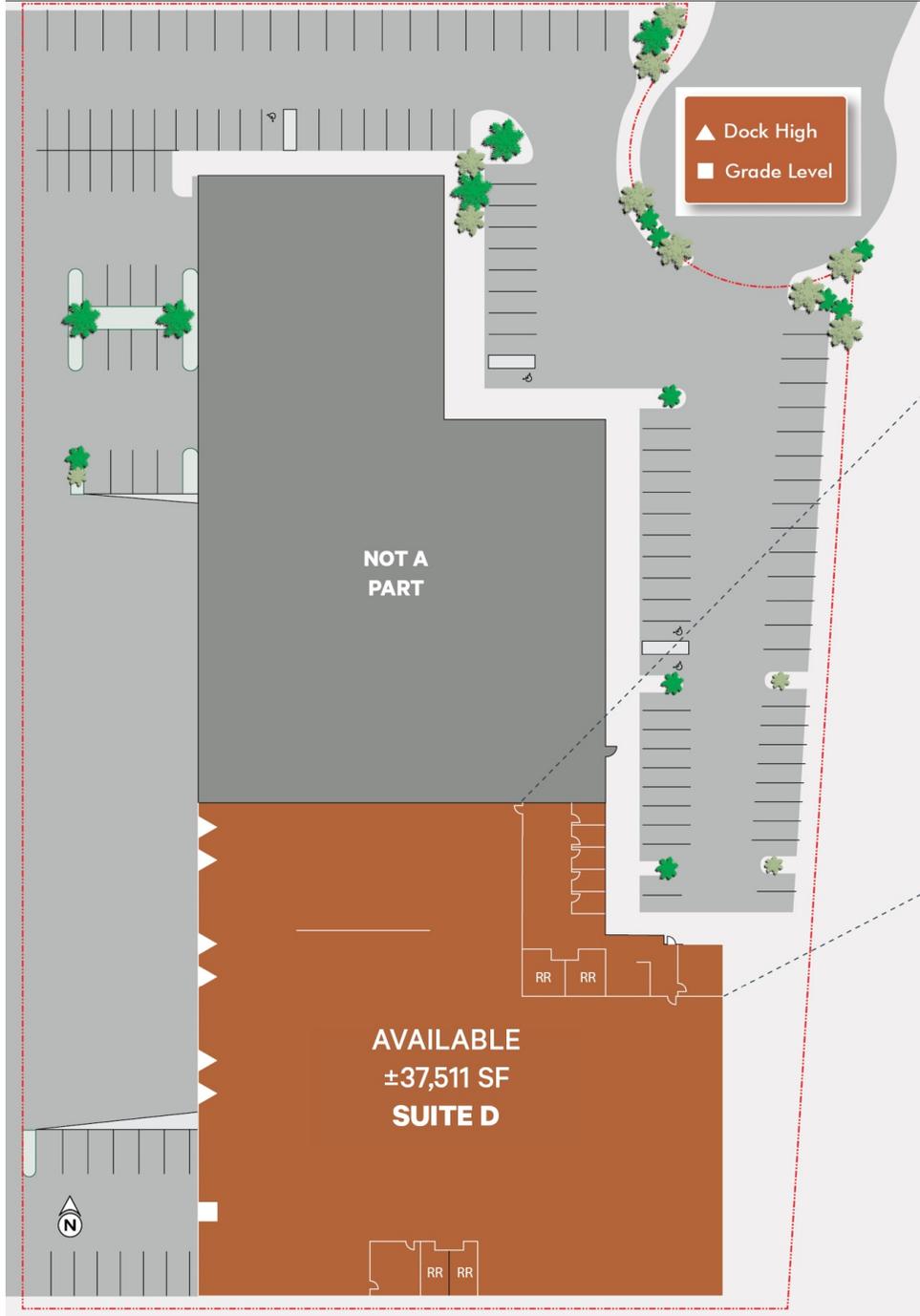
Institutionally Owned and Managed

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Close Proximity to 57, 91 & 60 Freeways

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# SITE PLAN



Office Floor Plan

