

SUNSET DISTRIBUTION CENTER

NORTH ORANGE COUNTY

556 Vanguard Way, Unit C & D
Brea, CA 92821



FOR LEASE

UNIT C & D

±46,311 SF



LEASED BY

CBRE

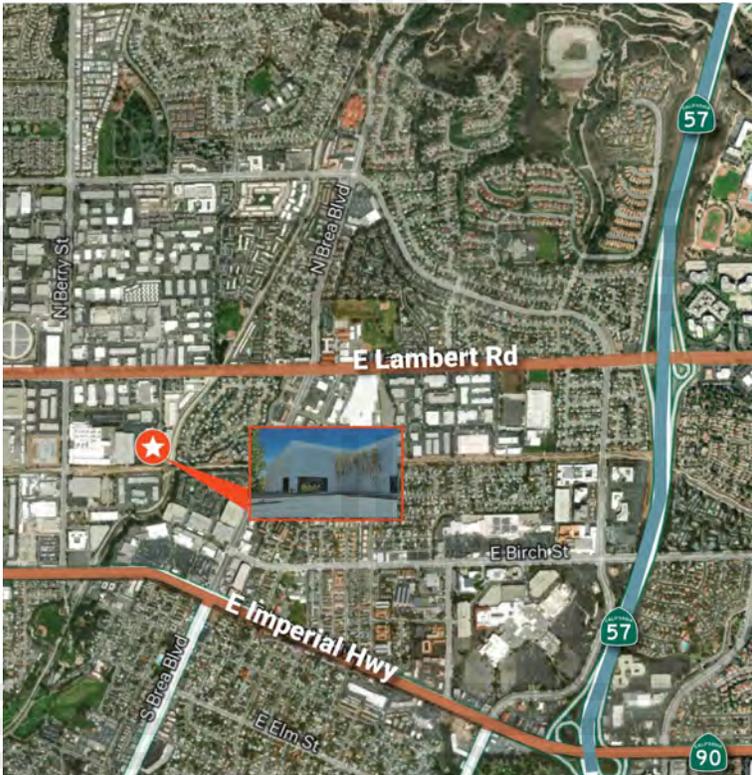


- ±46,311 Total SF Available
 - Unit C: ±8,800 SF
 - Unit D: ±37,511 SF
- Excellent Distribution Space
- Close Proximity to 57, 91 and 60 Freeway
- Large Truck Court
- Attractive Business Park Environment
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- 40' x 47' Bay Spacing
- Institutionally Owned and Managed
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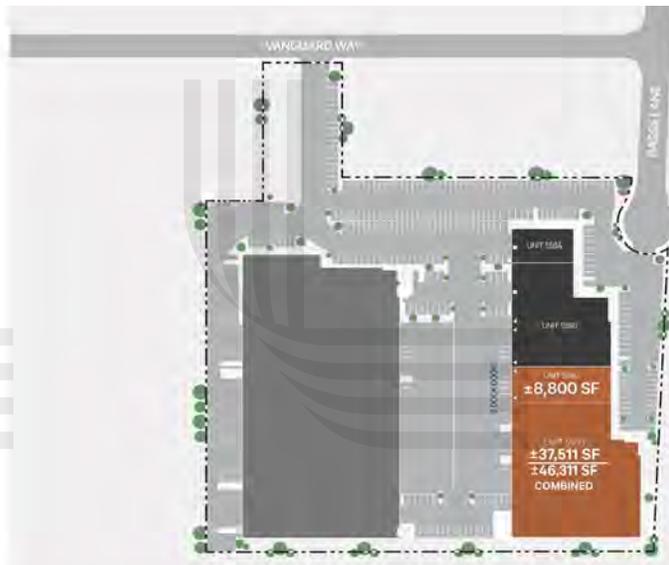
UNIT C

Available SF	±8,800 SF
Office SF	±1,737 SF One-Story Office
Warehouse Clear Height	24'
Dock-High Loading	Two (2) Dock-High Doors
Fire Sprinklers	.33 GPM / 3,000 SF
Power	400 Amps, 277/480 Volts, 3 Phase, 4 Wire
Parking	1.02:1,000 SF Parking Ratio (9 Spaces)

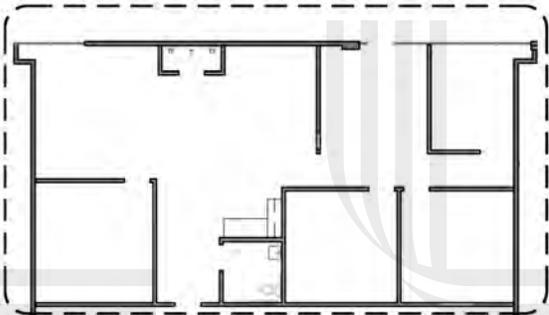


UNIT D

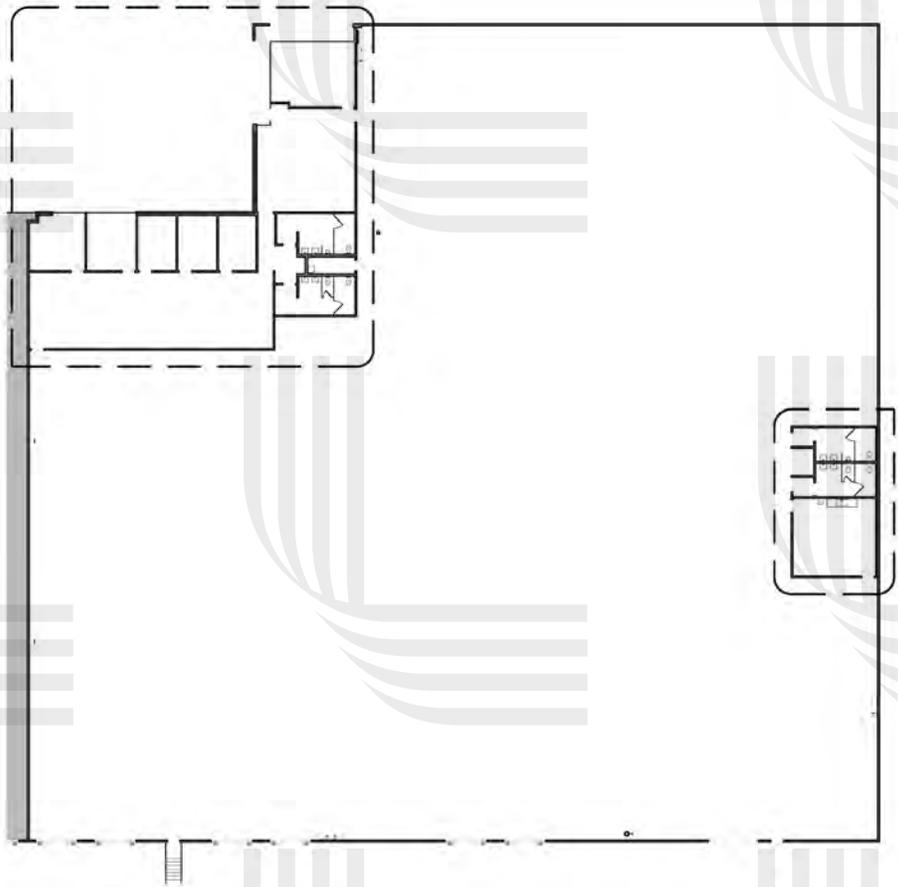
Available SF	±37,511 SF
Office SF	±2,867 SF One-Story Office
Warehouse Clear Height	24'
Dock-High Loading	Six (6) Dock-High Doors
Grade-Level Loading	One (1) Grade-Level Door
Fire Sprinklers	.33 GPM / 3,000 SF Sprinkler Calculation
Power	400 Amps, 277/480 Volts, 3 Phase, 4 Wire



Unit C: ±8,800 SF



Unit D: ±37,511 SF



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.